

20140015102

# SAWFISH BAY REPLAT NO. 1

ALL OF THE PLAT OF SAWFISH BAY, AS RECORDED IN PLAT BOOK 56, AT PAGE 201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING WITHIN SAID GOVERNMENT LOT 2, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

DECEMBER 2013 SHEET 1 OF 2

00030-125

132

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:54 P.M. THIS 14 DAY OF Jan 2014 AND DULY RECORDED IN PLAT BOOK 117 ON PAGES 132 THRU 133.

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: *[Signature]* D.C.



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DJB REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "SAWFISH BAY REPLAT NO. 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF SAWFISH BAY, AS RECORDED IN PLAT BOOK 56, AT PAGE 201, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING WITHIN SAID GOVERNMENT LOT 2, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6, THENCE ALONG THE WEST LINE OF SAID SECTION 6, SOUTH 01°08'00" WEST, A DISTANCE OF 1544.83 FEET TO A POINT ON THE BASELINE OF OLD JUPITER BEACH ROAD AS SHOWN ON THE RIGHT-OF-WAY MAP BY LINDAHL, BROWNING, FERRARI & HELLSTROM, INC. DATED APRIL 20, 1994; THENCE ALONG SAID BASELINE, SOUTH 88°41'09" EAST, A DISTANCE OF 1241.98 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF AFORESAID PLAT OF SAWFISH BAY; THENCE ALONG SAID SOUTHERLY EXTENSION, NORTH 01°36'28" EAST, A DISTANCE OF 20.10 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF OLD JUPITER BEACH ROAD AS SHOWN ON SAID RIGHT-OF-WAY MAP AND TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY EXTENSION AND ALONG THE SAID WEST LINE OF THE PLAT OF SAWFISH BAY, NORTH 01°36'28" EAST, A DISTANCE OF 682.18 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE JUPITER RIVER; THENCE ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING SIX COURSES, SOUTH 17°39'41" EAST, A DISTANCE OF 3.23 FEET; THENCE NORTH 73°33'03" EAST, A DISTANCE OF 0.33 FEET; THENCE SOUTH 16°26'57" EAST, A DISTANCE OF 7.29 FEET; THENCE SOUTH 38°01'01" EAST, A DISTANCE OF 119.59 FEET; THENCE SOUTH 57°04'50" EAST, A DISTANCE OF 7.53 FEET; THENCE SOUTH 77°27'15" EAST, A DISTANCE OF 12.36 FEET TO A POINT ON THE EAST LINE OF AFORESAID GOVERNMENT LOT 2; THENCE ALONG SAID EAST LINE, SOUTH 01°27'51" WEST, A DISTANCE OF 573.14 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF OLD JUPITER BEACH ROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 88°50'41" WEST, A DISTANCE 99.93 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.408 ACRES OR 61,309 SQUARE FEET MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 2.) THE 20 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SERVING LOTS 1 AND 2 ONLY. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 3.) THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FUTURE OWNERS OF LOT 1 AND LOT 2 FOR INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL AND EQUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA, AND ARE NOT DEDICATED TO THE PUBLIC.
- 4.) THE SHARED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FUTURE OWNERS OF LOT 1 AND LOT 2 FOR A TURN AROUND ACCESS DRIVEWAY AND SHALL BE THE PERPETUAL AND EQUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA, AND ARE NOT DEDICATED TO THE PUBLIC.
- 5.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 7.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, DJB REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8th DAY OF January, 2014.

WITNESS: *[Signature]* DJB REAL ESTATE, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

PRINT NAME: *Jacquin Borg*

WITNESS: *[Signature]* BY: *[Signature]* BJARNE E. BORG  
MANAGER

PRINT NAME: *Lori J. Christian*

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BJARNE E. BORG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF DJB REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF January, 2014.

MY COMMISSION EXPIRES: 3/3/2014 *Kristen M. Williams*  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: *KRISTEN M. WILLIAMS*

COMMISSION NUMBER: *DD941368*

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, STEPHEN S. MATHISON, P.A., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN DJB REAL ESTATE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: *Jan. 8 2014* BY: *[Signature]*  
STEPHEN S. MATHISON P.A.  
FLORIDA BAR NUMBER: 362786

### SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS SOUTH 01°08'00" WEST.
- 2.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 4.) THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

### SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: *DECEMBER 06, 2013* BY: *[Signature]*  
DANIEL O. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### TOWN OF JUPITER ACCEPTANCE:

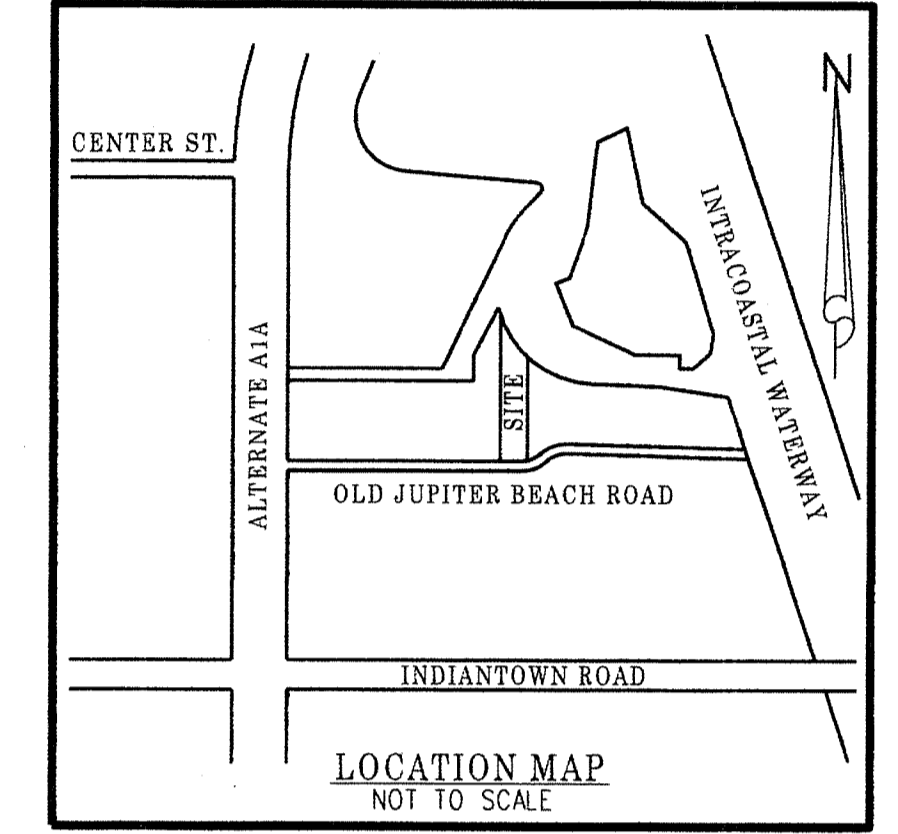
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 9 DAY OF January, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: *Doug P. Koennicke, P.E.*  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"SAWFISH BAY REPLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF January, 2014.

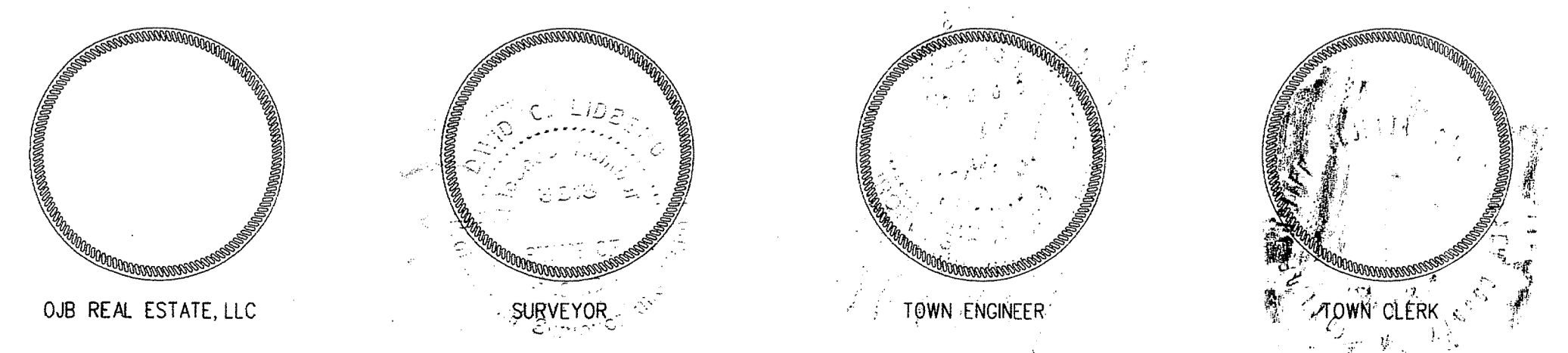
BY: *Karen J. Golonka* ATTEST: *[Signature]*  
KAREN J. GOLONKA, MAYOR SALLY M. BOYLAN, TOWN CLERK



AREA TABULATION		
LOT	SQUARE FEET	ACREAGE
LOT 1	32,350	0.743
LOT 2	28,959	0.665
<b>TOTAL</b>	<b>61,309</b>	<b>1.408</b>

### ABBREVIATIONS:

- C.M. = CONCRETE MONUMENT
- C.M.B. = COMMISSION MINUTES BOOK
- N.T.S. = NOT TO SCALE
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.L. = PLAT LINE



**LIDBERG LAND SURVEYING, INC.**

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

LB4431

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REF.

FLD.	FB.	PG.	JOB
OFF.	R.J.W.	DATE	13-070-306
CKD.	D.C.L.	DATE	08/07/2013

SHEET 1 OF 2 DWG. D13-070P