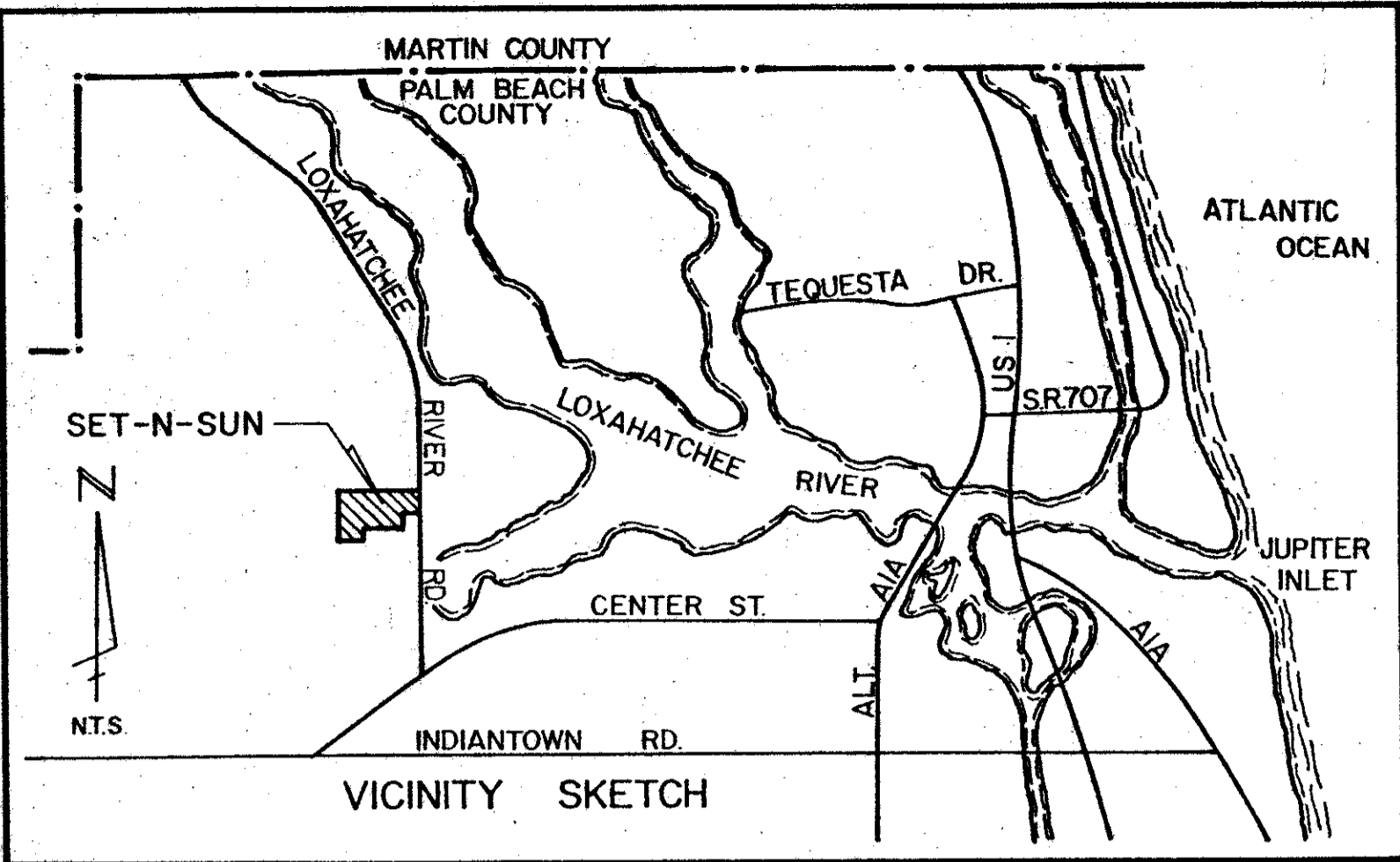


COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:26 AM
this 21 day of June
19 79, and duly recorded in Plat Book
37 on page 143-144
JOHN B. DUNKLE, Clerk, Circuit Court
By *Styke*



PLAT OF SET-N-SUN

IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SET-N-SUN OF JUPITER, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF SET-N-SUN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PROCEED IN A SOUTHERLY DIRECTION A DISTANCE OF 323 FEET TO A POINT ON THE LINE MARKING THE EASTERN BOUNDARY OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35 FOR A POINT OF BEGINNING; FROM SAID POINT PROCEED AT RIGHT ANGLES TO SAID EASTERN BOUNDARY OF SAID SECTION 35 IN A WESTERLY DIRECTION A DISTANCE OF 1309 FEET MORE OR LESS TO A POINT ON THE LINE MARKING THE WESTERN BOUNDARY OF SAID WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, THENCE AT RIGHT ANGLES PROCEED IN A SOUTHERLY DIRECTION ALONG THE WEST LINE OF SECTION 35 A DISTANCE OF 917 FEET TO A POINT ON SAID WEST LINE; THENCE AT RIGHT ANGLES TO SAID WEST LINE OF SECTION 35 PROCEED IN AN EASTERLY DIRECTION A DISTANCE OF 492 FEET TO A POINT; THENCE AT RIGHT ANGLES AND PARALLEL TO SAID WEST LINE OF SECTION 35 IN A NORTHERLY DIRECTION A DISTANCE OF 234 FEET TO A POINT; THENCE IN AN EASTERLY DIRECTION AT RIGHT ANGLES TO SAID WEST LINE OF SECTION 35, A DISTANCE OF 537 FEET TO A POINT; THENCE IN A NORTHERLY DIRECTION AND PARALLEL TO SAID WEST LINE OF SECTION 35 A DISTANCE OF 350 FEET TO A POINT; THENCE AT RIGHT ANGLES TO SAID WEST LINE OF SECTION 35 A DISTANCE OF 280 FEET TO A POINT ON THE LINE MARKING THE EASTERN BOUNDARY OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35; THENCE AT RIGHT ANGLES AND ALONG SAID EASTERN BOUNDARY OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35 A DISTANCE OF 333 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.93 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

- A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
- B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- C. MAINTENANCE EASEMENTS - THE MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, AND TO FLORIDA POWER & LIGHT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF ELECTRIC TRANSMISSION AND DISTRIBUTION POLES AND LINES.
- D. ANCHOR EASEMENT - THE ANCHOR EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY FOR THE CONSTRUCTION AND MAINTENANCE OF AN OVERHEAD ONE-DOWN GUY WIRE AND ANCHOR.

3. RECREATION AREAS:

THE RECREATION AREAS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SET-N-SUN HOMEOWNERS' ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY-TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF APRIL, 1979.

SET-N-SUN OF JUPITER, INC., A CORPORATION OF THE STATE OF FLORIDA.
By: *W. Russell Mayotte*
W. RUSSELL MAYOTTE, PRESIDENT

ATTEST:
Timothy J. Messler
TIMOTHY J. MESSLER, SECRETARY-TREASURER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED W. RUSSELL MAYOTTE AND TIMOTHY J. MESSLER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY-TREASURER OF SET-N-SUN OF JUPITER, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27th DAY OF APRIL, 1979.

MY COMMISSION EXPIRES: *Mary M. Misdak*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3050 AT PAGE(S) 258 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF APRIL, 1979.

FIRST AMERICAN BANK OF PALM BEACH COUNTY, F/K/A, FIRST AMERICAN BANK OF NORTH PALM BEACH, A CORPORATION OF THE STATE OF FLORIDA

By: *Robert J. Zammit*
ROBERT J. ZAMMIT, PRESIDENT

ATTEST:
John H. Grieb
JOHN H. GRIEB, EXECUTIVE VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT J. ZAMMIT AND JOHN H. GRIEB, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE VICE PRESIDENT OF THE FIRST AMERICAN BANK OF PALM BEACH COUNTY, F/K/A FIRST AMERICAN BANK OF NORTH PALM BEACH, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27th DAY OF APRIL, 1979.

MY COMMISSION EXPIRES: *Mary J. Torrey*
SEPT. 16, 1982
NOTARY PUBLIC

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF June, 19 79.

By: *Bill Bailey*
BILL BAILEY, CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF June, 19 79.

By: *Herbert F. Kahlert*
HERBERT F. KAHLERT, P. E., COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

By: *Deputy Clerk*
DEPUTY CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, EUGENE F. BIE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO SET-N-SUN OF JUPITER, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT SAID MORTGAGE IS AS SHOWN AND IS TRUE AND CORRECT.

Eugene F. Bie
EUGENE F. BIE
DATE: April 27, 1979

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Craig L. Wallace
CRAIG L. WALLACE
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 33

0308-000

37/143

25

35/40/42
SEALS

THIS INSTRUMENT WAS PREPARED BY CRAIG L. WALLACE, AT THE OFFICE OF WILLIAM G. WALLACE, INC., 321 NORTHLAKE BLVD., SUITE 109, NORTH PALM BEACH, FLORIDA 33408.

Set-N-Sun

PLAT OF			
SET-N-SUN			
WILLIAM G. WALLACE, INC. Consulting Engineers & Land Surveyors 321 Northlake Blvd., Suite 109, North Palm Beach, Florida			
FIELD	JOB NO.	FILE NO.	
D.L.	J76-965	35-40-42	
OFFICE	DATE	DWG NO.	
C.A.W. II	OCT. 1977	76-582	
CK'D	REF	SHEET	1 OF 2
K.L.S.			