

# Fisherman's Wharf

PLAT NO. 3

SHEET 1 OF 1

LYING IN GOV'T LOT 3, SEC. 6, TWP 41 S, RGE. 43 E  
TOWN OF JUPITER, FLORIDA

LOCATION MAP *ats*

JUNE, 1989

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 11-51-89  
at 2 o'clock A.M.  
and duly recorded in the Book No. 43  
Page 11  
John B. Duncanson, Clerk of the Court

### DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE EAST QUARTER SECTION CORNER OF SAID SECTION 6, PROCEED N 89°51'56" W ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 6, A DISTANCE OF 2577.74 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY, AS RECORDED IN PLAT BOOK 17, PAGE 3-A, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE N 89°51'56" W ALONG SAID EAST-WEST QUARTER SECTION LINE OF SAID SECTION 6, ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF INDIANTOWN ROAD (STATE ROAD NO. 706), AS RECORDED IN ROAD BOOK 1, PAGE 64, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 443.41 FEET TO THE GOVERNMENT MEANDER LINE OF 1922, SO BEING THE WEST LINE OF THE MAINTENANCE SPOIL AREA 605, AS RECORDED IN DEED BOOK 523, PAGE 340, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE EAST LINE OF THE PLAT OF FISHERMAN'S WHARF PHASE I, AS RECORDED IN PLAT BOOK 61, PAGES 16-17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 17°07'56" W ALONG SAID GOVERNMENT MEANDER LINE 1855 AND SAID WEST LINE OF MAINTENANCE SPOIL AREA 605, A DISTANCE OF 252.81 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST-NORTHWEST, HAVING A RADIUS OF 25.00 FEET FROM WHICH A RADIAL LINE BEARS S 64°56'26" E, SAID POINT ALSO LYING ON THE WESTERLY LINE OF THE PRIVATE ROAD TRACT, AS SHOWN ON THE PLAT OF FISHERMAN'S WHARF PHASE I, AS RECORDED IN PLAT BOOK 61, PAGES 16-17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 20°29'27" E, A DISTANCE OF 0.19 FEET TO THE POINT OF TANGENCY; THENCE N 20°29'27" E, A DISTANCE OF 58.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 421.16 FEET; THENCE NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 87°11'14", AN ARC DISTANCE OF 53.09 FEET; THENCE S 85°06'18" E ALONG A LINE 146.92 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO SAID EAST-WEST QUARTER SECTION LINE OF SAID SECTION 6, SAID LINE ALSO BEING THE SOUTH LINE OF SAID PLAT OF FISHERMAN'S WHARF PHASE I; A DISTANCE OF 146.92 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE S 18°06'18" E ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 164.81 FEET TO THE POINT OF BEGINNING.

### ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
BEFORE ME PERSONALLY APPEARED STEVEN M. HERRON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JUNE, 1989.  
MY COMMISSION EXPIRES: 11/11/91  
NOTARY PUBLIC

### MORTGAGEE'S CONSENT

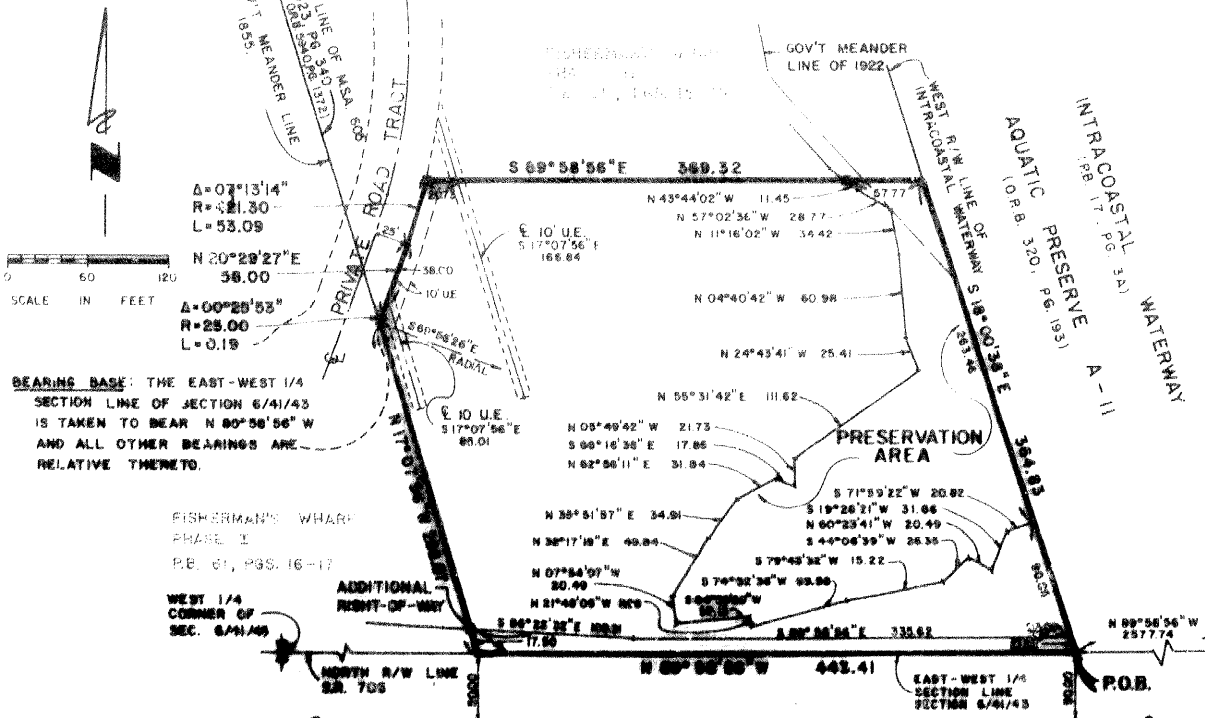
COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
THE UNDERSIGNED, MORTGAGEE, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DEES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE INSTRUMENT HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3774, PAGE 436, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID MORTGAGEE HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS OFFICER AND AUTHORIZED REPRESENTATIVE AND TO BE AFFIXED WITH THE SEAL OF SAID MORTGAGEE AND THE SEAL OF ITS BOARD OF DIRECTORS, THIS 11th DAY OF JUNE, 1989.  
DELL BEVERLY DALL, PRES.,  
COMMISSIONER  
BY: [Signature]  
ATTORNEY

### ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature] WHO ARE KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND WHO ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JUNE, 1989.  
MY COMMISSION EXPIRES: 11/11/91  
NOTARY PUBLIC

### CERTIFICATE OF OWNERSHIP & DEDICATION

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
FROM ALL MEN BY THESE PRESENTS THAT JUPITER INTRACOASTAL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, FLORIDA, AS FISHERMAN'S WHARF PLAT NO. 3, BEING MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY DEDICATE AS FOLLOWS:  
1. EASEMENTS:  
A. UTILITY EASEMENTS  
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TV.  
B. DRAINAGE EASEMENTS  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.  
2. PRESERVATION AREA  
THE PRESERVATION AREA, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY AS A NATURAL PRESERVE AND MAY NOT BE ALTERED WITHOUT PERMISSION FROM ALL GOVERNING AUTHORITIES.  
3. ADDITIONAL RIGHT-OF-WAY  
THE ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NO. 706, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES.  
IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JACK M. DENBOWLE AND STEVEN M. HERRON, AS GENERAL PARTNERS, THIS 11th DAY OF JUNE, 1989.



JUPITER INTRACOASTAL ASSOCIATES,  
A FLORIDA GENERAL PARTNERSHIP  
WITNESSES AS TO SIGN:  
[Signature]  
[Signature]

### ACKNOWLEDGEMENT

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
BEFORE ME PERSONALLY APPEARED STEVEN M. HERRON, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, WHO ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF JUNE, 1989.  
MY COMMISSION EXPIRES: 11/11/91  
NOTARY PUBLIC

### TITLE CERTIFICATION

COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
I, MICHAEL M. GRESSEY, A QUALIFIED 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 JUPITER INTRACOASTAL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP.  
I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.  
MICHAEL M. GRESSEY  
RODER, LASEY, SIKLIN, HARTING, DEWITTE,  
MCBRYAN & O'CONNELL  
515 NORTH FLAGLER DRIVE, 14TH FLOOR  
WEST PALM BEACH, FLORIDA 33402

### SURVEYOR'S CERTIFICATION

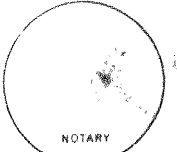
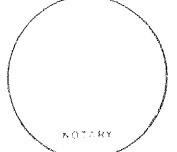
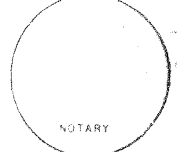
COUNTY OF PALM BEACH S.S.  
STATE OF FLORIDA  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT I, P. M. S. PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLY WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND GOVERNMENTS OF THE TOWN OF JUPITER, FLORIDA.  
REGISTERED SURVEYOR NO. 4114  
STATE OF FLORIDA  
[Signature]

### TOWN APPROVAL

TOWN OF JUPITER S.S.  
STATE OF FLORIDA  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 11th DAY OF JUNE, 1989.  
BY: [Signature]  
MAYOR  
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 11th DAY OF JUNE, 1989.  
BY: [Signature]  
TOWN ENGINEER  
ATTORNEY: JIMMY BAKER, TOWN CLERK  
BY: [Signature]

NOTES:  
☐ = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.) 1959  
☐ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) 1959  
U.S. = UTILITY EASEMENT

THESE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.



ENCLOSURE, INSTRUMENT, PROGRAM & BELLEVILLE, INC.  
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