

# PARCEL D2 - GOLF VILLAGE AT ADMIRALS COVE

BEING A REPLAT OF ALL OF PARCEL D2 AND PORTIONS OF TRACT G AND LAKE 15, THE GOLF VILLAGE AT ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

**DEDICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**KNOW ALL MEN BY THESE PRESENTS,** THAT ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, AND THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "PARCEL D-2 - GOLF VILLAGE AT ADMIRAL'S COVE"; SAID LAND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY FLORIDA AND BEING A REPLAT OF ALL OF PARCEL D2 AND PORTIONS OF TRACT G AND LAKE 15, THE GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHEASTERLY CORNER OF SAID PARCEL D2; THENCE, SOUTH 89° 04' 42" WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL D2, A DISTANCE OF 138.18 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL D2; THENCE, CONTINUE SOUTH 89° 04' 42" WEST, A DISTANCE OF 15.30 FEET; THENCE, NORTH 03° 35' 21" EAST, A DISTANCE OF 125.42 FEET; THENCE, NORTH 42° 15' 03" EAST, A DISTANCE OF 12.58 FEET; THENCE, NORTH 03° 35' 21" EAST, A DISTANCE OF 212.35 FEET; THENCE, NORTH 02° 50' 11" WEST, A DISTANCE OF 119.67 FEET; THENCE, NORTH 87° 09' 49" EAST, A DISTANCE OF 50.15 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY BOUNDARY LINE OF SAID PARCEL D2; THENCE, NORTH 17° 00' 50" EAST, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 34.50 FEET; THENCE, NORTH 89° 04' 42" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 128.57 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL D2; SAID NORTHEASTERLY CORNER BEING A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 1374.65 FEET, AND WHOSE RADIUS POINT BEARS SOUTH 79° 59' 16" EAST; THENCE, SOUTHERLY ALONG SAID CURVE AND ALONG THE EASTERLY BOUNDARY LINE OF SAID PARCEL D2, THROUGH A CENTRAL ANGLE OF 06° 25' 22", A DISTANCE OF 154.10 FEET TO THE POINT OF TANGENCY; THENCE, LINE OF SAID PARCEL D2, THROUGH A CENTRAL ANGLE OF 06° 25' 22", A DISTANCE OF 183.25 FEET TO THE POINT OF CURVATURE SOUTH 03° 35' 21" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 183.25 FEET TO THE POINT OF CURVATURE SOUTH 03° 35' 21" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, A DISTANCE OF 183.25 FEET TO THE POINT OF CURVATURE SOUTH 03° 35' 21" WEST, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 12° 28' 52", A DISTANCE OF 78.42 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 440.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, CONTINUING ALONG SAID EASTERLY BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 11° 40' 28", A DISTANCE OF 89.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 81606 SQ. FT. OR 1.8735 ACRES MORE OR LESS

**HAS CAUSED THE SAME** TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY PURPOSES AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND DRAINAGE EASEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY ADMIRAL'S COVE ASSOCIATES LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND IS NOT DEDICATED TO THE PUBLIC.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FURTHERMORE, THE TOWN OF JUPITER HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN TOWN MAINTAINED ROADS.

**IN WITNESS WHEREOF,** ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS GENERAL PARTNERS ON BEHALF OF THE PARTNERSHIP, THIS 25 DAY OF April, A.D., 1994.

**BY: ADMIRAL'S COVE ASSOCIATES, LTD.**  
A FLORIDA LIMITED PARTNERSHIP

**BY: B.L.W. ENTERPRISES**  
A FLORIDA GENERAL PARTNERSHIP,  
A GENERAL PARTNER

**BY: ADMIRAL'S COVE, INC.**  
ITS GENERAL PARTNER

ATTEST: Thomas Frankel  
THOMAS FRANKEL  
SECRETARY

BY: Benjamin Frankel  
BENJAMIN FRANKEL  
PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**THE FOREGOING** INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April, A.D., 1994, BY THOMAS FRANKEL AND BENJAMIN FRANKEL, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, ON BEHALF OF B.L.W. ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, AS A GENERAL PARTNER OF ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO ARE PERSONALLY KNOWN TO ME.

SHERRY LEFKOWITZ HYMAN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 24, 1995

**IN WITNESS WHEREOF,** THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, ITS PRESIDENT, AND ATTESTED TO BY THOMAS FRANKEL, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF April, A.D., 1994.

A GENERAL PARTNER  
**BY: THE CLUB AT ADMIRAL'S COVE, INC.**  
A FLORIDA CORPORATION

ATTEST: Thomas Frankel  
THOMAS FRANKEL  
SECRETARY

BY: Benjamin Frankel  
BENJAMIN FRANKEL  
PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**THE FOREGOING** INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April, A.D., 1994, BY THOMAS FRANKEL AND BENJAMIN FRANKEL, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

SHERRY LEFKOWITZ HYMAN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 24, 1995

**IN WITNESS WHEREOF,** THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JACK MAKHRANSKY, ITS PRESIDENT, AND ATTESTED TO BY THOMAS FRANKEL, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 25 DAY OF April, A.D., 1994.

**BY: THE GOLF VILLAGE AT ADMIRAL'S COVE**  
MASTER PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Thomas Frankel  
THOMAS FRANKEL  
SECRETARY

BY: Jack Makhransky  
JACK MAKHRANSKY  
PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**THE FOREGOING** INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25 DAY OF April, A.D., 1994, BY THOMAS FRANKEL AND JACK MAKHRANSKY, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

SHERRY LEFKOWITZ HYMAN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 24, 1995

**MORTGAGEE'S CONSENT:**

STATE OF NEW JERSEY )  
COUNTY OF ESSEX ) SS

**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 HEREON, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5093, PAGE 087, AND IN OFFICIAL RECORDS BOOK 6211, PAGE 1772, AND AS MODIFIED IN OFFICIAL RECORDS BOOK 7164, PAGE 1076, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THIS PLAT.

**MUTUAL BENEFIT LIFE INSURANCE COMPANY, IN REHABILITATION**  
SUCCESSOR TO MUTUAL BENEFIT LIFE INSURANCE COMPANY  
A NEW JERSEY CORPORATION

**IN WITNESS WHEREOF,** MUTUAL BENEFIT LIFE INSURANCE COMPANY, IN REHABILITATION, SUCCESSOR TO MUTUAL BENEFIT LIFE INSURANCE COMPANY, A NEW JERSEY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL S. RYAN, SECOND VICE PRESIDENT, AND ATTESTED TO BY WILLIAM E. WEISS, ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, THIS 25th DAY OF April, A.D., 1994.

ATTEST: William E. Weiss  
WILLIAM E. WEISS  
SECRETARY

BY: Michael S. Ryan  
MICHAEL S. RYAN  
VICE PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF NEW JERSEY )  
COUNTY OF ESSEX ) SS

**THE FOREGOING** INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 28th DAY OF April, A.D., 1994, BY MICHAEL S. RYAN AND WILLIAM E. WEISS, AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF MUTUAL BENEFIT LIFE INSURANCE COMPANY, IN REHABILITATION, SUCCESSOR TO MUTUAL BENEFIT LIFE INSURANCE COMPANY, WHO ARE PERSONALLY KNOWN TO ME.

Diane C. W. Crossley  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: \_\_\_\_\_

**TITLE CERTIFICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**WE, SUN TITLE & ABSTRACT COMPANY,** A DULY LICENSED TITLE & ABSTRACT COMPANY, IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, AND TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, THAT THE MORTGAGE SHOWN, IS TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

**SUN TITLE & ABSTRACT COMPANY**

DATED: THIS 4th DAY OF May, A.D., 1994. BY: Francis McAlonan  
FRANCIS MCALONAN  
PRESIDENT

**ACCEPTANCE OF DEDICATIONS:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1st DAY OF June, 1994. GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Thomas Frankel  
THOMAS FRANKEL, SECRETARY

BY: Jack Makhransky  
JACK MAKHRANSKY, PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 1st DAY OF June, A.D., 1994 BY THOMAS FRANKEL AND JACK MAKHRANSKY, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

SHERRY LEFKOWITZ HYMAN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 24, 1995

SHERRY LEFKOWITZ HYMAN  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: April 24, 1995

**AREA TABULATION:**

TRACT "A"	0.14 ACRES
LOTS (8)	1.73 ACRES
TOTAL	1.87 ACRES
DENSITY	4.4 DWELLING UNITS/ACRE

**SURVEYOR'S CERTIFICATION:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

**I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA 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 THE TOWN OF JUPITER, FLORIDA.

**BENCH MARK LAND SURVEYING & MAPPING, INC.**

DATED: THIS 25 DAY OF APRIL, A.D., 1994. BY: Wm. R. Van Campen  
WM. R. VAN CAMPEN, R.L.S.  
FLORIDA REGISTRATION NO. 2424

**SURVEYOR'S NOTES:**

- BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR RELATIVE TO THE BEARING OF NORTH 20° 21' 33" EAST ALONG THE WESTERLY RIGHT OF WAY LINE OF GOLF VILLAGE BOULEVARD, AS SHOWN HEREON.
- [ ] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- [ ] DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES THEREIN.
- NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**TOWN OF JUPITER APPROVALS:**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

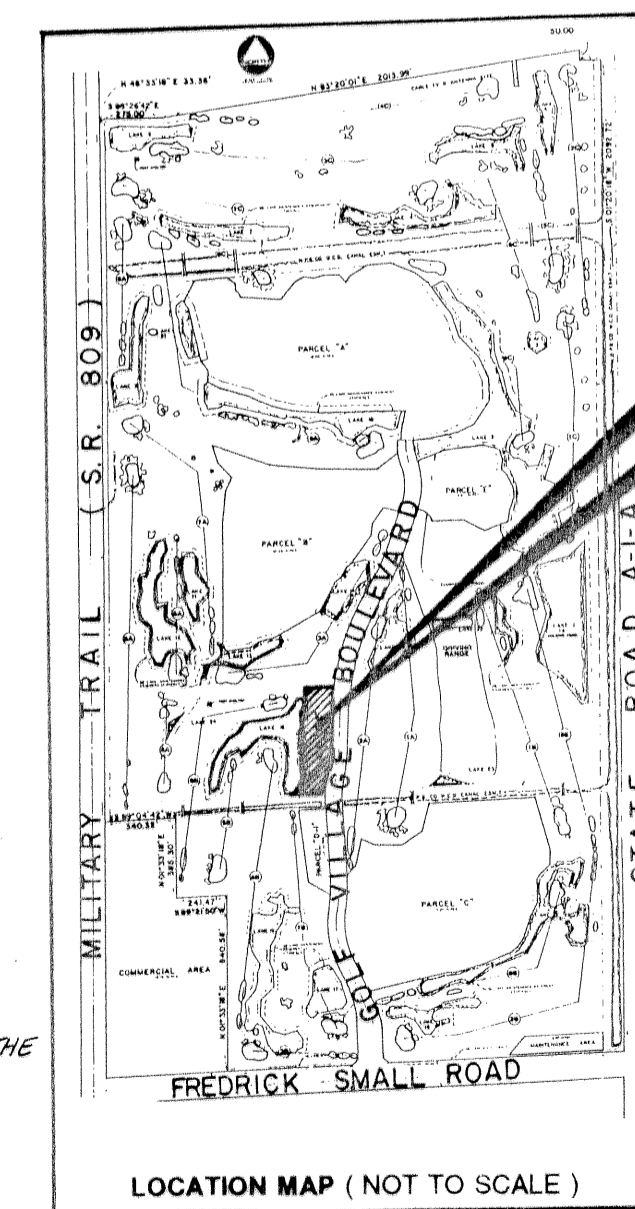
"PARCEL D-2 - THE GOLF VILLAGE AT ADMIRAL'S COVE", IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF JUNE, A.D., 1994.

BY: Karen Golonka  
KAREN GOLONKA  
MAYOR

BY: Clark Jackson  
CLARK JACKSON, P.E.  
TOWN ENGINEER

**ATTEST:**

BY: Sally Boylan  
SALLY BOYLAN  
TOWN CLERK

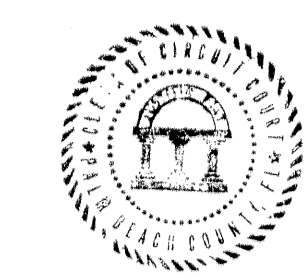


"SEAL" ADMIRAL'S COVE, INC.

"SEAL" THE CLUB AT ADMIRAL'S COVE, INC.

THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC. "SEAL"

"SEAL" MUTUAL BENEFIT LIFE INSURANCE COMPANY, IN REHABILITATION, SUCCESSOR TO MUTUAL BENEFIT LIFE INSURANCE COMPANY



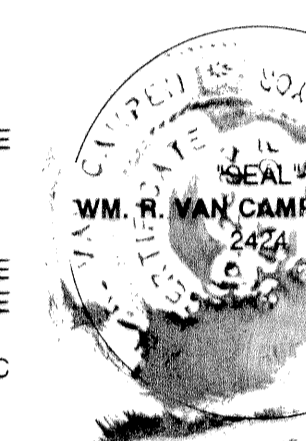
STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD THIS 21st DAY OF July, A.D., 1994, RECORDED IN PLAT BOOK 73 PAGES 8 THROUGH 9

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT

BY: Seal of Dorothy H. Wilken  
DEPUTY

"SEAL" DOROTHY H. WILKEN OF THE CIRCUIT COURT OF PALM BEACH COUNTY



"SEAL" CLARK JACKSON TOWN ENGINEER TOWN OF JUPITER

"SEAL" SALLY BOYLAN, TOWN OF JUPITER

This instrument was prepared by Wm. R. Van Campen, R.L.S. and for the offices of Bench Mark Land Surveying & Mapping, 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida 33404. Phone (407) 844-9659.

**BENCH MARK**  
Land Surveying and Mapping  
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404  
Phone (407) 844-9659

RECORD PLAT			
PARCEL D2 - GOLF VILLAGE AT ADMIRAL'S COVE			
DWN	FB	DATE	2-11-94
CKD	FILE	SCALE	
		WO #	SHEET