

DECEMBER 1996 PARCEL E - GOLF VILLAGE AT ADMIRAL'S COVE SHEET 1 of 2

BEING A REPLAT OF PARCEL "E" AND A PART OF LAKE 2, 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

12

DEDICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 TOWN OF JUPITER)

KNOW ALL MEN BY THESE PRESENTS, THAT ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PARCEL E - GOLF VILLAGE AT ADMIRAL'S COVE" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF PARCEL "E" AND A PORTION OF LAKE 2, 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 PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL "E", THENCE NORTH 87°04'18" EAST, ALONG THE BOUNDARY OF SAID PARCEL "E", A DISTANCE OF 147.69 FEET, THENCE NORTH 60°25'22" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 27.56 FEET, THENCE NORTH 87°36'54" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 112.09 FEET, THENCE SOUTH 47°36'39" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 19.53 FEET, THENCE NORTH 89°25'46" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 38.75 FEET, THENCE SOUTH 74°39'45" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 53.89 FEET, THENCE SOUTH 53°38'18" EAST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 23.89 FEET, THENCE SOUTH 15°47'18" EAST, A DISTANCE OF 37.23 FEET TO THE INTERSECTION THEREOF WITH SAID BOUNDARY LINE, THENCE SOUTH 56°33'07" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 79.58 FEET, THENCE SOUTH 78°34'27" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 8.02 FEET, THENCE SOUTH 19°14'21" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 59.35 FEET, THENCE SOUTH 07°42'15" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 115.01 FEET, THENCE SOUTH 36°06'22" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 48.14 FEET, THENCE SOUTH 27°30'13" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 47.51 FEET, THENCE SOUTH 20°32'46" WEST, DEPARTING SAID BOUNDARY LINE, A DISTANCE OF 29.49 FEET, TO THE INTERSECTION THEREOF WITH SAID BOUNDARY LINE, THENCE SOUTH 41°54'29" EAST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 41.36 FEET, THENCE SOUTH 11°11'38" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 147.51 FEET, THENCE SOUTH 85°56'33" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 31.68 FEET TO THE SOUTHEASTERLY CORNER OF PARCEL "E", THENCE NORTH 62°29'47" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 41.36 FEET, THENCE SOUTH 85°56'33" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 166.04 FEET TO A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 22.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 60°20'30" EAST, THENCE NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 34°40'25", A DISTANCE OF 13.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 74°39'23", A DISTANCE OF 130.30 FEET TO THE POINT OF TANGENCY, THENCE NORTH 69°38'27" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 19.94 FEET, THENCE NORTH 25°12'35" WEST, CONTINUING ALONG SAID BOUNDARY LINE, A DISTANCE OF 35.36 FEET TO A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 340.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 69°38'27" WEST, THENCE NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 38°39'58", A DISTANCE OF 229.45 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 227.38 FEET, THENCE NORTHERLY ALONG SAID CURVE AND CONTINUING ALONG SAID BOUNDARY LINE, THROUGH A CENTRAL ANGLE OF 10°18'23", A DISTANCE OF 40.90 FEET TO THE POINT OF BEGINNING.

CONTAINING: 4.22 ACRES, MORE OR LESS

HAVE 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 RESERVED FOR THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACTS "L-1" AND "L-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE GOLF VILLAGE AT ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES WATER MANAGEMENT TRACTS, AND ANY DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC, PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE TOWN OF JUPITER DEEM IT NECESSARY FOR A PUBLIC PURPOSE, TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, THE TOWN OF JUPITER MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY ADMIRAL'S COVE ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC.
- TRACTS "O-1", "O-2", "O-3" AND "O-4", ARE HEREBY RESERVED FOR THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS GENERAL PARTNERS, ADMIRAL'S COVE, INC. THIS 17 DAY OF December 1996

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

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

ATTEST: *Thomas Frankel*
 THOMAS FRANKEL, SECRETARY

BY: *Benjamin Frankel*
 BENJAMIN FRANKEL, PRESIDENT

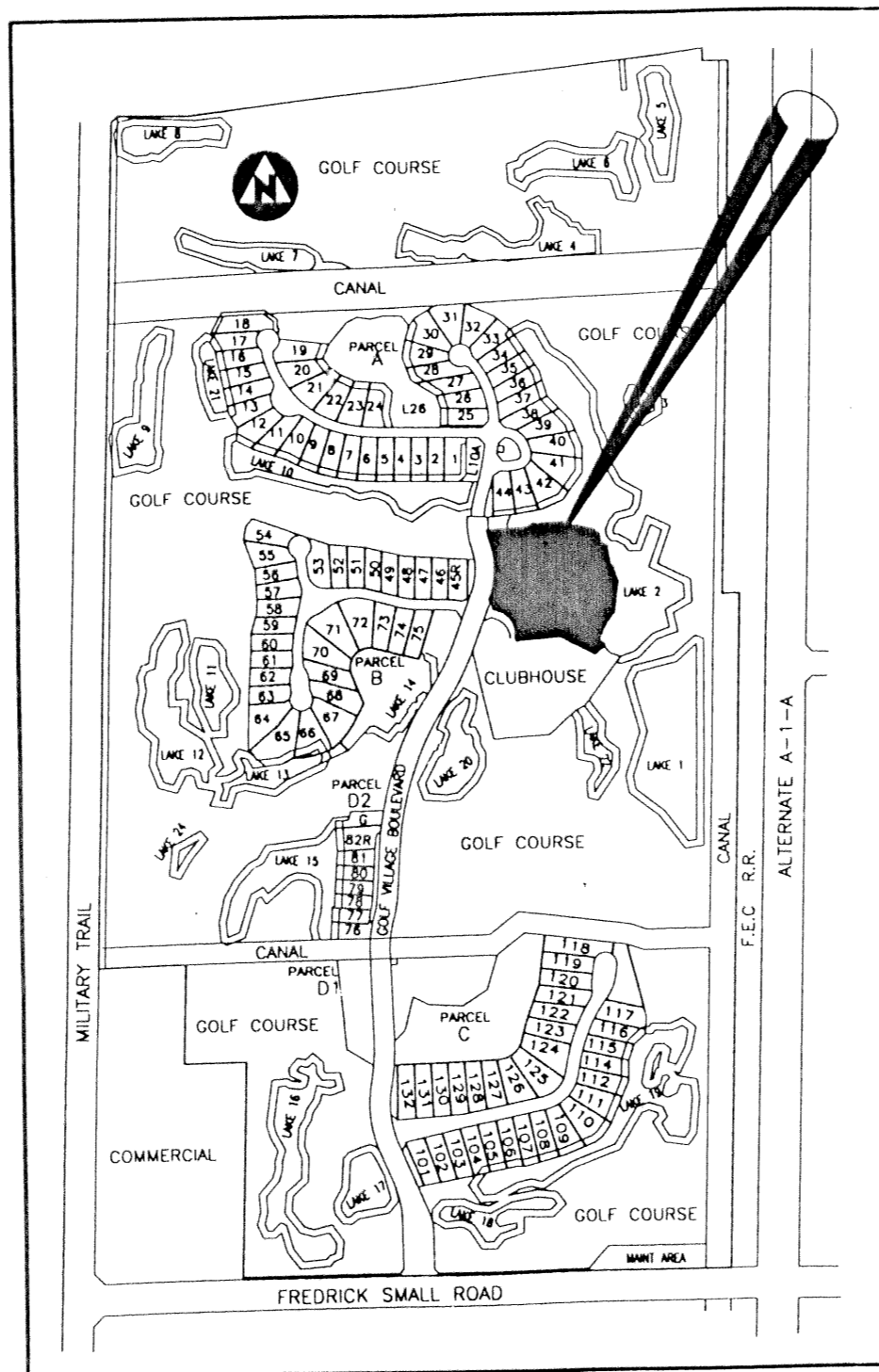
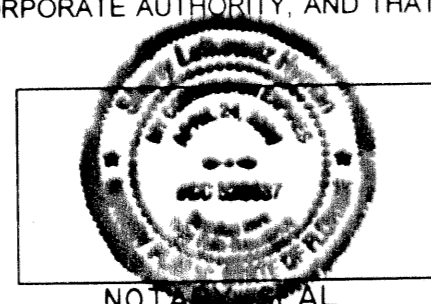
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL AND BENJAMIN FRANKEL WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SUCH 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 17 DAY OF December 1996

MY COMMISSION EXPIRES:



LOCATION MAP
(NOT TO SCALE)

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF December 1996.

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

ATTEST: *Thomas Frankel*
 THOMAS FRANKEL, SECRETARY

BY: *Jack Makransky*
 JACK MAKRANSKY, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL AND JACK MAKRANSKY, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SUCH 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 17 DAY OF December 1996

MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

WE, SUN TITLE & ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO 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, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SUN TITLE & ABSTRACT COMPANY

DATE: January 10, 1997

BY: *Francis McElonan*
 FRANCIS MCELONAN, PRESIDENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 20 DAY OF JANUARY 1996: 1997

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *Peter L. Pimentel*
 PETER L. PIMENTEL
 SECRETARY, BOARD OF SUPERVISORS

BY: *William L. Kerslake*
 WILLIAM L. KERSLAKE
 PRESIDENT, BOARD OF SUPERVISORS

MORTGAGEE'S CONSENT:

STATE OF NEW JERSEY)
 COUNTY OF ESSEX)

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 RECORDS BOOK 5093, PAGE 087, AND IN OFFICIAL RECORDS BOOK 6211, PAGE 1772, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

THE MBL LIFE ASSURANCE CORPORATION
 A NEW JERSEY CORPORATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF December 1996

ATTEST: *William E. Weiss*
 WILLIAM E. WEISS, ASSISTANT SECRETARY

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

ACKNOWLEDGEMENT:

STATE OF NEW JERSEY)
 COUNTY OF ESSEX)

BEFORE ME PERSONALLY APPEARED WILLIAM E. WEISS AND MICHAEL S. RYAN, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY AND VICE PRESIDENT, RESPECTIVELY, OF MBL LIFE ASSURANCE CORPORATION, A NEW JERSEY CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SUCH 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 17 DAY OF December 1996

MY COMMISSION EXPIRES:

James G. Keys
 NOTARY PUBLIC

JAMES G. KEYS
 NOTARY PUBLIC OF NEW JERSEY
 My Commission Expires Mar. 30, 1998

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

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.

DATE: 12-16-96 BY: *Wm. R. Van Campen*
 WM. R. VAN CAMPEN, R.L.S. NO. 2424

SURVEYOR'S NOTES:

- (BB) DENOTES THE BASE BEARING FOR THIS SURVEY, AS BASED ON THE MOST NORTHERLY AND WESTERLY LINE OF PARCEL "E" AS SHOWN ON THE PLAT OF "THE GOLF VILLAGE AT ADMIRAL'S COVE", PLAT BOOK 70, PAGE 51, AND ALL OTHER BEARINGS ARE RELATIVE HERETO.
- (R) DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- (C) DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- (F) DENOTES A FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- (A) DENOTES A FOUND #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.

COORDINATE, DISTANCE, AND BEARING NOTES:

- THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
- THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000039195 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)
- THE COMMON LINE BETWEEN THE EXISTING PLAT AND THIS REPLAT IS THE MOST NORTHERLY AND WESTERLY LINE OF PARCEL "E" AS SHOWN ON THE PLAT OF "THE GOLF VILLAGE AT ADMIRAL'S COVE", PLAT BOOK 70, PAGE 51, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
 COMMON LINE PLAT BEARING = N87°04'18"E
 COMMON LINE GRID BEARING = N87°04'15"E
 PLAT TO GRID BEARING ROTATION = 0°00'03" (COUNTERCLOCKWISE)

TOWN OF JUPITER APPROVALS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

"PARCEL E - GOLF VILLAGE AT ADMIRAL'S COVE", IS HEREBY APPROVED FOR RECORD THIS

20 DAY OF FEBRUARY 1997

BY: *Karen Golonka*
 KAREN GOLONKA, MAYOR

BY: *Ronald M. Ash*
 RONALD M. ASH, P.E., TOWN ENGINEER

ATTEST:

BY: *Sally Boylan*
 SALLY BOYLAN, TOWN CLERK

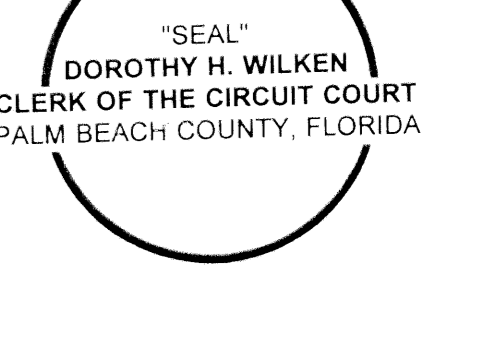
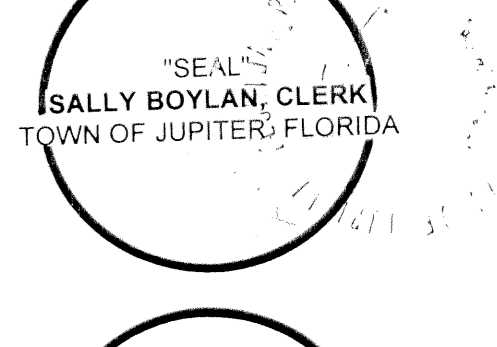
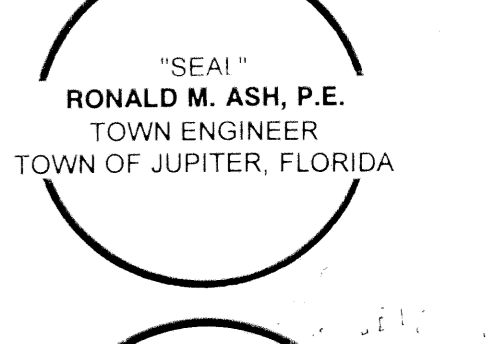
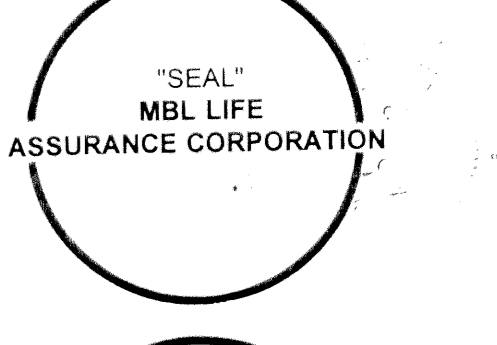
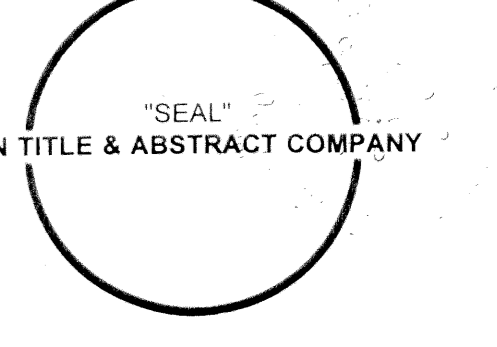
AREA TABULATION:

TRACT "A"	0.42 ACRES
TRACT "D"	0.07 ACRES
TRACT "L-1"	0.03 ACRES
TRACT "L-2"	0.20 ACRES
TRACT "O-1"	0.18 ACRES
TRACT "O-2"	0.05 ACRES
TRACT "O-3"	0.09 ACRES
TRACT "O-4"	0.04 ACRES
LOTS (10)	3.14 ACRES
TOTAL	4.22 ACRES

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 3:37 P.M. THIS 1st DAY OF July 1997, AND DULY RECORDED IN PLAT BOOK 80, PAGES 12 THROUGH 13

DOROTHY H. WILKEN
 CLERK OF THE CIRCUIT COURT
 BY: *Dorothy H. Wilken*
 DEPUTY CLERK



THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA (407) 844-9559

BENCH MARK
 Land Surveying and Mapping, Inc.
 4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
 Fax: (407) 844-9559 Phone: (407) 844-2102

RECORD PLAT
PARCEL "E" - GOLF VILLAGE AT ADMIRAL'S COVE

DWN S. GUTHRIE	FB	DATE 01/02/1996	WO.# P202
CKD	FILE P202-TB.dwg	SCALE N.T.S.	SHEET 1 OF 2

PARCEL E
 ADMIRAL'S COVE
 FLOOD MAP
 ZONING
 ZIP CODE
 SUBDIVISION # ADMIRAL'S COVE
 BOOK 80
 FLOOD ZONE
 QUAD
 SE
 PUD NAME TOWN OF JUPITER