

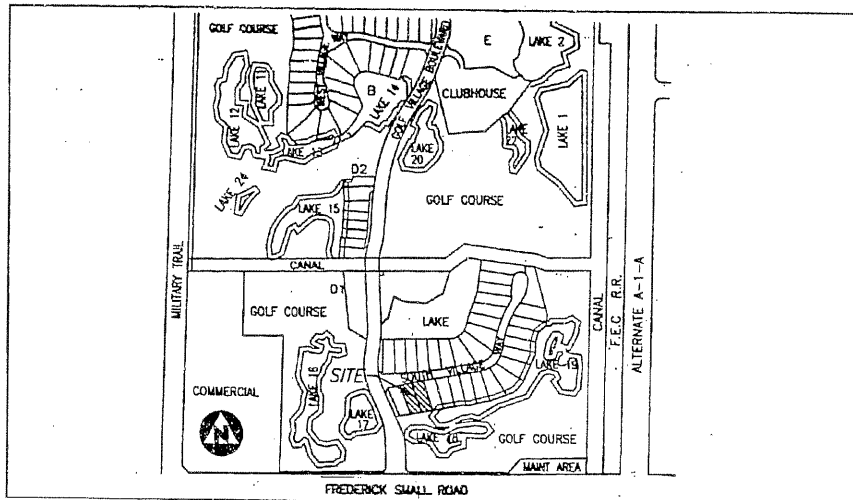
JULY 1999

PARCEL C - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 102 AND 103

SHEET 1 OF 2

185

BEING A REPLAT OF LOTS 102 AND 103, PARCEL C - GOLF VILLAGE AT ADMIRAL'S COVE, RECORDED IN PLAT BOOK 77, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA



LOCATION MAP
(NOT TO SCALE)

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

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, 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 C - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 102 AND 103", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 103, THENCE, SOUTH 78°56'26" WEST, ALONG THE SOUTH LINE OF SAID LOTS 103 AND 102, A DISTANCE OF 130.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 102; THENCE, NORTH 19°57'09" WEST, ALONG THE WEST LINE OF SAID LOT 102, A DISTANCE OF 184.99 FEET TO THE NORTH-WEST CORNER OF SAID LOT 102; THENCE, NORTH 78°23'54" EAST, ALONG THE NORTH LINE OF SAID LOTS 102 AND 103, A DISTANCE OF 144.84 FEET TO THE NORTHEAST CORNER OF SAID LOT 103; THENCE, SOUTH 15°33'36" EAST, ALONG THE EAST LINE OF SAID LOT 103, A DISTANCE OF 182.77 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.89 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BLW ENTERPRISES LTD., BY ITS GENERAL PARTNER, ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, THIS 27 DAY OF July, 1999.

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

BY: BLW ENTERPRISES LTD.
A FLORIDA LIMITED PARTNERSHIP
ITS GENERAL PARTNER

BY: ADMIRAL'S COVE INC.
A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: Thomas Frankel
THOMAS FRANKEL, SECRETARY

BY: Benjamin Frankel
BENJAMIN FRANKEL, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 27 DAY OF July, 1999.

MY COMMISSION EXPIRES:

Sherry Lefkowitz Hyman
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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

DATED: THIS 16th DAY OF August, 1999.

BY: Francis Malcman
FRANCIS MALCMAN, PRESIDENT

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.

CERTIFICATE OF REVIEW:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: David C. Lidberg
DAVID C. LIDBERG, P.S.M.

FLORIDA LICENSE NO. 3813

DATE: August 26, 1999

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.051(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA STATUTES, 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.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404
CERTIFICATE OF AUTHORIZATION NUMBER LE2171

DATED THIS 27 DAY OF JULY, 1999.

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, P.S.M. 0424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR RELATIVE TO THE BEARING OF SOUTH 78°56'26" WEST ALONG THE SOUTH LINE OF LOTS 102 AND 103, AS SHOWN ON THE PLAT OF PARCEL C - GOLF VILLAGE AT ADMIRAL'S COVE AS RECORDED IN PLAT BOOK 77, PAGE 46, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. (□) DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. (⊙) DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. 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.

TOWN OF JUPITER APPROVALS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

PARCEL C - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 102 AND 103, IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF August, 1999.

BY: Karen Golonka
KAREN GOLONKA, MAYOR

BY: Douglas P. Koennike P.E.
DOUGLAS P. KOENNIGKE, P.E., TOWN ENGINEER

ATTEST:

BY: Sally Boylan
SALLY BOYLAN, TOWN CLERK

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. NO 2424 IN AND FOR THE OFFICES OF BENCH-MARK LAND SURVEYING & MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

BENCH MARK Land Surveying & Mapping Inc.
4152 West Blue Heron Blvd., Suite 121,
Riviera Beach, FL 33404
Phone 848-2103 L.B. 2171 Fax (561) 844-9659
EMAIL: benmark@aol.com WEB: <http://members.aol.com/benmark>

RECORD PLAT
PARCEL C - GOLF VILLAGE AT
ADMIRAL'S COVE
REPLAT OF LOTS 102 AND 103

DWN: MKE FB: DATE: 10/10/99 WOF: P185.183
CND: WVC 178.8 (100.00) SCALE: NONE SHEET 1 OF 2

