

AUGUST 1999

ADMIRAL'S COVE PARCEL "E" PLAT NO.2 REPLAT OF LOTS 655, 656 AND 657
BEING A REPLAT OF LOTS 655, 656 AND 657, PLAT NO.2 PARCEL "E" AT ADMIRAL'S COVE RECORDED IN PLAT BOOK 64, PAGE 180,
PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
AND LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

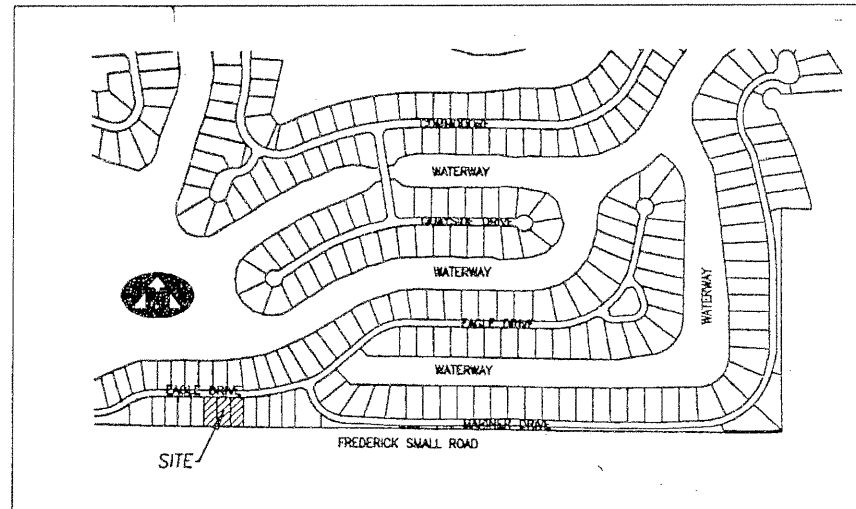
SHEET 1 OF 2

141

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 2:41 PM, THIS 3 DAY OF December, 1999, AND DULY RECORDED IN PLAT BOOK 80, ON PAGES 141 THROUGH 142, THIS DAY OF 1999.



DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: Susan Wilkerson DEPUTY CLERK



LOCATION MAP (NOT TO SCALE)

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.

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 HERBERT COHEN AND PHYLLIS F. COHEN, HUSBAND AND WIFE, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

SUN TITLE & ABSTRACT COMPANY

DATED: THIS 13 DAY OF October, 1999.

BY: FRANCIS GALONAN, PRESIDENT

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.09(9), F.S. 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.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404
CERTIFICATE OF AUTHORIZATION NUMBER LB2171

DATED: THIS 27 DAY OF August, 1999.

BY: Wm. R. Van Campen, P.S.M. 2424

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN OR STATED HEREON ARE BASED ON, OR RELATIVE TO THE BEARING OF NORTH 00°58'10" EAST ALONG WEST BOUNDARY OF LOT 655, AS SHOWN ON THE PLAT OF PLAT NO.2 PARCEL "E" AT ADMIRAL'S COVE AS RECORDED IN PLAT BOOK 64, PAGE 180, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. [] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. 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)

"ADMIRAL'S COVE PARCEL "E" PLAT NO.2 REPLAT OF LOTS 655, 656 AND 657", IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF November, 1999.

BY: Karen Golonka, Mayor

BY: Douglas P. Koennicke, P.E., Town Engineer

ATTEST:

BY: Sally Boylan, Town Clerk

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, P.S.M.

FLORIDA LICENSE NO. 3613

DATE: 11/18/99

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT LOUIS RUSSO JR. AND PAMELA RUSSO, HUSBAND AND WIFE, AND HERBERT COHEN AND PHYLLIS F. COHEN, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ADMIRAL'S COVE PARCEL "E" PLAT NO.2 REPLAT OF LOTS 655, 656 AND 657", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 655, 656, AND 657, PLAT NO. 2 PARCEL "E" AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGE 180, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 657; THENCE, NORTH 89°01'50" WEST, ALONG THE SOUTH LINE OF SAID LOTS 655, 656, AND 657, A DISTANCE OF 224.25 FEET TO THE SOUTH-WEST CORNER OF SAID LOT 655; THENCE, NORTH 00°58'10" EAST, ALONG WEST LINE OF SAID LOT 655, A DISTANCE OF 175.00 FEET TO THE NORTH-WEST CORNER OF SAID LOT 655; THENCE, SOUTH 89°01'50" EAST, ALONG THE NORTH LINE OF SAID LOTS 655, 656 AND 657, A DISTANCE OF 102.52 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET; THENCE, EASTERLY ALONG SAID CURVE AND ALONG THE NORTH LINE OF SAID LOT 657, THROUGH A CENTRAL ANGLE OF 01°52'29", A DISTANCE OF 31.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 657; THENCE, SOUTH 00°58'10" WEST, ALONG THE EAST LINE OF SAID LOT 657, A DISTANCE OF 175.52 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.90 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LOUIS RUSSO JR. AND PAMELA RUSSO, HUSBAND AND WIFE HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 1 DAY OF September, 1999.

WITNESS: [Signatures]

[Signatures of Louis Russo Jr. and Pamela Russo]

IN WITNESS WHEREOF, THE ABOVE-NAMED HERBERT COHEN AND PHYLLIS F. COHEN, HUSBAND AND WIFE HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 1 DAY OF September, 1999.

WITNESS: [Signatures]

[Signatures of Herbert Cohen and Phyllis F. Cohen]

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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10648, PAGE 1617, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

FIRST UNION MORTGAGE CORPORATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF September, 1999.

ATTEST: Barbara C. VanLanduyk, Secretary; Patrick J. Hammond, Vice President

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Barbara C. VanLanduyk AND Patrick J. Hammond WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND WHO EXECUTED THE FORGOING INSTRUMENT AS SECRETARY AND VICE PRESIDENT, RESPECTIVELY, OF FIRST UNION MORTGAGE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS OFFICERS OF SUCH CORPORATION, AND THAT THE SEAL AFFIXED TO THE FORGOING 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 24th DAY OF October, 1999.

MY COMMISSION EXPIRES: [Signature]

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 LOUIS RUSSO JR. AND PAMELA RUSSO, HUSBAND AND WIFE, 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 13 DAY OF October, 1999.

BY: FRANCIS GALONAN, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED LOUIS RUSSO JR. AND PAMELA RUSSO, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF September, 1999.

MY COMMISSION EXPIRES: [Signature]

ACKNOWLEDGEMENT:

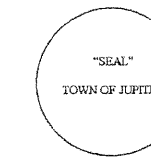
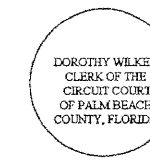
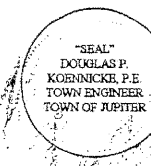
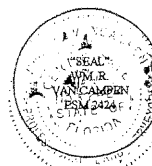
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HERBERT COHEN AND PHYLLIS F. COHEN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF September, 1999.

MY COMMISSION EXPIRES: [Signature]

NOTARY PUBLIC, STATE OF FLORIDA



BENCH MARK Land Surveying & Mapping Inc.
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Phone 849-2102 L.B. 2171 Fax (561) 844-9659
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT ADMIRAL'S COVE PARCEL "E" PLAT NO.2 REPLAT OF LOTS 655, 656 AND 657
OWN: MGE FB DATE: 8/01/99 WO# P67.655.1
KID: BVC FILE: 655-656-657 SCALE: NONE SHEET 1 OF 2