

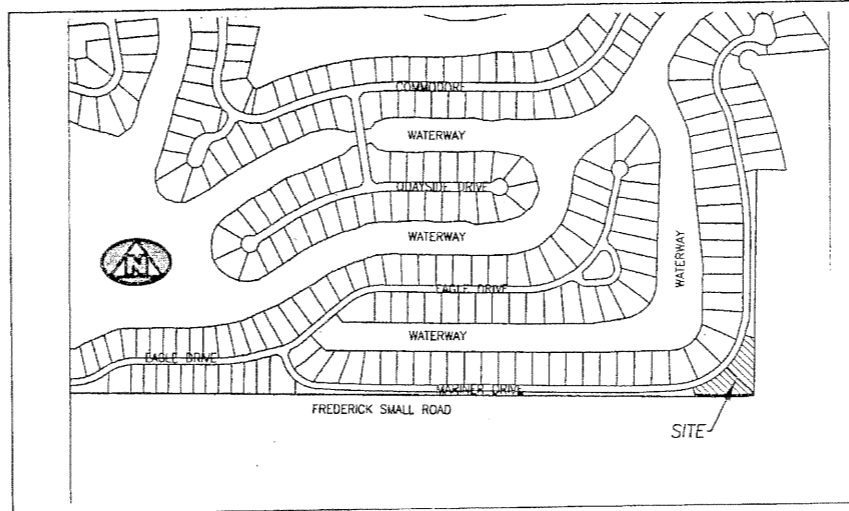
OCTOBER 1999

# ADMIRAL'S COVE REPLAT OF LOTS 623 AND 624

SHEET 1 OF 2

25

BEING A REPLAT OF LOTS 623 AND 624, 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



LOCATION MAP  
(NOT TO SCALE)



STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS  
THIS PLAT WAS FILED FOR RECORD AT  
8:43 AM THIS 14 DAY  
OF JANUARY 2000 AND DULY  
RECORDED IN PLAT BOOK 64  
THIS 14 DAY OF JANUARY 2000  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

**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 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ADMIRAL'S COVE REPLAT OF LOTS 623 AND 624", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 623 AND LOT 624, 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 NORTHEAST CORNER OF SAID LOT 623; THENCE, SOUTH 01°04'10" WEST, ALONG THE EAST LINE OF SAID LOT 623, A DISTANCE OF 333.44 FEET TO THE SOUTHWEST CORNER OF SAID LOT 623; THENCE, SOUTH 89°46'27" WEST, ALONG THE SOUTH LINE OF SAID LOT 623, A DISTANCE OF 345.86 FEET TO THE SOUTHWEST CORNER OF SAID LOT 624; THENCE, NORTH 16°33'00" WEST, ALONG THE WEST LINE OF SAID LOT 624, A DISTANCE OF 42.69 FEET TO THE NORTHWEST CORNER OF SAID LOT 624; SAID NORTHWEST CORNER BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 450.00 FEET AND WHOSE RADIUS POINT BEARS NORTH 16°33'00" WEST; THENCE, NORTHEASTERLY ALONG SAID CURVE AND ALONG THE NORTHWESTERLY LINE OF SAID LOT 624 AND THE WESTERLY LINE OF SAID LOT 623, THOUGH A CENTRAL ANGLE OF 57°49'00", A DISTANCE OF 454.08 FEET TO THE NORTHWEST CORNER OF SAID LOT 623; THENCE, SOUTH 74°22'00" EAST, ALONG THE NORTH LINE OF SAID LOT 623, A DISTANCE OF 61.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.43 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY MAKE THE FOLLOWING DEDICATION:

1) THE 20.00 FOOT DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BLW ENTERPRISES LTD., A FLORIDA LIMITED PARTNERSHIP, AND BY ITS GENERAL PARTNER, ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, THIS 25 DAY OF October, 1999.

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

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

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

ATTEST: *[Signature]*  
THOMAS FRANKEL, SECRETARY

BY: *[Signature]*  
BENJAMIN FRANKEL, PRESIDENT

**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 11th DAY OF October, 1999.

BY: *[Signature]*  
FRANCIS McALONAN, 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 D81 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: *[Signature]*  
DAVID C. GIBBERG, P.S.M.

FLORIDA LICENSE NO. 3613

DATE: 11/18/99

**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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(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, RIVIERA BEACH, FLORIDA 33404  
CERTIFICATE OF AUTHORIZATION NUMBER LB2171

DATED THIS 6 DAY OF OCTOBER, 1999.

BY: *[Signature]*  
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 SOUTH 01°04'10" WEST ALONG THE EAST BOUNDARY OF LOT 623, 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. [ ] 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

"ADMIRAL'S COVE REPLAT OF LOTS 623 AND 624", IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF December, 1999.

BY: *[Signature]*  
KAREN GOLONKA, MAYOR

BY: *[Signature]*  
DOUG P. KOENNICKE, P.E., TOWN ENGINEER

**ATTEST:**

BY: *[Signature]*  
SALLY BOYLAN, TOWN CLERK

**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.

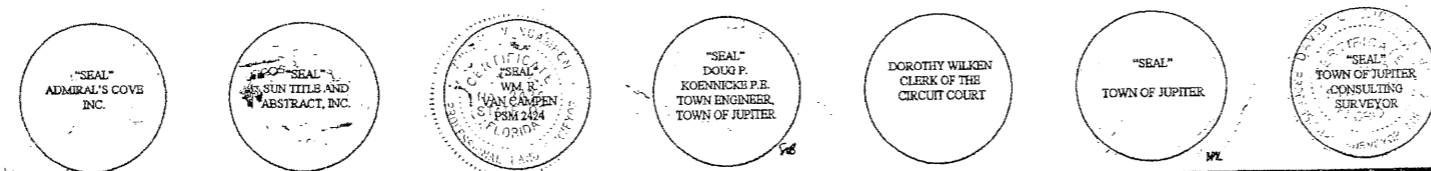
WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF October, 1999.

MY COMMISSION EXPIRES:

*[Signature]*  
NOTARY PUBLIC

NOTARY PUBLIC STATE OF FLORIDA  
BY COMMISSION # 12, EXPIRES 10/01/2000  
ISSUED BY COMMISSIONER 1995, 1997.

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 33404.



**BENCH MARK** Land Surveying & Mapping Inc.  
4152 West Blue Heron Blvd., Suite 121,  
Riviera Beach, FL 33404  
Phone 848-2102 L.B. 2171 Fax (561) 844-9659  
EMAIL: bmlm@aol.com WEB: http://members.aol.com/bmlm

RECORD PLAT			
ADMIRAL'S COVE REPLAT OF LOTS 623 AND 624			
DWN: M.K.H.	FB:	DATE: 10/01/99	WO:#P57.623.1
CKD: W.V.C.	FILE: 623-624.PUB	SCALE: NONE	SHEET 1 OF 2