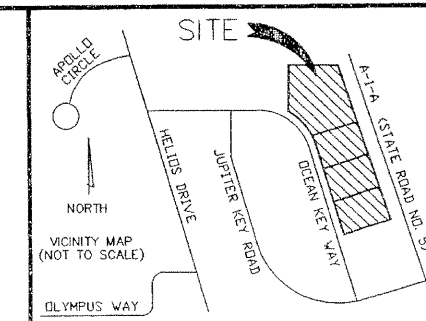


PLAT OF JUPITER KEY NO. 4

LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACT A, JUPITER KEY PLAT No. 2 RECORDED IN PLAT BOOK 71, PAGES 173 THROUGH 174, AND A REPLAT OF A LOTS B, C, D, E, F, G, H & I, JUPITER KEY PLAT No. 3 RECORDED IN PLAT BOOK 75, PAGE 178 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JANUARY 2000

SHEET 1 OF 2



COUNTY OF PALM BEACH STATE OF FLORIDA This was filed for record at the Office of the Clerk of the County of Palm Beach, Florida on the 13th day of January 2000. 43-44



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THOMAS GARVEY AND MINDY GARVEY, OWNERS OF THE LAND SHOWN HEREON AS:

JUPITER KEY NO. 4 LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: TRACT A, JUPITER KEY NO. 2 LESS PLAT OF JUPITER KEY NO. 3 RECORDED IN PLAT BOOK 75, PAGE 178, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 71, PAGE 173, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND: LOTS B, C, D, E, F, G, H AND I, JUPITER KEY NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 75, PAGE 178, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, SUBJECT TO ALL PERTINENT MATTERS OF RECORD, CONTAINING 0.835 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE JUPITER KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER. 2) THE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE JUPITER KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF FENCES AND/OR WALLS WITHIN SAID EASEMENT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER. 3) THE OPEN SPACE & PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED TO THE JUPITER KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER. 4) THE 5 FOOT LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

OWNERS ACCEPTANCE

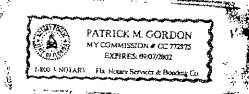
IN WITNESS WHEREOF, WE, THOMAS GARVEY AND MINDY GARVEY, DO HEREBY SET OUR HANDS THIS 6th DAY OF JANUARY 2000. WITNESSES: Thomas Garvey, Mindy Garvey

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS GARVEY AND MINDY GARVEY, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVERS LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF JAN. 2000. NOTARY PUBLIC



JUPITER KEY ASSOCIATION ACCEPTANCE

STATE OF MASSACHUSETTS COUNTY OF SUFFOLK

JUPITER KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNER THEREOF, AND HEREBY ACCEPTS THE VACATIONS, DEDICATIONS, AND THE MAINTENANCE OBLIGATIONS INCURRED BY SAID ASSOCIATION AS SHOWN HEREON.

IN WITNESS WHEREOF JUPITER KEY ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 7th DAY OF JANUARY 2000.

BY: Frank L. Viola, President

WITNESSES: [Signatures]

ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED FRANK L. VIOLA, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JUPITER KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID 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 11th DAY OF JAN. 2000.

MY COMMISSION EXPIRES: 07.08.05 NOTARY PUBLIC

TITLE CERTIFICATION

I, PATRICK GORDON, AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THOMAS GARVEY AND MINDY GARVEY THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATED: 1/6/2000 BY: Patrick M. Gordon, Attorney at Law

SURVEYORS CERTIFICATION

THIS IS TO 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. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

ROBERT P. BLASZYK, P.S.M. DATE: 1-5-00 LICENSE No. 4133 STATE OF FLORIDA

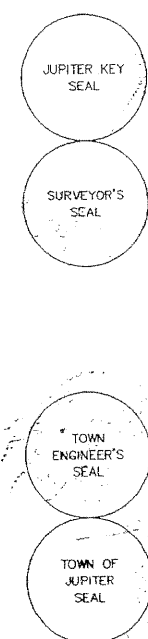
TOWN OF JUPITER ACCEPTANCE

THE "PLAT OF JUPITER KEY NO. 4" IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES. THIS PLAT WAS REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: Doug Krennick, P.E. - TOWN ENGINEER BY: Karen Golonka - MAYOR OF TOWN OF JUPITER ATTEST: Sally Boylan - TOWN CLERK

NOTES:

- 1) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) LS No. 3616 SET, UNLESS NOTED OTHERWISE. 2) BEARING REFERENCE: S 89°14'21" E ALONG THE NORTH LINE OF LOT 45. BEARINGS ARE CONSISTENT WITH THE UNDERLYING PLAT OF JUPITER KEY PLAT BOOK 68, PAGES 96-97. 3) AREA = 0.835 ACRES, MORE OR LESS. 4) R - RADIUS Δ - CENTRAL ANGLE A - ARC LENGTH U.E. - UTILITY EASEMENT P.C.P. - PERMANENT CONTROL POINT P.R.M. - PERMANENT REFERENCE MONUMENT FND. - FOUND C.M. - CONCRETE MONUMENT 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE, WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED. 6) CONSTRUCTION AND PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.



Messler & Associates CONSULTING ENGINEERS 11211 Prosperity Farms Rd., Suite C-301, Palm Beach Gardens, Florida 33410 Phone (561) 627-2226 Fax (561) 624-1569 LICENSED BUSINESS No.3616

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, P.S.M. IN THE OFFICES OF MESSLER & ASSOCIATES