



PENNOCK LANDING

LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

OCTOBER, 2000

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that PENNOCK LANDING, INC., a Florida Corporation, owner of the land shown hereon, being in Section 2, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, shown hereon as PENNOCK LANDING, being more particularly described as follows:

A parcel of land lying in Section 2, Township 41 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

The South 541 feet of the North 834 feet of the West 500 feet of the East 550 feet of the Northeast quarter of said Section 2, less therefrom the South 139.02 Feet of the West 199.95 feet.

Formerly known as Block 17, Less lots 1 to 4 inclusive; Block 18; The South 25 feet of Cheyenne Street, all of Comanche Street and the North 30 feet of Potawatomi Street, Less the West 199.95 feet, between the North and South extensions of the East and West line of said Blocks 17 and 18, JUPITER RIVER ESTATES, according to the Plat thereof, as recorded in Plat Book 14, Page 27 of the Public Records of Palm Beach County, Florida, as shown on Resolution recorded in Official Records Book 570, Page 500.

TOGETHER WITH:

A part of abandoned portion of Jupiter River Estates as recorded in Plat Book 14, Page 27, Palm Beach County, Florida being more particularly described as follows:

The South 139.02 feet of North 834.13 feet of West 99.95 feet of East 449.86 feet of NE 1/4 of NE 1/4 and the South 15 feet of the South 139.02 feet of North 834.13 feet of West 100 feet of East 549.86 feet NE 1/4 of NE 1/4 of Section 2, Township 41 South, Range 42 East, Palm Beach County, Florida.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Tracts A and B, as shown hereon, are hereby dedicated to the Town of Jupiter, Palm Beach County, Florida, for the perpetual use of the public for public street purposes including access, utility and drainage. The drainage facilities lying within Tracts A and B shall be the perpetual maintenance responsibility of the Town of Jupiter. The Pennock Landing Homeowners Association, Inc., its successors and assigns, shall have the right to install landscape (plantings and sod) and irrigation facilities within Tracts A and B, provided plans are submitted, approved and permitted by the Town of Jupiter, and said facilities are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to the Town of Jupiter.
- Tracts C and D, as shown hereon, are hereby dedicated to the Town of Jupiter, Palm Beach County, Florida, for stormwater management and drainage purposes. The drainage facilities lying within Tracts C and D shall be the perpetual maintenance responsibility of the Pennock Landing Homeowners Association, Inc., its successors and assigns. Pennock Landing Homeowners Association, Inc., its successors and assigns shall have the right to install landscape (plantings and sod) and irrigation facilities within Tracts C and D, provided plans are submitted, approved and permitted by the Town of Jupiter, and said facilities are the perpetual 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 operate and maintain any portion of Tracts C and D as well as any landscaping or irrigation installed within Tracts C and D.
- The drainage easements, as shown hereon, are hereby dedicated to the Town of Jupiter, Palm Beach County, Florida, for stormwater management and drainage purposes. The drainage facilities lying within Tracts A and B shall be the perpetual maintenance responsibility of the Town of Jupiter.
- The utility easements as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.
- The limited access easements as shown hereon, are hereby dedicated to the Town of Jupiter, Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
- No structure or building of any kind or landscaping shall be placed on or within any easement without the written consent of all easement beneficiaries and the town engineer.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 15 day of DECEMBER, 2000.

PENNOCK LANDING, INC., Florida Corporation,
licensed to do business in Florida

WITNESS: Betty Sweet
WITNESS: Karen Hudson

BY: Mike Aranda
Mike Aranda, President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Mike Aranda, who is personally known to me or has produced a Notary Public as identification, and who executed the foregoing instrument as President of PENNOCK LANDING INC., a Florida Corporation and severally acknowledged to and before me that he executed said 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 15 day of December, 2000.

My commission expires: 3/19/02

Steve Clark
Notary Public
00725699

MORTGAGEE'S CONSENT

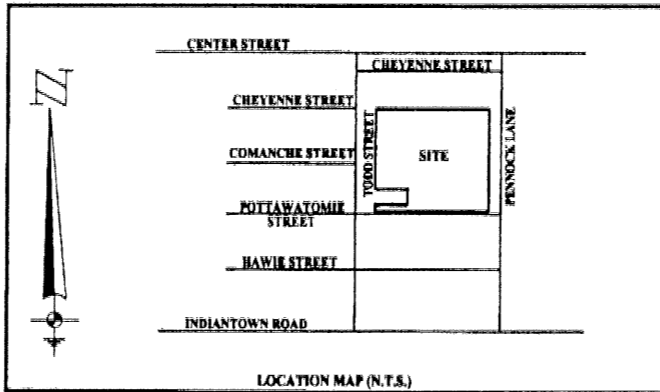
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 owner thereof and agrees that its mortgage which is recorded in Official Record Book 11772 at pages 33 and 39 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Executive Director and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 15 day of December, 2000.

WITNESS: Kanda Jackson
WITNESS: Christie Brown

Community Financing Consortium, Inc.,
a Florida Corporation
BY: Lynn Solomon
Lynn Solomon, Executive Director



ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Lynn Solomon, who is personally known to me, and who produced a Notary Public as identification, and who executed the foregoing instrument as Executive Director of Community Financing Consortium Inc., a Florida Corporation and severally acknowledged to and before me that he executed said 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 15 day of December, 2000.

My commission expires:

Deirdre W. Smith
Notary Public

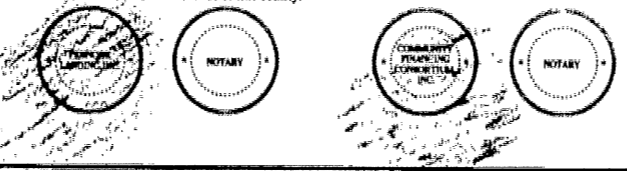
DEIRDRE W. SMITH
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires Sept. 23, 2001
Comm. No. 00 882138

SURVEYOR'S NOTES:

- All bearings shown hereon are relative to the State Plane Coordinate System, NAD 83, 1990 adjustment.
- Building setback lines shall be as required by the current Building and Zoning regulations of the Town of Jupiter, Palm Beach County.
- Abbreviations used on this plat are as follows:
 @ = (P.C.P.) Permanent Control Point No. LB 4165.
 □ = (P.R.M.) Permanent Reference Monument No. LB 4165, unless otherwise indicated.
 C/L = Centerline
 P.O.C. = Point of Commencement
 P.O.B. = Point of Beginning
 R/W = Right of way
 O.R.B. = Official record Book
 R = Curve Radius
 L = Curve Length
 Δ = Curve Delta
 LCB = Long Chord Bearing
 LC = Long Chord
 TWP = Township
 RGE = Range
 sq. ft. = Square Feet
 N: 00.00 = State Plane Coordinate Northing
 E: 00.00 = State Plane Coordinate Easting
- State Plane Coordinate Information.
 A. Coordinates shown are grid
 B. Datum = NAD 83, 1990 Adjustment
 C. Zone = Florida East
 D. Linear unit = US Survey Foot
 E. Coordinate system 1983 State Plane Transverse Mercator Projection
 F. All distances are ground
 G. Scale Factor = 1.00003590
 H. Ground distance x scale factor = grid distance

5. 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.

6. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.



TOWN OF JUPITER APPROVALS & ACCEPTANCE

This plat is hereby approved and accepted for record pursuant to the Ordinance of the Town of Jupiter, and in accordance with Section 177.071 (2), Florida Statutes, this 4 day of January, 2001, and has been reviewed by a Professional Surveyor & Mapper under contract with the Town of Jupiter in accordance with Section 177.081 (1), Florida Statutes.

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

Pennock Landing is hereby approved for record this 4 day of JAN, 2001

BY: Karen Golonka
Karen Golonka, Mayor

Attest: Sally Blyan
Sally Blyan, Town Clerk



TITLE CERTIFICATION

We, American Pioneer Title Insurance Company, a title insurance company, as duly licensed in the State of Florida do hereby certify that we have examined the title to the the hereon property; that we find that the title to the property is vested in PENNOCK LANDING, INC., that the current taxes have been paid; 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.

Dated January 4, 2001

BY: Timothy A. Huitt, C.I.S.

SURVEYOR & MAPPER'S CERTIFICATE

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 Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the Town of Jupiter for the required improvements; and that Monuments will be set at all Lot corners, points of intersection and changes of direction of lines within the subdivision, under the guarantees posted with the Town of Jupiter; 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.

Dated: Nov. 28, 2000

Donald D. Daniels
DONALD D. DANIELS, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 2608.



THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

	DONALD D. DANIELS, INC. Consulting Surveyors & Mappers		PENNOCK LANDING	
	Florida Certificate LB No. 4165	REF: 141/42	Revised:	SCALE: N.T.S.
725 North A-1-A, Suite C-111 Jupiter, Florida 33437 TEL: (561) 747-9894	OFFICE: Dns &	DATE: OCTOBER, 2000	DWG. NO.: 19-112	SHEET 1 OF 2