

JANUARY 2001

ADMIRAL'S COVE REPLAT OF LOTS 652 AND 653

SHEET 1 OF 2

197

BEING A REPLAT OF LOTS 652 AND 653, PLAT NO. 2 PARCEL "E" AT ADMIRAL'S COVE, RECORDED IN PLAT BOOK 64, PAGE 180, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT DONALD F. GREENE, 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 652 AND 653", BEING A REPLAT OF LOTS 652 AND 653, PLAT NO. 2 PARCEL "E" AT ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 64, PAGE 180, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 652 AND 653, 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:

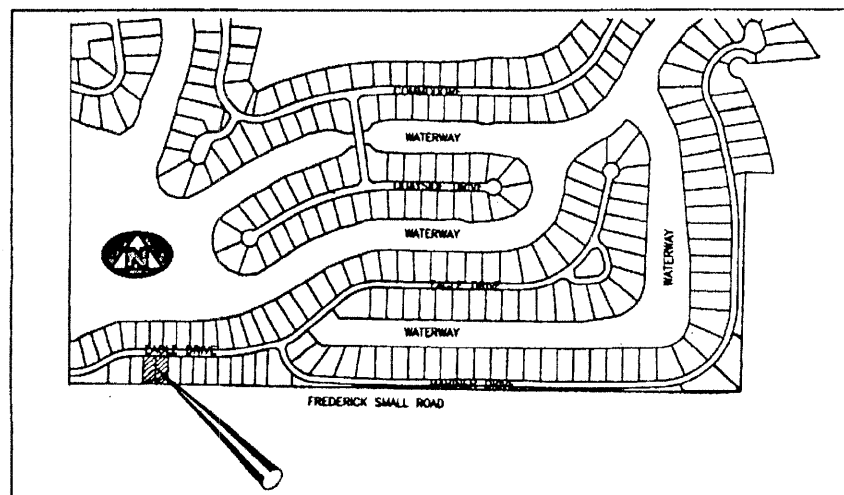
BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 652; THENCE, SOUTH 89°01'50" EAST, ALONG THE SOUTH LINE OF SAID LOTS 652 AND 653, A DISTANCE OF 149.50 FEET TO THE SOUTHEAST CORNER OF SAID LOT 653; THENCE, NORTH 00°58'10" EAST, ALONG THE EAST LINE OF SAID LOT 653, A DISTANCE OF 175.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 653; THENCE, NORTH 89°01'50" WEST, ALONG THE NORTH LINE OF SAID LOTS 652 AND 653, A DISTANCE OF 149.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 652; THENCE, SOUTH 00°58'10" WEST, ALONG THE WEST LINE OF SAID LOT 652, A DISTANCE OF 175.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 28163 SQUARE FEET, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED DONALD F. GREENE HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25th DAY OF June, 2001.

WITNESS: [Signature]
WITNESS: [Signature]

[Signature]
DONALD F. GREENE



LOCATION MAP (NOT TO SCALE)

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DONALD F. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF June, 2001.

MY COMMISSION EXPIRES: April 24, 2004
[Signature]
NOTARY PUBLIC

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 1020 PAGE 1131, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WASHINGTON MUTUAL BANK, FA

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 26th DAY OF May, 2001.

ATTEST: [Signature] ASST. SECRETARY BY: [Signature] VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Dixie Adams AND Katrina Cherry WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND VICE PRESIDENT, RESPECTIVELY, OF WASHINGTON MUTUAL BANK, FA, 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 16th DAY OF July, 2001.

MY COMMISSION EXPIRES: 01/03
[Signature]
NOTARY PUBLIC

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 DONALD F. GREENE, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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 22nd DAY OF June, 2001.

BY: [Signature]
FRANCIS M. ALONAN, PRESIDENT

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR RELATIVE TO THE BEARING OF SOUTH 89°01'50" EAST ALONG THE SOUTH BOUNDARY OF LOTS 652 AND 653, 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. ▲ DENOTES A FOUND #2424 PERMANENT CONTROL POINT (P.C.P.).
5. 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.
6. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITH OUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

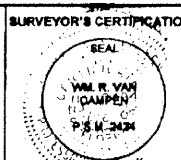
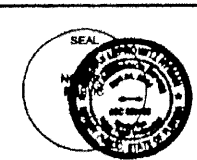
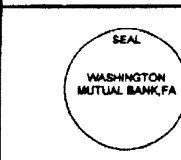
THE PLAT TITLED "ADMIRAL'S COVE REPLAT OF LOTS 652 AND 653", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 25th DAY OF July, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

THE PLAT TITLED "ADMIRAL'S COVE REPLAT OF LOTS 652 AND 653", IS HEREBY APPROVED FOR RECORD PURPOSES THIS 16th DAY OF August, 2001.

BY: [Signature]
KAREN GOLOMKA, MAYOR

ATTEST: [Signature]
SALLY BOYLAN - TOWN CLERK



SURVEYOR'S CERTIFICATION:
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. 177.061(8), 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.
BY: [Signature] DATED THIS 23rd DAY OF January, 2001.
WM. R. VAN CAMPEN, P.S.M.

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.
THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, P.S.M. 2434 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 W. BLUE HERON BLVD. SUITE 121
RIVIERA BEACH, FLORIDA 33404

PHONE: (561) 848-2102 FAX: (561) 844-0659 L.B. NO. 2171
EMAIL: bmlm@aol.com WEB: http://members.aol.com/bmlm