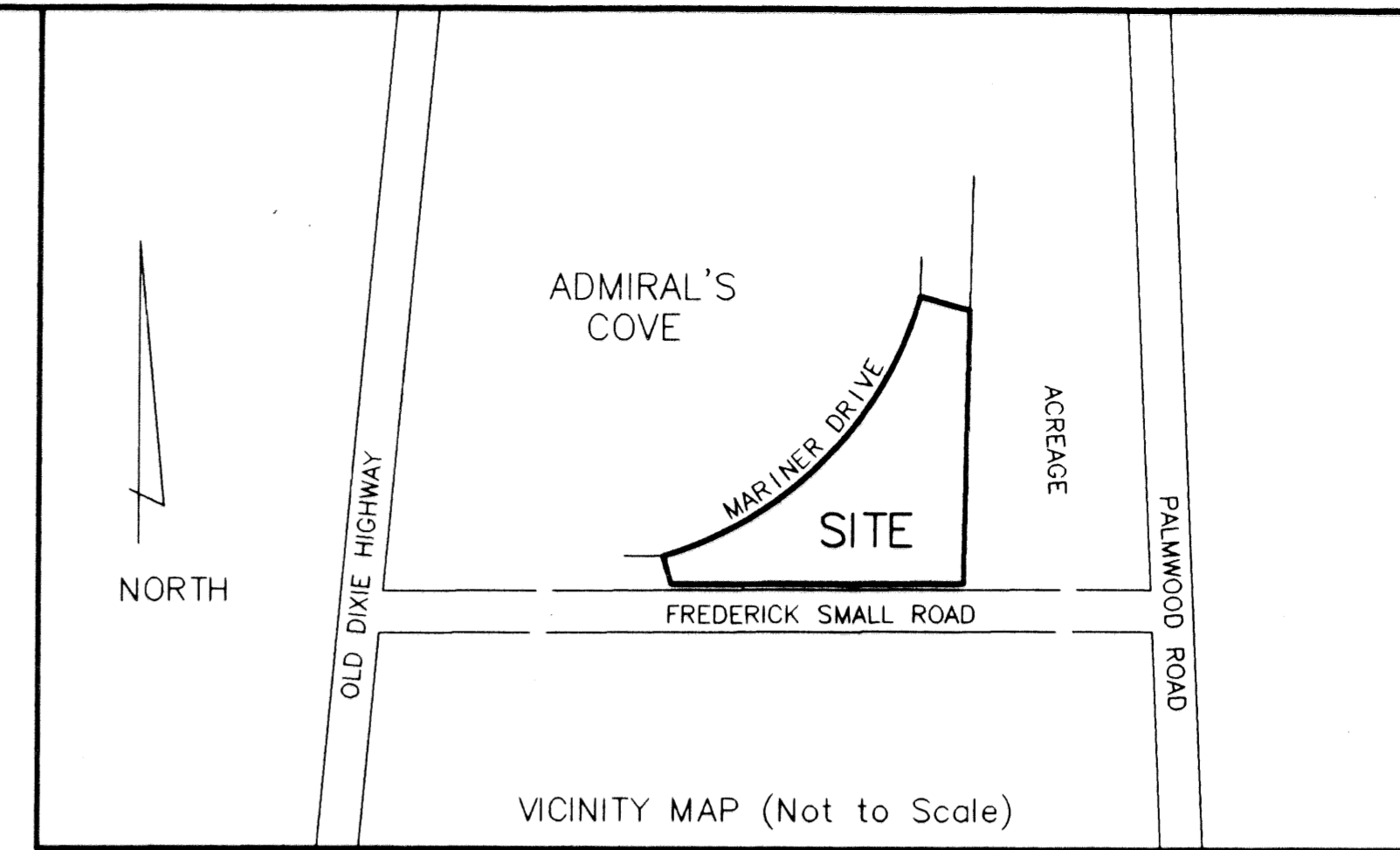


# ADMIRAL'S CORNER

A REPLAT OF ADMIRAL'S COVE REPLAT OF LOTS 623 AND 624  
RECORDED IN PLAT BOOK 87, PAGES 25 & 26  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
AND LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST,  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

APRIL 2002

SHEET 1 OF 2



**55**

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 8:48 A. M.  
This day of May 2002.  
and duly recorded in Plat Book No. 95  
on page 55-56  
DOROTHY H. WILSON, Clerk of Circuit Court  
*Dorothy H. Wilson*

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT RALPH J. BRANSCOMB, SR., AS TRUSTEE OF THE RALPH J. BRANSCOMB SR. TRUST, A FLORIDA TRUST, OWNER OF THE LAND SHOWN HEREON AS "ADMIRAL'S CORNER", LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF "ADMIRAL'S COVE REPLAT OF LOTS 623 AND 624" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 25 & 26 OF THE 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 1.43 ACRES, MORE OR LESS.

SHOWN HEREON AS: ADMIRAL'S CORNER

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY AND DRAINAGE EASEMENTS AS SHOWN HEREON WITH REFERENCE MADE TO THEIR PLAT OF RECORD ARE NOT ABANDONED BY THIS PLAT.
2. 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.
3. NO STRUCTURE OR BUILDING OF ANY KIND, OR LANDSCAPING IS TO BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
4. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE EASEMENT, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, I, RALPH J. BRANSCOMB SR., DO HEREBY SET MY HAND THIS 11<sup>th</sup> DAY OF May, 2002.

RALPH J. BRANSCOMB SR. TRUST  
A FLORIDA TRUST

BY: Ralph J. Branscomb WITNESS: Timothy J. Messler  
RALPH J. BRANSCOMB, SR. (PRINT NAME)

WITNESS: Alberto T. Zuniga  
(PRINT NAME)

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RALPH J. BRANSCOMB, SR., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THE RALPH J. BRANSCOMB SR. TRUST, A FLORIDA TRUST, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH TRUSTEE OF SAID TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TRUST.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11<sup>th</sup> DAY OF May, 2002.

MY COMMISSION EXPIRES: Dec. 15, 2004 Molly E. Brown  
MY COMMISSION NUMBER: CC984860 NOTARY PUBLIC  
Molly E. Brown

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, SUN TITLE & ABSTRACT COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE RALPH J. BRANSCOMB SR. TRUST, A FLORIDA TRUST; 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: 5/21/02 BY: Francis McAlonan  
PRESIDENT

### APPROVALS

JUPITER TOWN COUNCIL

THIS PLAT 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 28 DAY OF MAY, 2002, 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: Doug P. Koennicke P.E.  
DOUG P. KOENNICKE, P.E. - TOWN ENGINEER

ADMIRAL'S CORNER IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF MAY, 2002.

BY: Karen J. Golonka  
KAREN J. GOLOMKA, MAYOR OF TOWN OF JUPITER

ATTEST: Sally M. Boylan  
SALLY M. BOYLAN, TOWN CLERK

### SURVEYOR'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) AND MONUMENTS ACCORDING TO SECTION 177.09(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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 5-29-02  
ROBERT P. BLASZYK DATE  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA NO. 4133

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

**RPB Consulting, Inc.**  
Land Surveying and Mapping  
11211 Prosperity Farms Rd., Suite C-301, Palm Beach Gardens, Florida 33410  
Phone (561) 876-1110 Fax (561) 624-1569  
Certificate of Authorization No. LB 7022

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.