

DEDICATION & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BEACHWALK OF JUPITER, L.L.C., A FLORIDA LIMITED LIABILITY CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF TRACT "C", ACCORDING TO THE PLAT OF THE OCEAN AT THE BLUFFS SOUTH, AS RECORDED IN PLAT BOOK 52, PAGES 25 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BEACHWALK.

CONTAINING 55,664 SQUARE FEET OR 1.278 ACRES.

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

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BEACHWALK OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHT OF WAY FOR PUBLIC INGRESS-EGRESS, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE LANDSCAPING LOCATED WITHIN THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND SHALL BE MAINTAINED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES WATER MANAGEMENT TRACTS, AND ANY DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC, PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY FOR A PUBLIC PURPOSE, TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN ON THIS PLAT, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS AND SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

2. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

3. THE DRAINAGE EASEMENT SHOWN HEREON ARE HEREBY RESERVED FOR THE BEACHWALK OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE 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 MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEMS WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACT ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

4. THE PEDESTRIAN EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BEACHWALK OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND THE OWNERSHIP OF LOTS 1, 2, 3, 4 AND 5 OF THIS PLAT FOR PUBLIC INGRESS, EGRESS AND LANDSCAPING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO CONSTRUCTION, BUILDINGS, LANDSCAPING OR STRUCTURES SHALL BE PLACED IN SAID EASEMENT EXCEPT THOSE SPECIFICALLY DEFINED IN THE LANDSCAPING AND SITE PLANS AS PROVIDED FOR UNDER THE TOWN'S USE BY RIGHT APPROVAL OF APRIL 25, 2003. THE OWNER OF LOT 3 SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE LANDSCAPING WITHIN SAID EASEMENT.

5. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

6. THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNER AND THE BEACHWALK OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUILDING MAINTENANCE AND BUILDING OVERHANG PURPOSES, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7. THE LANDSCAPE AND WALL EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BEACHWALK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

8. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, STRUCTURES NOR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

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 6th DAY OF NOVEMBER, 2003.

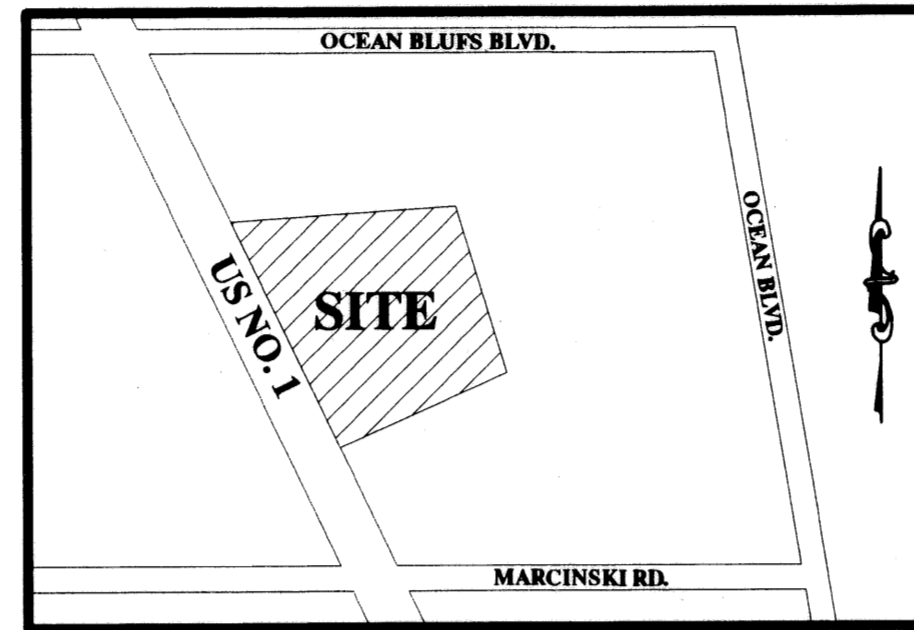
BEACHWALK OF JUPITER, A FLORIDA LIMITED LIABILITY CORPORATION

Witness signatures: Timothy K. Anderson, William E. Burckart

Witness signatures: Rebecca Lippard, Rebecca Lippard

BeachWalk

BEING A REPLAT OF TRACT "C", ACCORDING TO THE PLAT OF THE OCEAN AT THE BLUFFS SOUTH, AS RECORDED IN PLAT BOOK 52, PAGES 25 THROUGH 28, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS. OCTOBER 2003



(NOT TO SCALE)

ACKNOWLEDGEMENT: LOCATION MAP

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM E. BURCKART WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida drivers license AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEACHWALK OF JUPITER, L.L.C., A CORPORATION, AND 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 6th DAY OF November, 2003.

MY COMMISSION EXPIRES: 9/19/2005 NOTARY PUBLIC: Timothy K. Anderson

FLORIDA COMMISSION NO. 22055147 PRINTED NAME: Timothy K. Anderson

SEAL:

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE BEACHWALK OF JUPITER HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF November, 2003.

BEACHWALK OF JUPITER HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

Witness signatures: Timothy K. Anderson, William E. Burckart

Witness signatures: Rebecca Lippard, Rebecca Lippard

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM E. BURCKART WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Florida drivers license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BEACHWALK OF JUPITER HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND 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 6th DAY OF November, 2003.

MY COMMISSION EXPIRES: 9/19/2005 NOTARY PUBLIC: Timothy K. Anderson

FLORIDA COMMISSION NO. 22055147 PRINTED NAME: Timothy K. Anderson

SEAL:

MORTGAGEE'S CONSENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

ENTERPRISE NATIONAL BANK OF PALM BEACH 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 15349 AT PAGE 588 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, ENTERPRISE NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF November, 2003.

ENTERPRISE NATIONAL BANK OF PALM BEACH

Witness signatures: Paula McKie, Robert G. Camerlino

Witness signatures: R. Penny Rodgers

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert G. Camerlino WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida drivers license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ENTERPRISE NATIONAL BANK OF PALM BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF November, 2003.

MY COMMISSION EXPIRES: 1-30-2005 NOTARY PUBLIC: Paula McKie

FLORIDA COMMISSION NO.: 00990687 PRINTED NAME: Paula McKie

SEAL:

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, TIMOTHY K. ANDERSON, A DULY LICENSED ATTORNEY 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 IN BEACHWALK OF JUPITER, L.L.C.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ARE SHOWN; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS MAP.

DATE: November 4, 2003

Witness signature: Timothy K. Anderson

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

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 THE PERMANENT CONTROL POINTS ("P.C.P. s"), AND MONUMENTS ACCORDING TO SECTION 177.081(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.

Witness signature: Dan W. Dailey, 11/11/2003 DATE

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND THE NORTH LINE OF THE PLAT OF THE OCEAN AT THE BLUFFS SOUTH, PLAT BOOK 52, PAGES 25 THROUGH 28, BEING N 01°15'37" E.
2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000483 TO CONVERT TO GRID DISTANCE.
3) COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
4) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
5) NO STRUCTURES, BUILDINGS, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES OR DRAINAGE EASEMENTS UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT, AND AS APPROVED BY THE LANDSCAPING AND SITE PLANS AS PROVIDED FOR UNDER THE TOWN'S USE BY RIGHT APPROVAL OF APRIL 25, 2003.
6) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL PRECEDE.
7) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
8) LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
9) 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.
10) THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC, 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

APPROVAL:

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 12th DAY OF November, 2003, 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.

Witness signature: Doug P. Koennicke, P.E., TOWN ENGINEER

THE PLAT OF BEACHWALK IS HEREBY APPROVED FOR RECORD THIS 12th DAY OF November, 2003.

Witness signature: Karen J. Golonka, MAYOR

Witness signature: Sally M. Bowman, TOWN CLERK



STATE OF FLORIDA This Plat was filed for record at 4:35 PM This 11th day of November 2003 and duly recorded in Plat Book No. 100 on pages 97 and 98 DOROTHY H. WILKIN, Clerk of Circuit Court by Dan W. Dailey

