

00030-027

20040512360

41

DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT FRANK C. SCARPA AND JANET G. SCARPA, OWNERS OF THE LAND SHOWN HEREON AS SCARPA AT ADMIRAL'S COVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 97 & 98, ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 54, PAGES 141 THROUGH 151, NORTH PARCEL 1-98, AS RECORDED IN OFFICIAL RECORD BOOK 12660, PAGE 102 AND NORTH PARCEL 1-97, AS RECORDED IN OFFICIAL RECORD BOOK 13531, PAGE 1557, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 98; THENCE NORTH 63°39'32" EAST ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 98, A DISTANCE OF 64.76 FEET, MORE OR LESS TO THE WATERS EDGE OF THE EXISTING CHANNEL OF THE INTRACOASTAL WATERWAY PER SAID NORTH PARCEL 1-98; THENCE SOUTH 29°36'45" EAST, MEANDERING ALONG SAID WATER'S EDGE, A DISTANCE OF 101.96 FEET, MORE OR LESS; THENCE SOUTH 26°21'39" EAST, MEANDERING ALONG SAID WATER'S EDGE, A DISTANCE OF 65.71 FEET, MORE OR LESS; THENCE SOUTH 04°52'56" WEST, MEANDERING ALONG SAID WATER'S EDGE, A DISTANCE OF 22.22 FEET, MORE OR LESS TO THE WATERS EDGE OF THE EXISTING CHANNEL OF THE INTRACOASTAL WATERWAY PER SAID NORTH PARCEL 1-97; THENCE SOUTH 04°52'56" WEST, MEANDERING ALONG SAID WATER'S EDGE, A DISTANCE OF 2.95 FEET, MORE OR LESS; THENCE SOUTH 19°11'13" WEST, MEANDERING ALONG SAID WATER'S EDGE, A DISTANCE OF 27.94 FEET, MORE OR LESS; THENCE SOUTH 31°27'08" WEST, MEANDERING ALONG SAID WATER'S EDGE, A DISTANCE OF 30.53 FEET, MORE OR LESS TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF THE INTRACOASTAL WATERWAY AS RECORDED IN PLAT BOOK 17, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 34°28'48" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 4.56 FEET TO THE SOUTHEAST CORNER OF SAID LOT 97; THENCE SOUTH 31°38'20" WEST ALONG THE SOUTH LINE OF SAID LOT 97, A DISTANCE OF 22.68 FEET; THENCE SOUTH 51°14'30" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 105.66 FEET; THENCE SOUTH 54°12'31" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 61.55 FEET TO THE SOUTHWEST CORNER OF SAID LOT 97; THENCE NORTH 42°30'00" WEST ALONG THE WESTERLY LINE OF SAID LOT 97, A DISTANCE OF 177.88 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF COMMODORE DRIVE, AS SHOWN ON SAID ADMIRAL'S COVE PLAT, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 50.00 FEET AND CHORD BEARING OF NORTH 17°32'13" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 128°29'11", A DISTANCE OF 112.13 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°46'48" WEST, A DISTANCE OF 25.35 FEET TO THE NORTHWEST CORNER OF SAID LOT 98; THENCE NORTH 63°39'32" EAST ALONG THE NORTH LINE OF SAID LOT 98, A DISTANCE OF 227.30 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 65,255 SQUARE FEET OR 1.498 ACRES MORE OR LESS.

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

NO DEDICATIONS REQUIRED FOR THIS PLAT

IN WITNESS WHEREOF, WE FRANK C. SCARPA AND JANET G. SCARPA DO HEREBY SET OUR HANDS AND SEAL THIS 20th DAY OF August, 2004.

WITNESS: [Signature] BY: [Signature]  
FRANK C. SCARPA  
WITNESS: [Signature] BY: [Signature]  
JANET G. SCARPA

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRANK C. SCARPA AND JANET G. SCARPA WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGE BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN:

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF August, 2004.

MY COMMISSION EXPIRES: April 7, 2006  
NOTARY SEAL: [Signature]  
My Commission No. DD 106616

TITLE CERTIFICATION

I, GREGORY COHEN, ESQUIRE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY VESTED IN FRANK C. SCARPA AND/OR JANET G. SCARPA, 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 THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8/16/04  
GREGORY COHEN, ATTORNEY-AT-LAW  
FLORIDA BAR NO. 87270

SCARPA AT ADMIRAL'S COVE

BEING A REPLAT LOTS 97 & 98, ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 54, PAGES 141 THROUGH 151, NORTH PARCEL 1-98, AS RECORDED IN OFFICIAL RECORD BOOK 12660, PAGE 102 AND NORTH PARCEL 1-97, AS RECORDED IN OFFICIAL RECORD BOOK 13531, PAGE 1557, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 JULY 2004

MORTGAGEE'S CONSENT

STATE OF SOUTH DAKOTA  
COUNTY OF MINNEHAHA

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 13531 AT PAGE 1582, OFFICIAL RECORD BOOK 13531 AT PAGE 1807 OF AND OFFICIAL RECORD BOOK 17343 AT PAGE 0251 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 Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF August, 2004.

MORGAN STANLEY DEAN WITTER CREDIT CORPORATION, A DELAWARE CORPORATION

WITNESS: [Signature] BY: [Signature]  
Rose Esche Dayna M. Siverson, Vice Pres.  
(PRINT NAME) (PRINT NAME & TITLE)

ACKNOWLEDGEMENT

STATE OF SOUTH DAKOTA  
COUNTY OF MINNEHAHA

BEFORE ME PERSONALLY APPEARED Dayna M. Siverson AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF MORGAN STANLEY DEAN WITTER CREDIT CORPORATION, A DELAWARE 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 8-13-2004 DAY OF August, 2004.

MY COMMISSION EXPIRES: 9-28-2008  
NOTARY SEAL: [Signature]  
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE ADMIRAL'S COVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT. THE ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, BY JOINING IN BELOW, HEREBY AGREES TO RELEASE, TERMINATE AND CANCEL THAT UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 13531 PAGE 1562, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 8655, PAGE 330, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THAT CORRECTIVE UNITY OF TITLE RECORDED IN OFFICIAL RECORD BOOK 12660, PAGE 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHEREBY THEIR SIGNATURE HEREIN SHALL OPERATE TO RELEASE, TERMINATE AND CANCEL SUCH UNITIES OF TITLE OF RECORD WHEREBY SAID UNITIES OF TITLE NO LONGER AFFECT ANY PROPERTY REFERENCED IN SUCH DOCUMENTS.

DATED THIS 20th DAY OF August, 2004.

ADMIRAL'S COVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
Cathy Mackiewicz David Quinlan  
PRINT NAME: (PRINT NAME) (PRINT NAME & TITLE)  
WITNESS: [Signature]  
PRINT NAME: K.F. MARENCO

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID QUINLAN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ADMIRAL'S COVE MASTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT 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 20th DAY OF August, 2004.

MY COMMISSION EXPIRES: 8/5/2008  
NOTARY SEAL: [Signature]  
NOTARY PUBLIC  
My Commission No. DD 344379

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE ADMIRAL'S COVE SINGLE FAMILY HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT.

DATED THIS 20th DAY OF August, 2004.

ADMIRAL'S COVE SINGLE FAMILY HOMEOWNERS ASSOCIATION, A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]  
Cathy Mackiewicz David Quinlan  
PRINT NAME: (PRINT NAME) (PRINT NAME & TITLE)

WITNESS: [Signature]  
PRINT NAME: K.F. MARENCO

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ADMIRAL'S COVE SINGLE FAMILY HOMEOWNERS ASSOCIATION, 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 IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

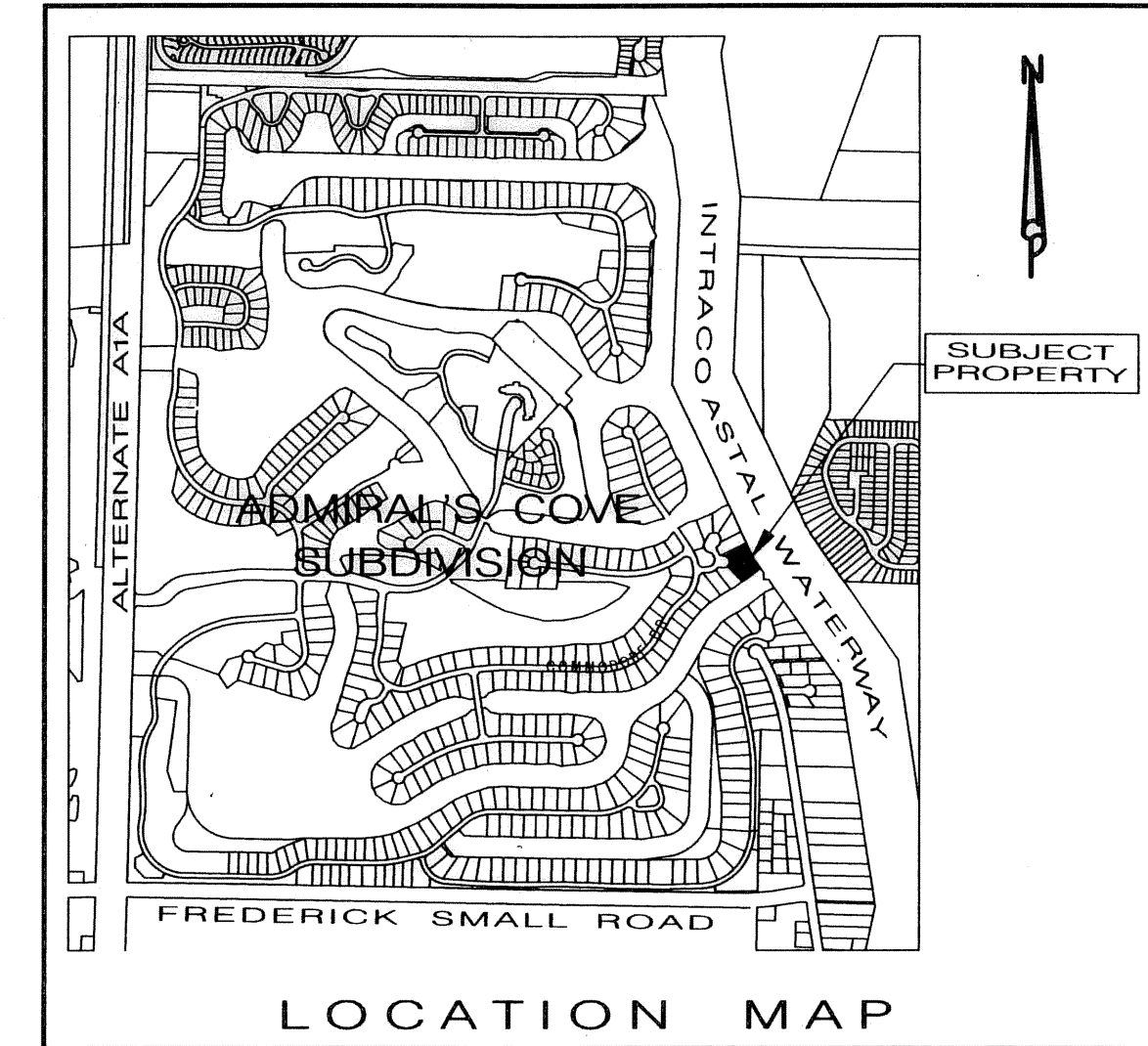
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF August, 2004.

MY COMMISSION EXPIRES: 8-5-2008  
NOTARY SEAL: [Signature]  
NOTARY PUBLIC  
My Commission No. DD 344379

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT 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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF TOWN OF JUPITER, FLORIDA.

DATE: 7/23/04  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. LS 3613  
STATE OF FLORIDA



NOTES

IN THOSE CASES WHERE EASEMENTS OR DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

NO STRUCTURES 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.

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.

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF COMMODORE DRIVE AS SHOWN ON ADMIRAL'S COVE PLAT BOOK 54, PAGES 141 THROUGH 151, PUBLIC RECORDS OF PALM BEACH COUNTY. SAID LINE BEARS NORTH 81°46'48" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN 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 TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THE PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT THEIR SUCCESSORS AND ASSINGS, TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.

TOWN APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
TOWN OF JUPITER

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 21 DAY OF August, 2004, 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.

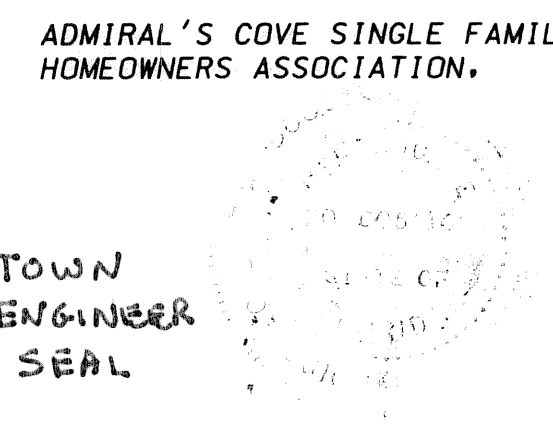
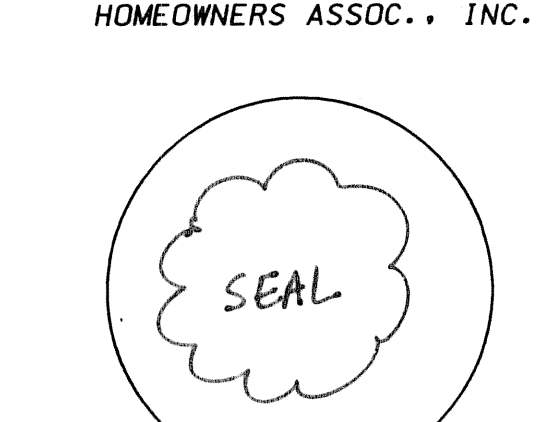
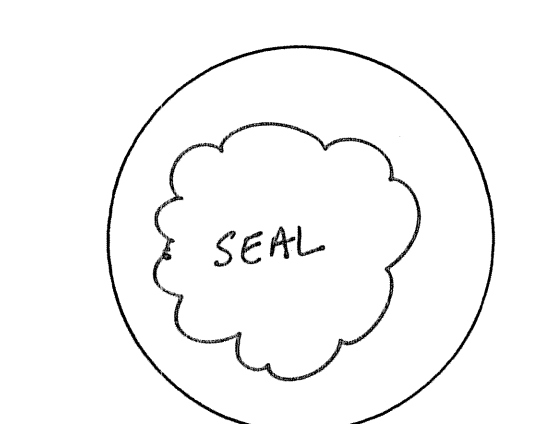
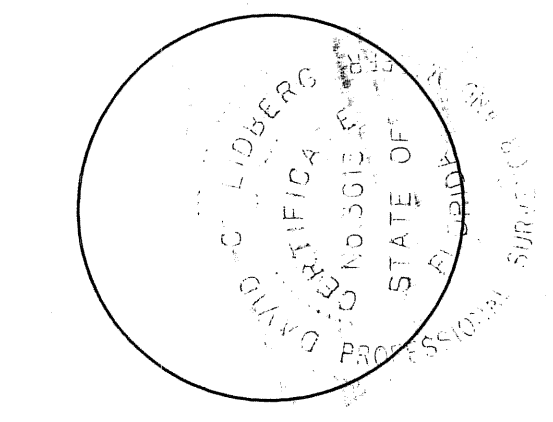
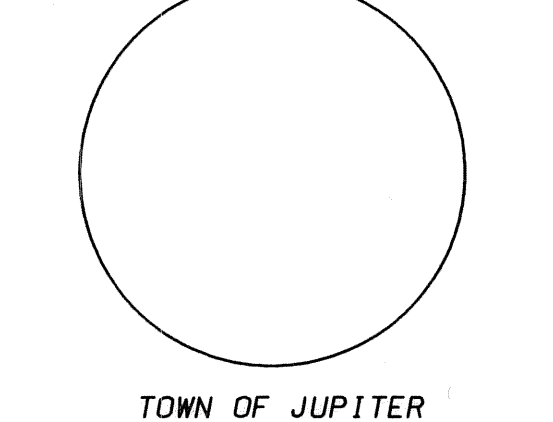
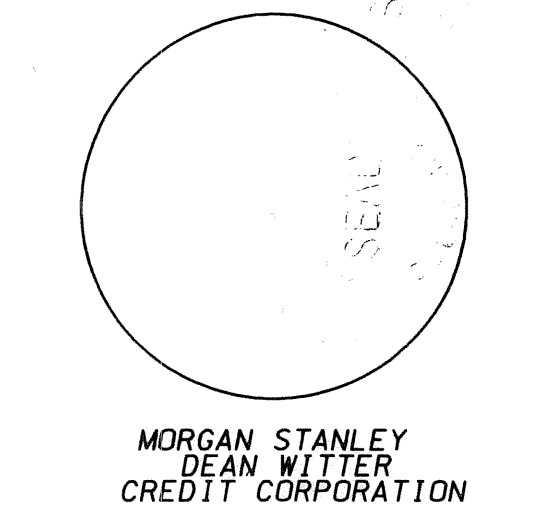
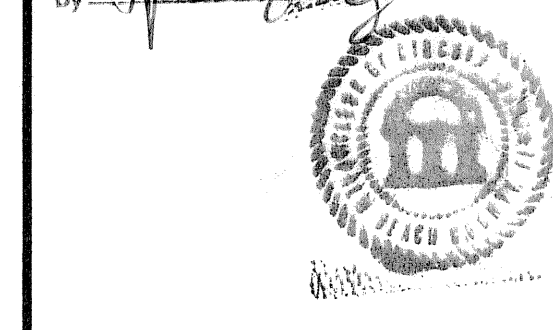
BY: [Signature]  
DOUG P. KOENIGKE, P.E.  
TOWN ENGINEER

THE "SCARPA AT ADMIRAL'S COVE" IS HEREBY APPROVED FOR RECORD THIS DAY 27th DAY OF August, 2004.

BY: [Signature]  
KAREN J. GOLONKA, MAYOR

ATTEST: [Signature]  
SALLY M. BOYLAN, TOWN CLERK

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 8-17-04  
This day of September, 2004  
and duly recorded in Plat Book No. 148  
on page 41  
DOROTHY J. MILKEY, Clerical Circuit Court  
by [Signature] D.C.



LIDBERG LAND SURVEYING, INC.  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K\ UST \ 184143 \ 54-141 \ 1963306 \ 1963306.DGN					
REF.	FLD.	FB.	PG.	JOB	1963306
OFF. CASASUS				DATE	07-27-04
CKD. D.C.L.		SHEET	1 OF 2	DWG.	003-196P