

# PARCEL 19 WESTERN REPUMP STATION

BEING A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 41 SOUTH,  
RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
MAY, 2006 SHEET 1 OF 1

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT: No. 46  
TABULAR DATA: (AREAS IN ACRES)

| TRACTS | AREA | EXM |
|--------|------|-----|
| LOT 1  | 2.54 | EXM |
| PT 1   | 0.64 | EXM |
| PT 2   | 1.13 | EXM |
| PT 3   | 0.74 | EXM |
| TOTAL  | 5.05 |     |

LAND USE CLASSIFICATIONS  
FOR NORTHERN PALM BEACH  
COUNTY IMPROVEMENT DISTRICT  
ASSESSMENT VALUATIONS ONLY  
EXM = EXEMPT PARCEL

OVERALL AREA  
TOTAL 5.05

## DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITIES FINANCE COMPANY LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PARCEL 19 WESTERN REPUMP STATION, LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE NORTH 00°24'10" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8, A DISTANCE OF 744.42 FEET TO A POINT ON THE SOUTHERLY EASEMENT LINE OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT C-18 CANAL, AS DESCRIBED IN DEED BOOK 1075, PAGE 364, DEED BOOK 1100, PAGE 457 AND DEED BOOK 1081, PAGE 226, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 48°49'54" WEST ALONG SAID SOUTHERLY EASEMENT LINE, A DISTANCE OF 554.62 FEET; THENCE DEPARTING SAID SOUTHERLY EASEMENT LINE, A DISTANCE OF 315.38 FEET; THENCE SOUTH 89°31'10" EAST, A DISTANCE OF 303.78 FEET THENCE SOUTH 00°24'10" WEST, A DISTANCE OF 86.93 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8; THENCE CONTINUE SOUTH 00°24'10" WEST, A DISTANCE OF 30.99 FEET; THENCE SOUTH 89°29'59" EAST, A DISTANCE OF 115.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 8; THENCE NORTH 00°24'10" EAST ALONG SAID EAST SECTION LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.05 ACRES OR 219,773 SQUARE FEET, MORE OR LESS.

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

WETLAND PRESERVE TRACT - PT 1, PRESERVE TRACT - PT 2, AND PRESERVE TRACT - PT 3 ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES NOT INCONSISTENT WITH THE TERMS AND CONDITIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT DEED OF CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 1916, PAGE 594, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MANAGERS, THIS 21<sup>ST</sup> DAY OF NOVEMBER, 2006.

COMMUNITIES FINANCE COMPANY, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA

WITNESS: *C. Scott Thoro*

PRINT NAME: C. Scott Thoro

WITNESS: *Daniel F. Mactell*

PRINT NAME: Daniel F. Mactell

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL ANGELO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMMUNITIES FINANCE COMPANY, LLC, 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 21<sup>ST</sup> DAY OF NOVEMBER, 2006.

MY COMMISSION EXPIRES: 06/27/2009

(SEAL)



*Paul Angelo*  
PRINT NAME: Paul Angelo  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION No. 411489

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, ITS PRESIDENT, AND ONEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 21<sup>ST</sup> DAY OF NOVEMBER, 2006. SAID DISTRICT ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS OR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: *Camela Rauch*

PRINT NAME: Camela Rauch

ATTEST: *Oneal Bardin, Jr.*

ONEAL BARDIN, JR., SECRETARY

## COORDINATES:

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM = 1983 STATE PLANE  
TRAVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000027022  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION: PLAT = GRID

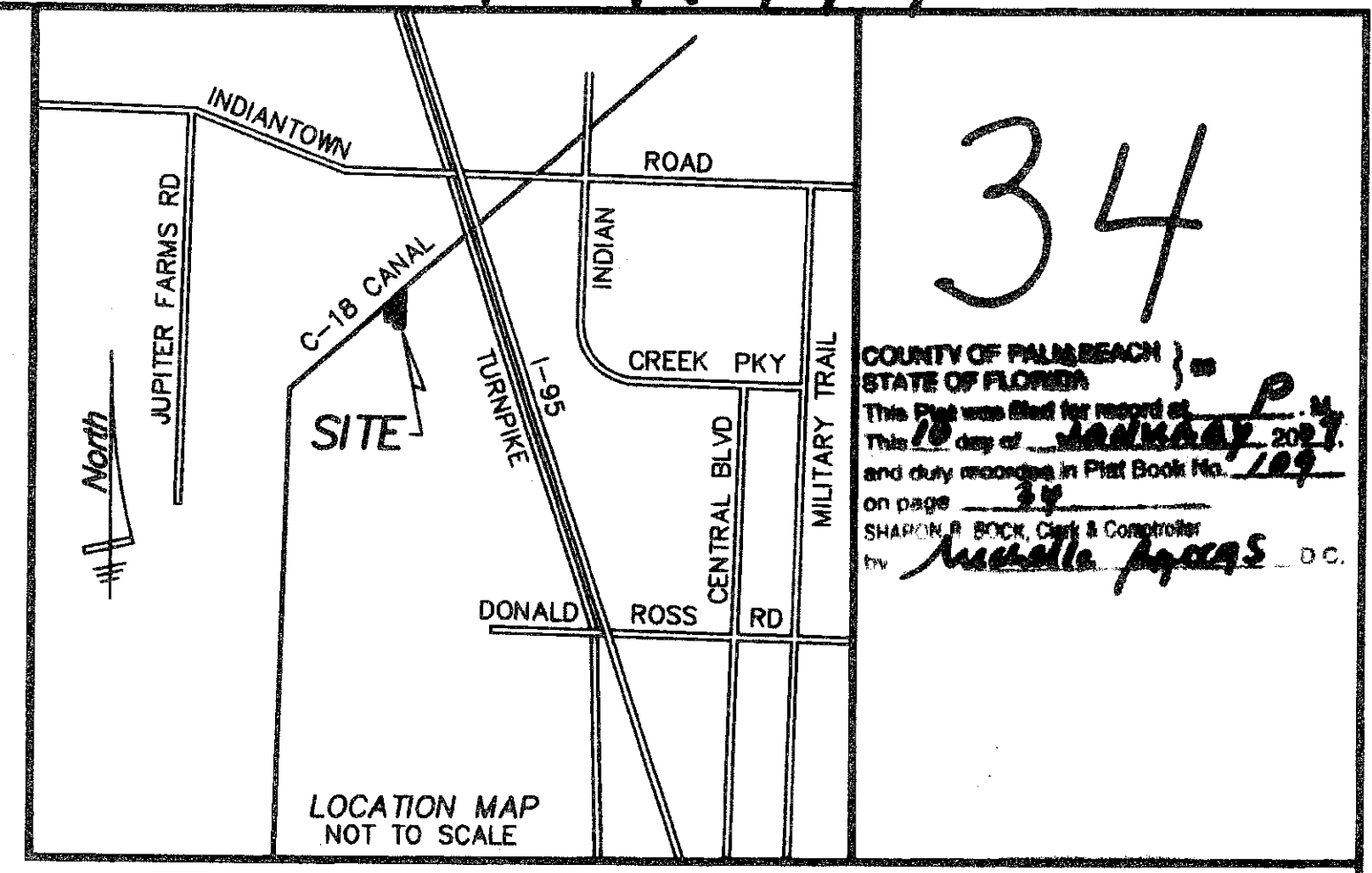
## LEGEND:

- R = RADIUS OF ARC
- Δ = CENTRAL ANGLE OF ARC
- A = LENGTH OF ARC
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- O.R.B. = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG. = PAGE
- D.B. = DEED BOOK
- = PERMANENT REFERENCE MONUMENT LB 4431 (UNLESS OTHERWISE NOTED)

**LIDBERG LAND SURVEYING, INC.**  
LB 4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33468 TEL: 561-746-8454

20070016477

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COUNTY OF PALM BEACH }  
STATE OF FLORIDA }  
This Plat was filed for record on  
This 18<sup>th</sup> day of December 2006  
and duly recorded in Plat Book No. 129  
on page 39  
SHARON R. BRICK, Clerk & Controller  
by *Nicolas Lopez* D.C.

00030-062

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, NICOLE SWARTZ, 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 COMMUNITIES FINANCE COMPANY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN THE STATE OF FLORIDA, 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.

DATE: 11/27/2006

BY: *Nicole Swartz*  
NICOLE SWARTZ  
ATTORNEY AT LAW  
LICENSED IN THE STATE OF FLORIDA  
FLORIDA BAR NO. 0177423

## TOWN OF JUPITER ACCEPTANCE:

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 18<sup>th</sup> DAY OF December, 2006, 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. Koenig, P.E.*  
DOUG P. KOENIG, P.E. TOWN ENGINEER

"PARCEL 19 WESTERN REPUMP STATION" IS HEREBY APPROVED FOR RECORD THIS 18<sup>th</sup> DAY OF December, 2006.

BY: *Karen J. Golonka*  
KAREN J. GOLONKA  
MAYOR

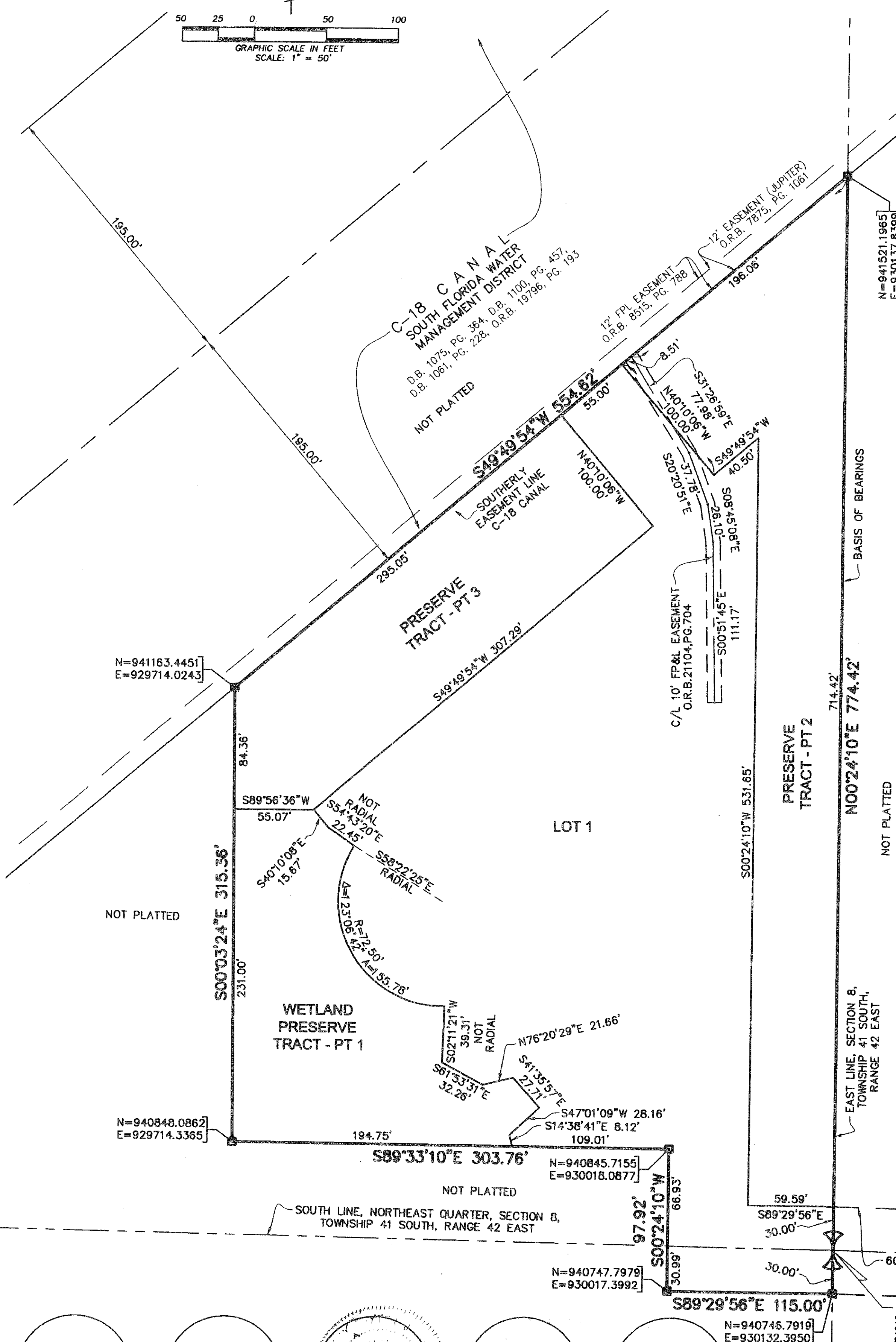
ATTEST: *Sally M. Boylan*  
SALLY M. BOYLAN  
TOWN CLERK

## SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 00°24'10" EAST ALONG THE EAST LINE OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2) NO STRUCTURES OR BUILDING OF ANY KIND SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN OF JUPITER.
- 3) THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

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 PREPARED BY WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER, IN THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. (561) 746-8454. CERTIFICATE OF AUTHORIZATION No. LB 4431.



COMMUNITIES FINANCE COMPANY, LLC  
NORTHERN P.B. COUNTY IMPROVEMENT DISTRICT  
SURVEYOR  
TOWN ENGINEER  
TOWN OF JUPITER