KNOW ALL MEN BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 3 TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WEST JUPITER HOUSING 2. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### DESCRIPTION PARCEL 1

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. BEING THE SOUTH 408 FEET OF THE NORTH 424.5 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH RANGE 42 EAST, LESS THE NORTH 32.5 FEET THEREOF TAKEN BY PALM BEACH COUNTY FOR ROAD RIGHT-OF-WAY PURPOSES, LESS ALSO THAT PORTION LYING EAST OF A LINE 660.0 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3.

#### ALSO DESCRIBED AS:

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FROM THE NORTHWEST CORNER OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, PROCEED SOUTHERLY ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 60.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTHERLY / LONG SAID WEST LINE 364.5 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER 306.43 FEET TO A LINE 660.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3; THENCE NORTHERLY ALONG SAID PARALLEL LINE 364.5 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE THENCE WESTERLY PARALLEL TO SAID NORTH LINE 309.50 FEET TO THE POINT OF BEGINNING.

#### DESCRIPTION PARCEL 2

THAT PORTION OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST; LESS HOWEVER, THE NORTH 424.5 FEET; ALSO LESS THAT PORTION OF SAID EAST 1/2 LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

FROM THE SOUTHWEST CORNER OF SAID SECTION 3, BEAR S 88'54'17" E ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 958.64 FEET; THENCE N 01°05'57" E, ALONG THE WEST LINE OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3, A DISTANCE OF 16.50 FEET; THENCE CONTINUE N 01'05'57" E, ALONG SAID WEST LINE, A DISTANCE OF 1155.41 FEET; THENCE S 89°09'04" E, A DISTANCE OF 322.87 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE N 01'15'40" E, ALONG SAID EAST LINE. A DISTANCE OF 106.50 FEET TO A POINT IN THE SOUTH LINE OF A 60.00 FEET RIGHT-OF-WAY, AS RECORDED IN O.R. BOOK 3485, PAGE 1142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S 89'09'44" E, ALONG THE SOUTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, (A PORTION OF WHICH IS RECORDED IN O.R. BOOK 3485, PAGE 1144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 323.17 FEET TO A POINT IN THE EAST LINE OF THE WEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 3; THENCE S 01'25'22" W, ALONG SAID EAST LINE, A DISTANCE OF 506.82 FEET, FOR A POINT OF BEGINNING OF THE AFOREMENTIONED LINE; THENCE S 88'54'17" E A DISTANCE OF 321.73 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 TO A POINT BEING THE END OF SAID LINE. MORE PARTICULARLY DESCRIBED AS:

#### DESCRIPTION OVERALL PARCEL (PARCEL 1 AND PARCEL 2)

A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FROM THE SOUTHWEST CORNER OF SAID SECTION 3, BEAR SOUTH 88'54'17" EAST ALONG THE SOUTH LINE OF SAID SECTION 3 A DISTANCE OF 958.64 FEET; THENCE NORTH 01°05'57" EAST, ALONG THE WEST LINE OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 16.50 FEET; THENCE CONTINUE NORTH 01°05'57" EAST, ALONG SAID WEST LINE, A DISTANCE OF 1155.41 FEET; THENCE SOUTH 89'09'04" EAST, A DISTANCE OF 322.87 FEET TO A POINT IN THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE NORTH 01"15'40" EAST, ALONG SAID EAST LINE, A DISTANCE OF 106.50 FEET TO A POINT IN THE SOUTH LINE OF A 60.00 FEET RIGHT-OF-WAY, AS RECORDED IN O.R. BOOK 3485, PAGE 1142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 89'09'44" EAST, ALONG THE SOUTH LINE OF SAID 60.00 FOOT RIGHT-OF-WAY, (A PORTION OF WHICH IS RECORDED IN O.R. BOOK 3485, PAGE 1144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA), A DISTANCE OF 323.17 FEET TO A POINT IN THE EAST LINE OF THE WEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3 ALSO BEING THE POINT OF BEGINNING; THENCE SOUTHERLY ALONG WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SOUTH 01'25'22" WEST) A DISTANCE OF 506.82 FEET; THENCE SOUTH 88'54'17" EAST A DISTANCE OF 321.73 FEET MORE OR LESS TO A POINT IN THE EAST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTHERLY ALONG SAID EAST LINE (NORTH 01'35'02" EAST) A DISTANCE OF 143.75 FEET; THENCE WESTERLY PARALLEL TO THE NORTH LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST OUARTER OF THE SOUTHWEST QUARTER (NORTH 89'09'44" WEST) A DISTANCE OF 15.80 FEET TO A LINE 660.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF SECTION 3; THENCE NORTHERLY ALONG SAID PARALLEL LINE (NORTH 01'54'20" EAST) A DISTANCE OF 364.56 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL TO SAID NORTH LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE WESTERLY PARALLEL TO SAID NORTH LINE (NORTH 89'09'44" WEST) A DISTANCE OF 309.43 FEET TO THE POINT OF BEGINNING.

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

TRACT R-1. AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET

THE WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE. LAKE MAINTENANCE. AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC.

WEST JUPITER HOUSING 2 & HOMEOWNERS' ASSOCIATION, INC. 

MORTGAGEE'S SEAL



# WEST JUPITER HOUSING 2

IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA JANUARY 2013 SHEET 1 OF 2

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

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACT OS-2. AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT OS-1. AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMFOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT B-1 AND TRACT B-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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 \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2013.

HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

#### **ACKNOWLEDGMEN**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRAD JANKOWSKI WHO IS PERSONALLY KNOWN TO ME, OR AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HABITAT FOR HUMANITY OF PALM BEACH COUNTY. INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT THE SEAL 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 10 DAY OF January MY COMMISSION EXPIRES: April 5, 2015

PAULA J PORTCH MY COMMISSION # EEOS EXPIRES April 05, 20% Florida Notary Service.com

Paula J Portch PRINT NAME

NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. EE 08/617

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON. DATED THIS \_\_ 10 DAY OF \_\_ January \_\_\_, 2013.

WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION. INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

Martin L. Bixler III

Bernard J Godek

**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH

COUNTY

ENGINEER'S SEAL

BEFORE ME PERSONALLY APPEARED BRAD JANKOWSKI WHO IS PERSONALLY KNOWN TO ME, OR AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WEST JUPITER HOUSING 2 HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 \_\_\_\_ \O\_\_\_ DAY OF January

MY COMMISSION EXPIRES: April 5, 2015 FAULA SCATCH PRINT NAME MY COMME TO BE SECOND 5 PHILE April 05 2015

Paula J. Portch NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. EE 081617

#### 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 23223 AT PAGE 1078 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID POLITICAL SUBDIVISION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT COUNTY ADMINISTRATOR AND ITS SEAL TO BE AFFIXED 

ASSISTANT COUNTY

**ADMINISTRATOR** 

PALM BEACH COUNTY A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA Sharan Do Brogue WITNESS:

**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPREARED SHANNON LOROCQUE WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED CUSIMOLIA KANDE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT COUNTY ADMINISTRATOR OF PALM BEACH COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS ASSISTANT COUNTY ADMINISTRATOR OF SAID POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID POLITICAL SUBDIVISION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF PALM BEACH

WITNESS MY HAND AND OFFICIAL SEAL THIS \_

BARBARA'S, KENNEDY MY COMMISSION # EE 828575 EXPIRES: August 27, 2018 onded Thru Notary Public Underwitte NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. EE 828 545

#### 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 24647 AT PAGE 0319 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY HAS AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS DOWN OF DIRECTORS THIS THIS DAY OF AND WAY 2013.

HOUSING FINANCE AUTHORITY OF PALM BEACH COUNTY. FLORIDA A PUBLIC BODY CORPORATE AND POLITICAL ENTITY WITNESS:

WITNESS: Jennifer Hamilton

**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH

> BEFORE ME PERSONALLY APPEARED BOOK TENY SMITH WHO IS PERSONALLY KNOWN AS MENTIFICATION AND WHO EXECUTED THE TO ME. OR PROVIDED FOREGOING INSTRUMENT AS FOREGOING INSTRUMENT AS \_\_\_\_\_\_\_ OF HOUSING AND FINANCE AUTHORITY OF PALM BEACH COUNTY, FLORIDA, A PUBLIC BODY CORPORATE AND POLITICAL ENTITY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR PUBLIC BODY CORPORATE AND POLITICAL ENTITY AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PUBLIC BODY CORPORATE AND POLITICAL ENTITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: 8/19/2014

show T C. Meeks Sharon PRINT NAME NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. EE018846

0.23 ACRES



#### TABULAR DATA TABLE

TOTAL ACRES = 3.63

NUMBER OF LOTS SINGLE FAMILY ZERO LOT LINE TOTAL =

SITE PLAN WEST JUPITER HOUSING 2 PETITION NUMBER 03-062

LOT DENSITY 5.23 DWELLING UNITS PER ACRE

LAND USE TABLE PARCEL 0.70 ACRES FOUNDATION WAY 0.04 ACRES TRACT OS-1 0.19 ACRES TRACT OS-2 0.40 ACRES TRACT B-1 0.02 ACRES TRACT B-2

WATER MANAGEMENT TRACT

WEST INDIANTOWN ROAD BROOKER / BLVD JUPITER GARDENS LOCATION MAP JUPITER (NOT TO SCALE) PARK DRIVE

20130046192

TITLE CERTIFICATE

STATE OF FLORIDA COUNTY OF PALM BEACH

WILTON WHITE, 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 TO HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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

WILTON WHITE FLORIDA BAR NO. 782531

### **COUNTY ENGINEER:**

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

> GEORGE T. WEBB, P.E. COUNTY ENGINEER

COUNTY OF PALM BEACH )

STATE OF FLORIDA

SHARON R. BOCK,

CLERK AND COMPTROLLER

#### <u>SURVEYOR'S CERTIFICATE</u>

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

IMOTHY C WHITAKER PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 6620, STATE OF FLORIDA

## SURVEYOR'S NOTES

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "PRM LB 4318" PERMANENT CONTROL POINTS ARE SHOWN THUS: • "PCP LB 4980"

THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF SOUTH 88 DEGREES, 54 MINUTES, 17 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3 (NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT). BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY, FLORIDA. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED

BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE

ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

DISTANCES ARE IN THE HORIZONTAL PLANE.

9. PLAT POSITION AND ORIENTATION COORDINATES SHOWN ARE GRID DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT ZONE = FLORIDA EAST

LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES SHOWN ARE GROUND DISTANCES SCALE FACTOR = 1.00003150

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE POSITIONAL ACCURACY EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY

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 PALM BEACH COUNTY, FLORIDA.

WEST JUPITER HOUSING 2

THIS INSTRUMENT WAS PREPARED BY TIMOTHY C WHITAKER. PLS OF CYPRESS LAND SURVEY'S, INC., 702 AVE A NORTHWEST, WINTER HAVEN, FLORIDA 33881

CYPRESS LAND SURVEY'S, INC. 702 Avenue "A", N.W. Winter Haven, Florida 33881-3139 Phone (863) 299-8165 Fax (863) 294-4301 Florida License # L.B. 4980

SHEET NO.

SCALE: N/A DATE: JANUARY 2013

JOB NO. KE PHASE II

KE PHASE II.DWG

ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT

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.