

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT TIERRA DEL SOL AT JUPITER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS TIERRA DEL SOL AT JUPITER II, BEING A REPLAT OF A PORTION OF TRACTS "D" AND "E", ACCORDING TO THE PLAT OF TIERRA DEL SOL AT JUPITER, AS RECORDED IN PLAT BOOK 111, PAGES 7-9 AND LYING IN GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS TIERRA DEL SOL AT JUPITER II, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT "D"; THENCE N 23°20'01" W ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (US HIGHWAY ONE), AS RECORDED ON SAID PLAT OF TIERRA DEL SOL AT JUPITER, 115.95 FEET TO THE SOUTH LINE OF TRACT "A" OF SAID PLAT OF TIERRA DEL SOL AT JUPITER; THENCE S 66°39'59" W ALONG SAID SOUTH LINE OF TRACT "A", 45.18 FEET; THENCE N 89°33'18" W ALONG SAID SOUTH LINE, 77.32 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 42.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 66°13'18", A DISTANCE OF 48.54 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N 23°20'01" W ALONG THE WEST LINE OF SAID TRACT "A", 128.32 FEET; THENCE S 86°34'57" W, 82.27 FEET; THENCE S 66°39'59" W, 10.65 FEET TO THE WEST LINE OF SAID TRACT "D"; THENCE S 23°20'01" E ALONG SAID WEST LINE, 135.38 FEET; THENCE S 28°41'56" E ALONG SAID WEST LINE, 100.84 FEET; THENCE S 61°17'10" E ALONG SAID WEST LINE, 18.15 FEET TO THE SOUTH LINE OF SAID TRACT "D"; THENCE S 89°33'18" E ALONG SAID SOUTH LINE, 227.74 FEET TO THE POINT OF BEGINNING; THENCE BEGIN AGAIN AT THE SOUTHEAST CORNER OF SAID TRACT "E"; THENCE N 23°20'01" W ALONG THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 5 (US HIGHWAY ONE), AS RECORDED ON SAID PLAT OF TIERRA DEL SOL AT JUPITER, 210.31 FEET; THENCE S 46°45'02" W, 107.06 FEET; THENCE S 66°39'59" W, 16.34 FEET TO THE EAST LINE OF TRACT "A" OF SAID PLAT OF TIERRA DEL SOL AT JUPITER; THENCE S 23°20'01" E ALONG SAID EAST LINE OF TRACT "A", 128.10 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 18.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 66°13'18", A DISTANCE OF 20.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S 89°33'18" E ALONG THE NORTH LINE OF SAID TRACT "A", 79.70 FEET; THENCE N 66°39'59" E ALONG SAID NORTH LINE OF SAID TRACT "A", 19.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 34.50 FEET; THENCE EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°31'55", A DISTANCE OF 14.17 FEET TO THE POINT OF BEGINNING.

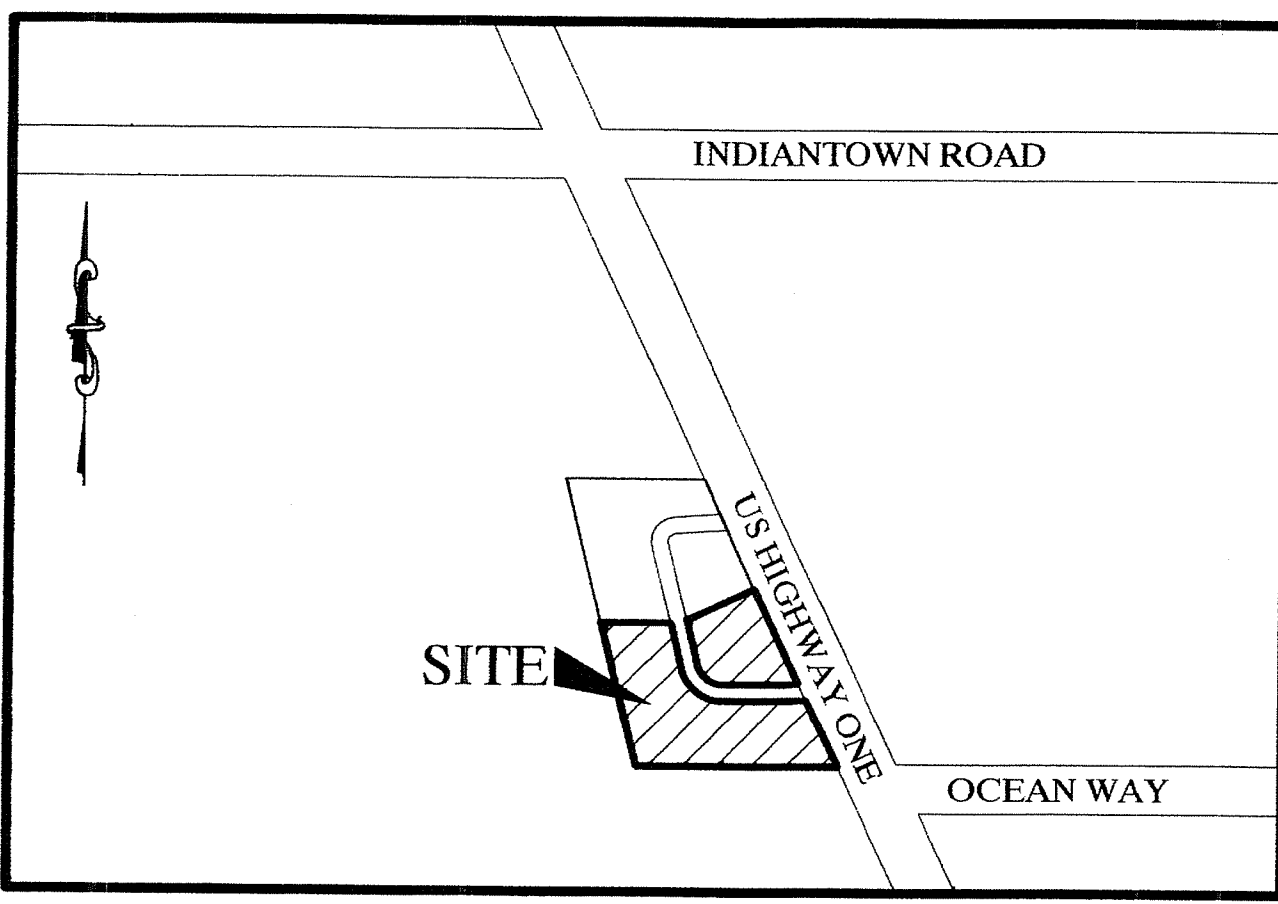
CONTAINING 56,291 SQUARE FEET OR 1.292 ACRES, MORE OR LESS.

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

- 1. TRACTS "F", "G", AND "H", AS SHOWN HEREON, ARE HEREBY RESERVED TO TIERRA DEL SOL AT JUPITER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND OR ASSIGNS, FOR THE FUTURE RESIDENTIAL DEVELOPMENT AND RELATED PROPER PURPOSES, INCLUDING, WITHOUT LIMITATION, RECREATION, OPEN SPACE, UTILITIES, DRAINAGE, PARKING, PEDESTRIAN ACCESS, AND ENTRY GATE FACILITIES, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
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 MAINTENANCE OF OTHER UTILITIES.
3. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TIERRA DEL SOL AT JUPITER CONDOMINIUM 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.
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 ACCESS EASEMENTS, 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 SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS AND SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
5. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE SIDEWALKS WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE, FOR PUBLIC PURPOSES, ANY AND ALL SIDEWALKS SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE SIDEWALKS WITHIN THE LIMITS OF THIS PLAT. THE TOWN MAY REQUIRE THE TIERRA DEL SOL AT JUPITER CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
6. RIVERWALK MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONSTRUCTION AND MAINTENANCE OF THE RIVERWALK.
7. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
8. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHIN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.
9. THE PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TIERRA DEL SOL AT JUPITER CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

TIERRA DEL SOL AT JUPITER II

BEING A REPLAT OF A PORTION OF TRACTS "D" AND "E", ACCORDING TO THE PLAT OF TIERRA DEL SOL AT JUPITER, AS RECORDED IN PLAT BOOK 111, PAGES 7-9 AND LYING IN GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AUGUST 2014



LOCATION MAP (NOT TO SCALE)

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, RONALD ELLISH, THIS 11th DAY OF September, 2014.

TIERRA DEL SOL AT JUPITER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY: RONALD ELLISH AS MANAGER

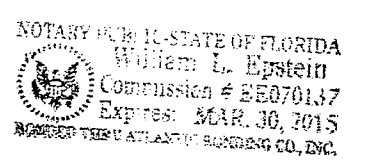
WITNESS: Amy B. Borich PRINTED NAME: Amy B. Borich
WITNESS: Christina A. Kienast PRINTED NAME: Christina A. Kienast

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RONALD ELLISH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [ID] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF TIERRA DEL SOL AT JUPITER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF September, 2014.



WILLIAM L. EPSTEIN NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 3/30/2015 FLORIDA COMMISSION NO.: EE070137

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, WILLIAM L. EPSTEIN, 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 TIERRA DEL SOL AT JUPITER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: September 9, 2014 WILLIAM L. EPSTEIN, FLORIDA BAR NO. 0813664

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF Palm Beach

TIERRA DEL SOL AT JUPITER CONDOMINIUM ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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 15th DAY OF September, 2014.

TIERRA DEL SOL AT JUPITER CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION THOMAS DONCHEZ PRESIDENT

WITNESS: FRANK C. WOOD PRINTED NAME: FRANK C. WOOD

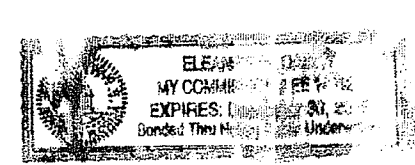
WITNESS: GREGORY T. FUGER PRINTED NAME: GREGORY T. FUGER

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED THOMAS DONCHEZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [ID] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TIERRA DEL SOL AT JUPITER CONDOMINIUM ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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 15th DAY OF September, 2014.



SALLY M. BOWEN NOTARY PUBLIC PRINTED NAME

MY COMMISSION EXPIRES: 7/18/2015 FLORIDA COMMISSION NO.: ES 144128

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 MONUMENTS ACCORDING TO SECTION 177.091(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.

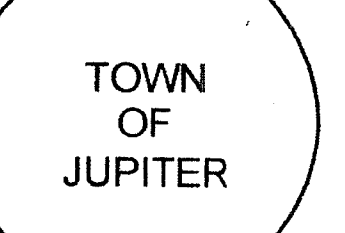
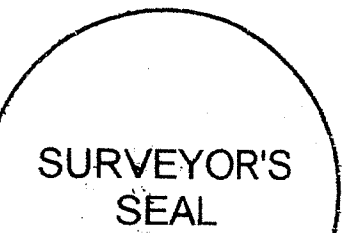
DAN W. DAILEY LICENSE NO. 2439 STATE OF FLORIDA

SEPTEMBER 15, 2014 DATE

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO.5 (US HIGHWAY ONE), BEING N 23°20'01" W.
2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.00004927 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 TAKE PRECEDENCE.
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.
11) THE SUBJECT PROPERTY IS ONE AND THE SAME PROPERTY AS WAS CONVEYED TO TIERRA DEL SOL AT JUPITER, II, LLC PURSUANT TO THAT CERTAIN CORRECTIVE SPECIAL WARRANTY DEED DATED MARCH 13, 2014 AND RECORDED ON APRIL 8, 2014 IN OFFICIAL RECORDS BOOK 26714, PAGE 722, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for Record at 15:28 pm on this 15th day of September, 2014 and duly recorded in Public Records Book 26714 Page 722. Sharon R. Beak, Clerk & Comptroller



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 12th DAY OF September, 2014, 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. KOENICKE, P.E. TOWN ENGINEER

THE PLAT OF TIERRA DEL SOL AT JUPITER II, IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF September, 2014.

BY: KAREN J. GOLONKA, MAYOR ATTEST: SALLY M. BOWEN TOWN CLERK

SHEET 1 OF 2 DAILEY AND ASSOCIATES, INC. Surveying and Mapping 112 N. U.S. Highway No. 1 Tequesta, FL 33469 Phone: (561) 746-8424 BUSINESS LICENSE: LB# 2799