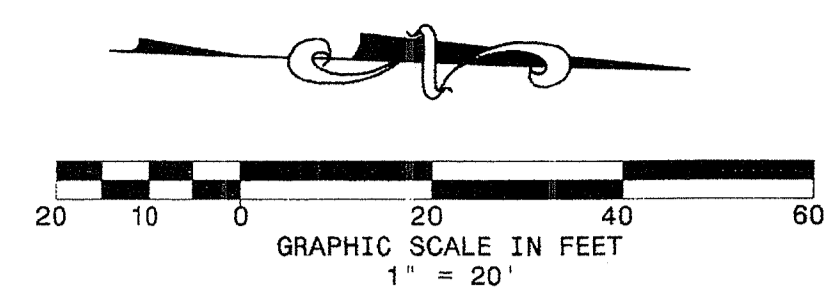


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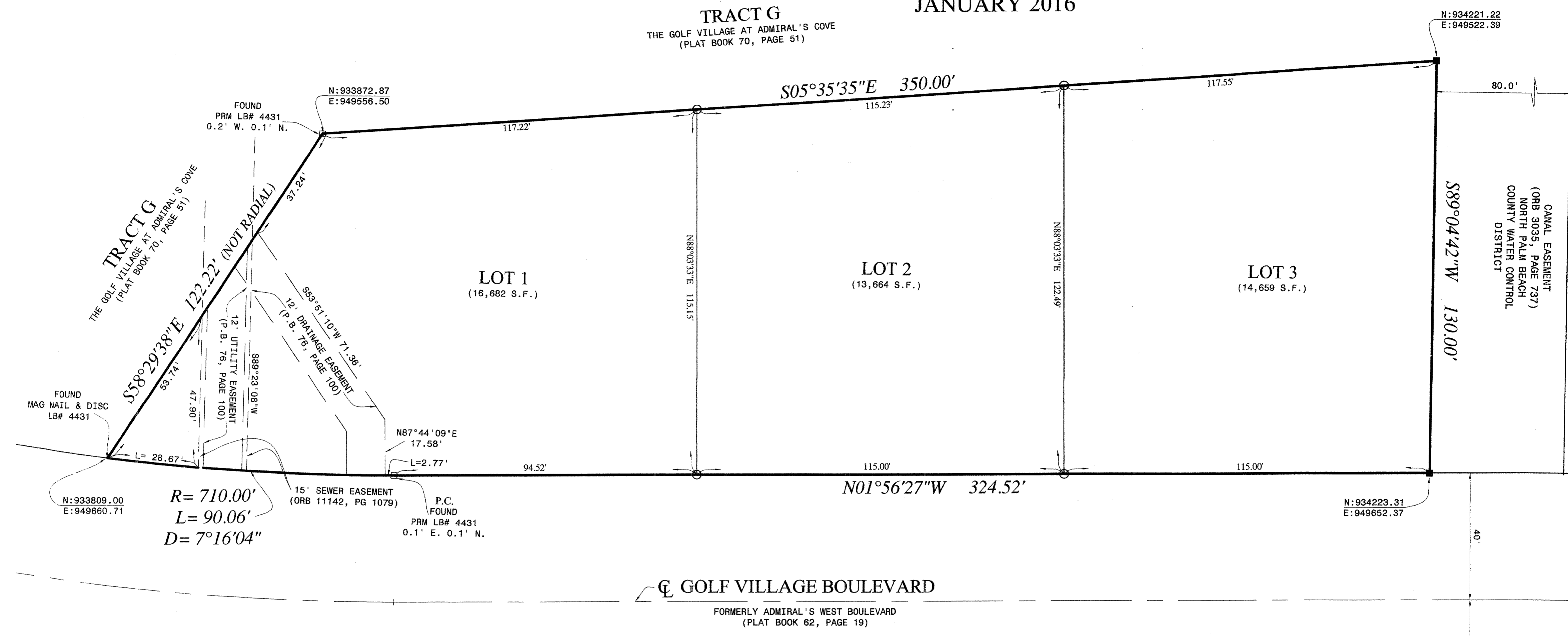
# GOLF VILLAGE AT ADMIRAL'S COVE LOT 84 REPLAT

BEING A REPLAT OF LOT 84, ACCORDING TO THE PLAT OF PARCELS D1 & D2 - GOLF VILLAGE AT ADMIRAL'S COVE - PARTIAL RE-PLAT, AS RECORDED IN PLAT BOOK 76, PAGES 100 AND 101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA



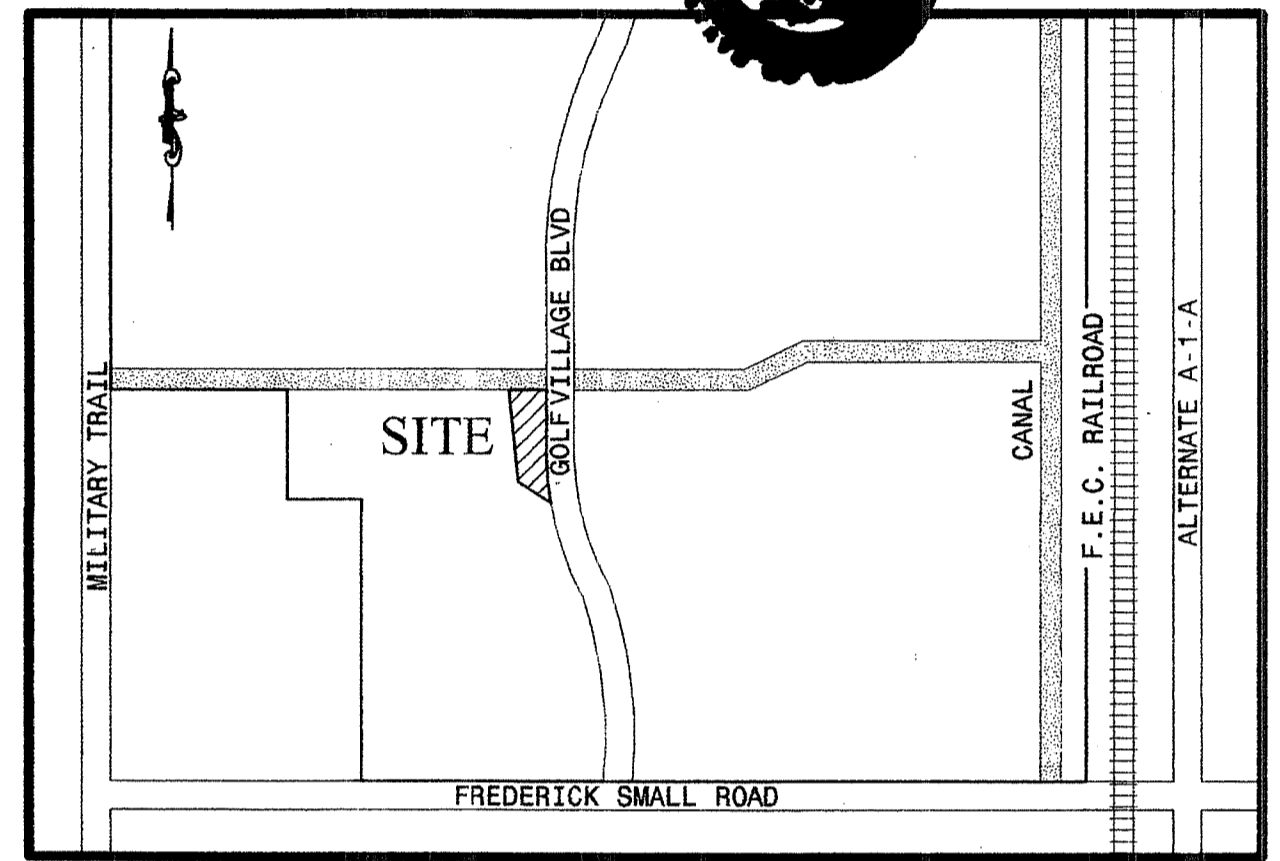
TRACT G  
THE GOLF VILLAGE AT ADMIRAL'S COVE  
(PLAT BOOK 70, PAGE 51)

JANUARY 2016

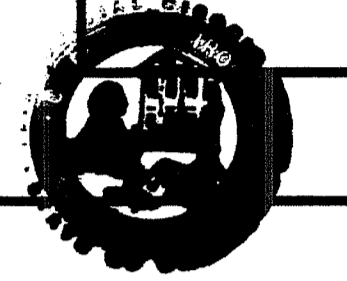


**LEGEND**

- SET 4x4 PERMANENT REFERENCE MONUMENT (P.R.M.) "LB# 2799"
- SET 5/8" IRON ROD/CAP "LB# 2799"
- P.C. POINT OF CURVATURE
- PRM PERMANENT REFERENCE MONUMENT
- R RADIUS
- D INTERIOR ANGLE
- L ARC LENGTH
- CHB CHORD BEARING
- CHD CHORD DISTANCE
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- P.B. PLAT BOOK
- S.F. SQUARE FEET
- ORB OFFICIAL RECORD BOOK



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record on 1/12/16 at 10:49 AM.  
on 1/12/16 by of February 12, 2016  
and duly recorded in Plat Book 76, Page 100.  
cd Page(s) 54  
Sharon R. Beck, Clerk & Comptroller  
Thomas R. Gordon, Jr.



## DEDICATION

KNOWN ALL BY THESE PRESENTS, THAT MAXWELL BUILDING CORPORATION, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS GOLF VILLAGE AT ADMIRAL'S COVE LOT 84 REPLAT, BEING A REPLAT OF LOT 84, ACCORDING TO THE PLAT OF PARCELS D1 AND D2 - GOLF VILLAGE AT ADMIRAL'S COVE - PARTIAL RE-PLAT, AS RECORDED IN PLAT BOOK 76, PAGES 100 AND 101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

CONTAINING 1.03 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

LOTS 1, 2 AND 3 ARE HEREBY RESERVED TO MAXWELL BUILDING CORPORATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND OR ASSIGNS FOR FUTURE RESIDENTIAL DEVELOPMENT AND RELATED PROPER PURPOSES.

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 12th DAY OF February, 2016.

WITNESS: Christine L. Booth  
Christine L. Booth  
PRINT NAME  
BY: Michael O. Maxwell, Sr.  
MICHAEL O. MAXWELL SR., PRESIDENT

WITNESS: Barry B. Byrd  
Barry B. Byrd  
PRINT NAME

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED MICHAEL O. MAXWELL, SR. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAXWELL BUILDING CORPORATION, A FLORIDA 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 12th DAY OF February, 2016.  
MY COMMISSION EXPIRES 2/10/17  
Christine L. Booth  
NOTARY PUBLIC  
Christine L. Booth  
PRINT NAME  
FLORIDA COMMISSION NO. EE872222

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, BARRY B. BYRD, 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 MAXWELL BUILDING CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: February 12, 2016  
Barry B. Byrd  
FLORIDA BAR NO. 297976

## 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.

Gregory T. Tucker  
GREGORY T. TUCKER  
LICENSE NO 6147  
STATE OF FLORIDA  
DATE 2-12-2016

## 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 16th DAY OF February, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

BY: Doug P. Koenick  
DOUG P. KOENICKE, P.E.  
TOWN ENGINEER

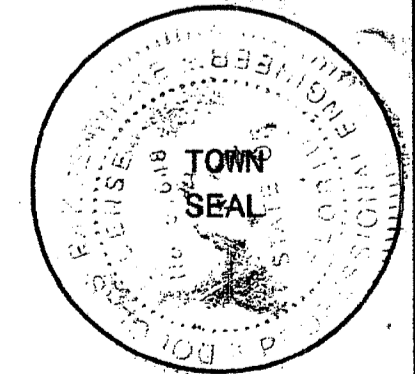
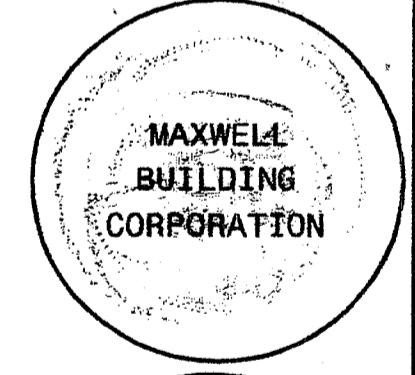
THE PLAT OF GOLF VILLAGE AT ADMIRAL'S COVE LOT 84 REPLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF February, 2016.

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

BY: Sally M. Boylan  
SALLY M. BOYLAN, TOWN CLERK

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON THE WEST RIGHT-OF-WAY LINE OF GOLF VILLAGE BOULEVARD, BEING N01°56'27"W.
- ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000040054 TO CONVERT TO GRID DISTANCE.
- 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.
- 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.
- 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.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
- INES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- "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 PLAT IS A REPLAT OF A PORTION OF THE PLAT PARCELS D1 & D2 - GOLF VILLAGE AT ADMIRAL'S COVE-PARTIAL RE-PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 76, PAGES 100 THROUGH 101. THE RECORDED EASEMENTS SHOWN ON LOT 84 OF THAT PLAT ARE SHOWN HEREON, AND ARE TO REMAIN ACTIVE.
- THIS INSTRUMENT WAS PREPARED BY GREGORY T. TUCKER, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469



**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

FILE: 15-057 PLAT.DWG