

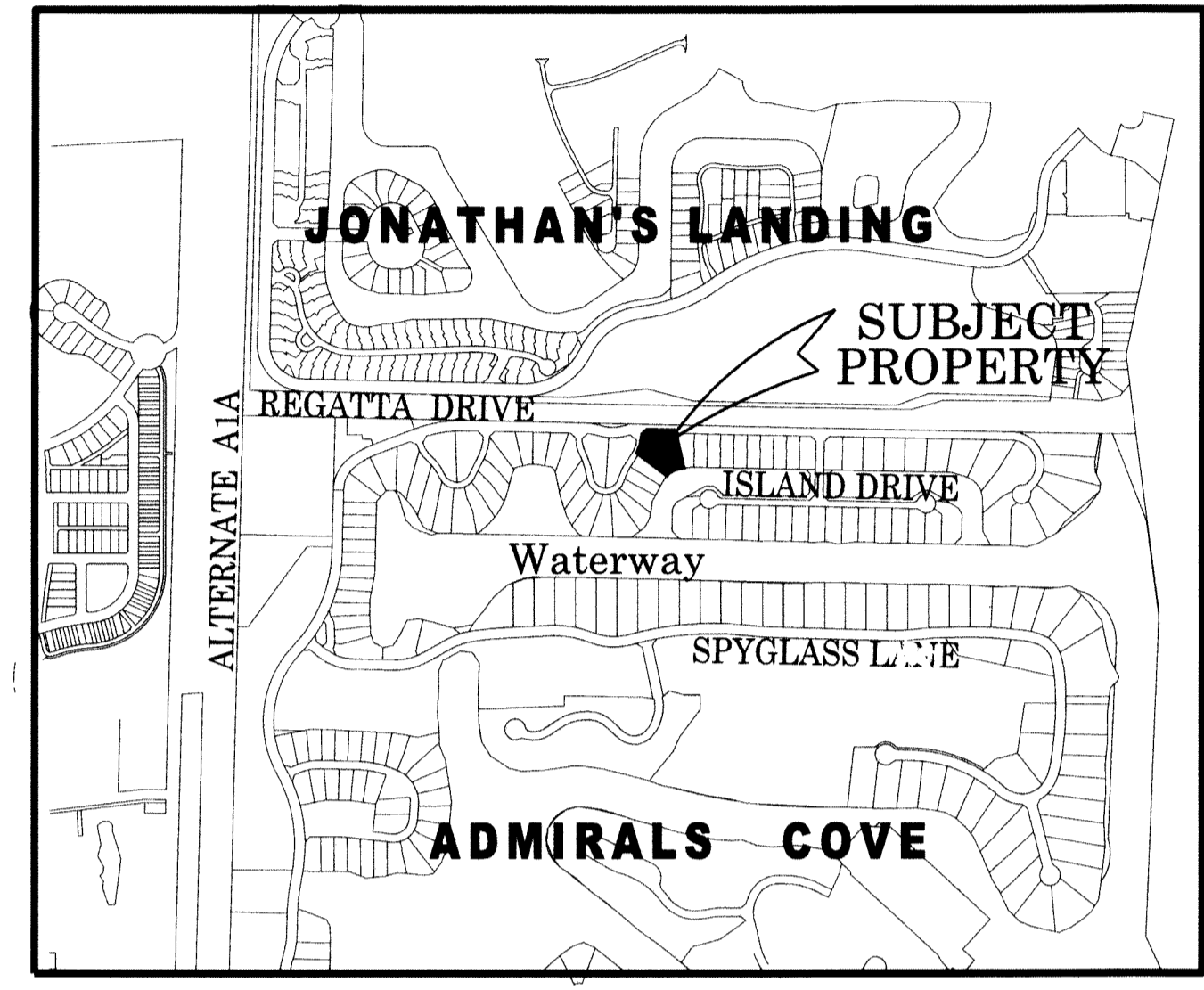
# ADMIRAL'S COVE - REPLAT OF LOTS RP-759 & RP-760

121

BEING A REPLAT OF LOTS RP-759 AND RP-760, AS SHOWN ON THE REPLAT OF PARCEL TWO, PLAT NO. 2, PARCEL "A" AT ADMIRAL'S COVE RECORDED IN PLAT BOOK 68, PAGES 197 AND 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 JANUARY 2021

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:12 P. M. THIS 14 DAY OF January 2021 AND DULY RECORDED IN PLAT BOOK 131 ON PAGES 121 THRU 122  
Joseph Abruzzo  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
CLERK OF CIRCUIT COURT & COMPTROLLER  
BY: *[Signature]* D.C.  
**SHEET 1 OF 2**



VICINITY MAP



### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT ALAN BERGER AND DARA BERGER, OWNERS OF THE LAND SHOWN HEREON AS "ADMIRAL'S COVE - REPLAT OF LOTS RP-759 & RP-760", BEING BEING A REPLAT OF LOTS RP-759 AND RP-760, AS SHOWN ON THE REPLAT OF PARCEL TWO, PLAT NO. 2, PARCEL "A" AT ADMIRAL'S COVE RECORDED IN PLAT BOOK 68, PAGES 197 AND 198, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
  
LOT RP-759, OF REPLAT OF PARCEL "TWO", PLAT NO. 2, PARCEL "A" AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
  
LOT RP-760, OF REPLAT OF PARCEL "TWO", PLAT NO. 2, PARCEL "A" AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGE 197, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
  
CONTAINING A TOTAL OF 28,623 SQUARE FEET OR 0.657 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:  
  
NO DEDICATION

IN WITNESS WHEREOF, WE, ALAN BERGER AND DARA BERGER, DO HEREUNTO SET OUR HANDS AND SEALS THIS 31st DAY OF December, 2020.  
  
WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Lori J. Christiansen ALAN BERGER  
  
WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Richard J. Wilkie DARA BERGER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 31st DAY OF December, 2020, BY ALAN BERGER AND DARA BERGER, WHO ARE  PERSONALLY KNOWN TO ME OR WHOM I HAVE PRODUCED:  
*Drivers license* (TYPE OF IDENTIFICATION) AS IDENTIFICATION  
*Drivers license* (TYPE OF IDENTIFICATION) AS IDENTIFICATION.  
MY COMMISSION EXPIRES: March 3, 2022  
*Kristen M. Williams*  
NOTARY PUBLIC  
PRINT NAME: KRISTEN M. WILLIAMS  
COMMISSION NUMBER: 66157619

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, STATEWIDE LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PURSUANT TO F.S. 177-041, A PROPERTY INFORMATION REPORT AS DEFINED IN F.S. 627.7843 HAS BEEN PROVIDED BY STATEWIDE LAND TITLE, INC. DISCLOSING THE ENTITY VESTED WITH TITLE AND ALL UNSATISFIED AND UNRELEASED MORTGAGES OF RECORD. THE DEDICATION OF THIS PLAT IS EXECUTED BY ALL PARTIES DISCLOSED IN THE PROPERTY INFORMATION REPORT.  
  
DATE: 12/24/2020  
BY: *[Signature]*  
PRINT NAME: WILLIAM T. JACKSON  
PRESIDENT

### 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 177.071, FLORIDA STATUTES, THIS 4th DAY OF January, 2021 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. KOENNICKE, P.E.  
TOWN ENGINEER  
  
ABACQA - REPLAT OF PARCEL B OF TRACT WK4A IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF January, 2021.  
  
BY: *[Signature]* ATTEST: *[Signature]*  
TODD R. WODRASKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

### SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT AND ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF REGATTA DRIVE, AS SHOWN ON PLAT NO. 2, PARCEL "A" AT ADMIRAL'S COVE, RECORDED IN PLAT BOOK 65, PAGES 73-77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS SOUTH 88°45'01" EAST.
- 2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3.) 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.
- 4.) IN THOSE CASES WHERE EASEMENTS OF 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.
- 5.) THIS PLAT IS A REPLAT OF LOTS RP-759 AND RP-760, AS SHOWN ON THE REPLAT OF PARCEL TWO, PLAT NO. 2, PARCEL "A" AT ADMIRAL'S COVE RECORDED IN PLAT BOOK 68, PAGES 197 AND 198. ALL PREVIOUS PLATTED LOT LINES AND EASEMENTS WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT. HOWEVER THE 10 FOOT UTILITY EASEMENT SHOWN ON PLAT BOOK 68, PAGES 197 AND 198 WILL SURVIVE THIS REPLAT.
- 6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

### SURVEYOR & MAPPER'S CERTIFICATE:

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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

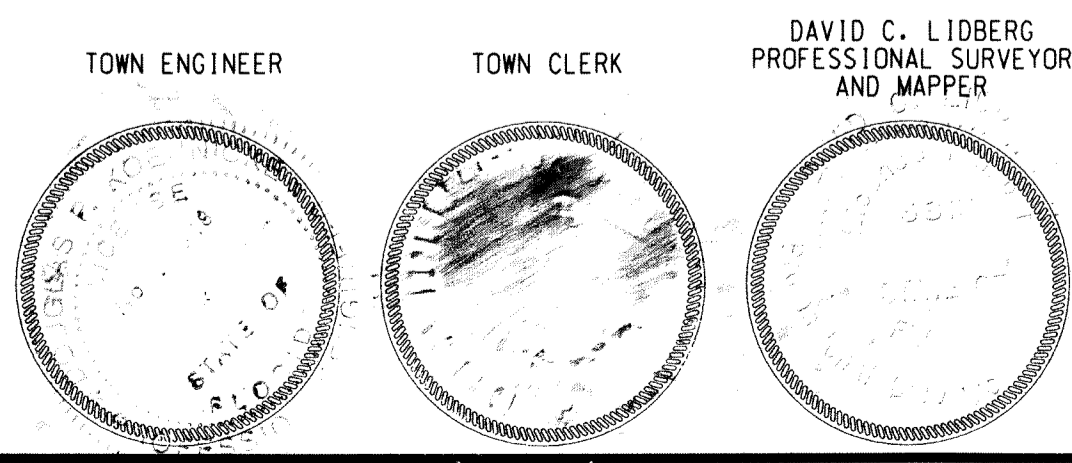
DATE: DECEMBER 23, 2020 BY: *[Signature]*  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- C.B. = CURVE'S CHORD BEARING
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- W/ = WITH

### LEGEND / ABBREVIATIONS

- = SET 5/8" IRON ROD & ALUMINUM CAP "PRM LB 4431"
- ⊙ = SET MAG NAIL & DISK "PRM LB 4431"



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

CAD.	K:\JUST \ 074143 \ 68-197 \ 19-105-306 \ 19-105-306.DGN		
REF.			
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OFF.	CASASUS		DATE JULY 2020
CKD.	D.C.L.	SHEET 1 OF 2	DWG. 019-105P