



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 07/25/75  
at 1:30 PM day of August  
1975, and duly recorded in the Public  
Records of said County, Florida,  
Book 149, Page 110  
Witness: J. DUNKLE, Clerk of County Court  
John Dunkle



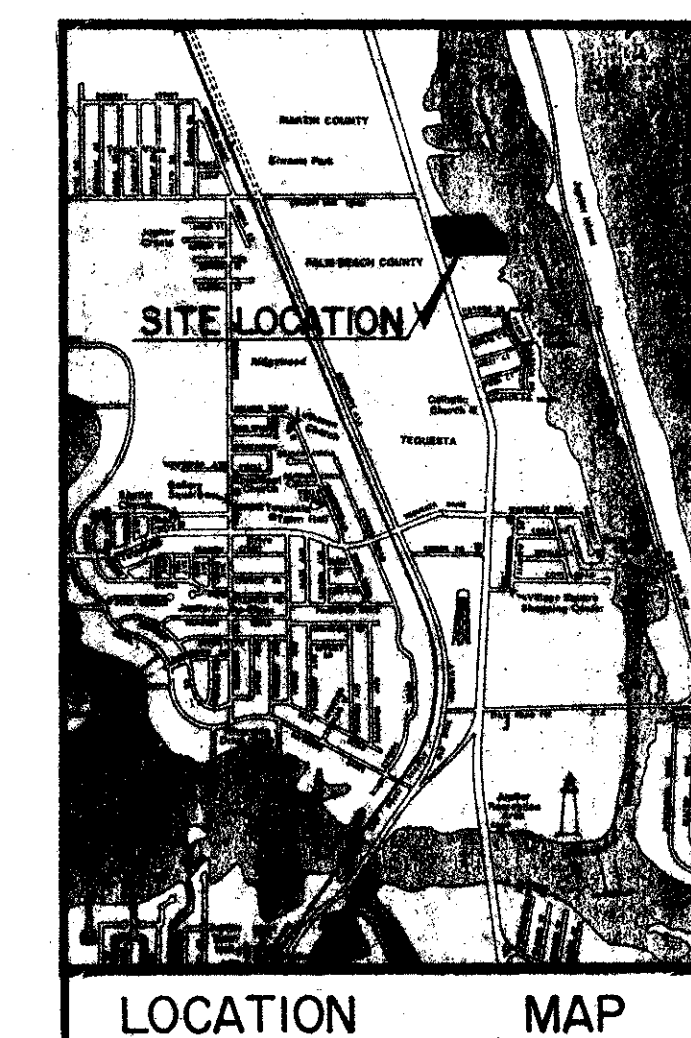
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# BROADVIEW CONDOMINIUM APARTMENTS

A PORTION OF GOV'T LOT 1  
SECTION 30, TWP. 40 S., RGE. 43 E.

## PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 SHEETS JULY 1975



THIS INSTRUMENT PREPARED BY:  
GARY V. PORTER  
FOR:  
LINDAHL, O'BRIEN, & BROWNING, INC.  
426 W. INDIANTOWN ROAD  
P.O. BOX 727  
JUPITER, FLORIDA 33458

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER INLET CORP., A FLORIDA CORPORATION, OWNER OF THE LAND HEREON, BEING IN GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BROADVIEW CONDOMINIUM APARTMENTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EASTERLY OF THE RIGHT-OF-WAY FOR UNITED STATES HIGHWAY NO. 1, (STATE ROAD NO. 5).  
LESS HOWEVER, THE NORTH 400 FEET AND THE SOUTH 450 FEET THEREOF.  
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:  
THAT PROMONTORY OF LAND IN GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FROM THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 1 AND THE CENTERLINE OF UNITED STATES HIGHWAY 1, (STATE ROAD 5) RUN SOUTHEASTERLY ON SAID CENTERLINE 419.57 FEET TO A POINT IN A LINE WHICH IS 400 FEET SOUTHERLY OF AND PARALLEL TO THE SAID NORTH LINE OF GOVERNMENT LOT 1; THENCE EASTERLY PARALLEL TO SAID NORTH LINE OF GOVERNMENT LOT 1 A DISTANCE OF 347.45 FEET, MORE OR LESS, TO THE EAST SHORE OF HOBE SOUND, (ALSO KNOWN AS JUPITER SOUND); THENCE CONTINUE EASTERLY ON SAME COURSE ACROSS THE MOUTH OF AN ESTUARY OF HOBE SOUND (WHICH EXTENDS SOUTHEASTERLY 200 FEET, MORE OR LESS) 110 FEET, MORE OR LESS, TO THE WESTERLY SHORE OF A PROMONTORY EXTENDING NORTHERLY TO THE SHORE OF HOBE SOUND WHICH IS THE POINT OF BEGINNING; THENCE CONTINUE EASTERLY ON SAME COURSE 235 FEET, MORE OR LESS, TO THE WESTERLY SHORE OF HOBE SOUND; THENCE MEANDER SAID SHORE IN THE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY DIRECTION 300 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

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

THAT THE TRACT FOR PRIVATE ROAD PURPOSES AS SHOWN IS HEREBY DEDICATED TO THE BROADVIEW CONDOMINIUM APARTMENT OWNERS ASSOCIATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

THAT THE AREAS INDICATED AS LIMITED ACCESS STRIPS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE UNDERSIGNED CORPORATION HAS CAUSED THEIR PRESENTS TO BE EXECUTED BY ITS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY.

JUPITER INLET CORP.

BY: Edward L. Stephenson PRESIDENT  
Joyce V. Backus VICE PRESIDENT  
WITNESS: Jan E. Browning  
Emmanuel M. Danallo

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD L. STEPHENSON AND JOYCE V. BACKUS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE ABOVE NAMED JUPITER INLET CORP., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, 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 25th DAY OF July, A.D. 1975.

### SURVEYOR'S NOTES

MONUMENTATION  
 DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) EXISTING OR SET AS INDICATED.  
 DENOTES PERMANENT CONTROL POINT (P.C.P.) EXISTING OR SET AS INDICATED.  
BEARING BASE:  
SOUTH LINE OF GOVERNMENT LOT 1, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST ASSUMED DUE WEST. ALL OTHER BEARINGS RELATED THERETO.

### SURVEYOR'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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS AND (P.C.P.'S) PERMANENT CONTROL POINTS HAVE BEEN PLACED AS REQUIRED BY LAW AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

James M. O'Brien  
REGISTERED LAND SURVEYOR NO. 1652  
STATE OF FLORIDA

### CONSENT OF MORTGAGE HOLDER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE HEREON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2133, PAGES 1290 - 1294 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

WITNESS: Emmanuel M. Danallo BY: Edward L. Stephenson  
WITNESS: Jan E. Browning

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD L. STEPHENSON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT JUPITER INLET CORP. EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF July, A.D. 1975.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, AMADEO A. MEITIN, 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 JUPITER INLET CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

Amadeo A. Meitin  
AMADEO A. MEITIN, ATTORNEY AT LAW

### APPROVAL

PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS  
THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 12th DAY OF August, A.D. 1975.

Ed Weaver

COUNTY ENGINEER  
THIS PLAT IS HEREBY FOUND TO MEET ALL REQUISITE STATE AND COUNTY LAWS AND ORDINANCES.

H. K. Kallit

ATTEST: JOHN DUNKLE, CLERK OF COUNTY COURT  
BY: John Dunkle, DEPUTY CLERK

# BROADVIEW CONDOMINIUM APARTMENTS