

THIS IS NOT A CONTRACT

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27, 200.00 FEET TO THE WEST; THENCE NORTH 10° 31' 31" E FOR 80.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 44° 22' 29" W FOR 625.45 FEET TO THE POINT OF CURVATURE OF A CURVE TANGENT TO THE NORTH, HAVING A RADIUS OF 340.00 FEET;

THENCE 335° 31' 44" E FOR 448.00 FEET;

THENCE 175° 55' 30" E FOR 261.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF LONGSHORE DRIVE, RECORDED IN OFFICIAL RECORD BOOK 5193, PAGES 1198 THROUGH 1199, OF SAID PUBLIC RECORDS, BEING A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 360.00 FEET;

THENCE SOUTHWESTERLY ALONG SAID RIGHT-OF-WAY AND CURVE TO THE POINT OF TANGENCY AND TO THE POINT OF BEGINNING;

CONTAINING 11.497 ACRES, MORE OR LESS.

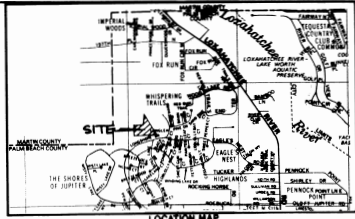
DECLARATIONS AND REPRESENTATIONS

KNOW ALL MEN BY THESE PRESENTS THAT JENIC DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THE PRESERVE AT JUPITER HOME OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS PLAT OF THE PRESERVE AT JUPITER, BEING A REPLAT OF A PORTION OF THE PLAT OF SHOREWOOD, RECORDED IN PLAT BOOK 61, PAGES 45 THROUGH 47, PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AS SHOWN HEREON, HAVE AGREED TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DECLARE AS FOLLOWS:

PLAT OF THE PRESERVE AT JUPITER

BEING A REPLAT OF A PORTION OF THE PLAT OF SHOREWOOD, RECORDED IN PLAT BOOK 61, PAGES 45 THROUGH 47, PALM BEACH COUNTY PUBLIC RECORDS, LYING IN SECTION 27, TOWNSHIP 40 SOUTH RANGE 42 EAST, PALM BEACH COUNTY FLORIDA

DECEMBER 1989 SHEET 1 OF 2



35

COUNTY OF PALM BEACH IN STATE OF FLORIDA
 This plat is filed for record in 35-36
 30 days after the date of this
 35-36 and duly recorded in the Public
 Records of Palm Beach County, Florida.
 Eddy B. Dunneil, Clerk of Court
 December 1989



IN WITNESS WHEREOF, JENIC DEVELOPMENT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THE SOLE OFFICER OF SAID CORPORATION, AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF December, 1989.

JENIC DEVELOPMENT CORPORATION
 A CORPORATION OF THE STATE OF FLORIDA

BY: *J. E. McNeil*
 JAMES E. McNEIL, PRESIDENT

IN WITNESS WHEREOF, I, *Carol M. Johnson*
 CAROL M. JOHNSON, SECRETARY

STATE OF FLORIDA
 COUNTY OF PALM BEACH

DOWNGRADES CONSENT

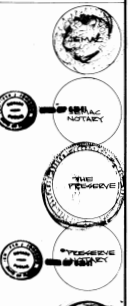
STATE OF PENNSYLVANIA
 COUNTY OF DELAWARE

BELL SAVINGS BANK PALM BEACH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *Carol M. Johnson* CORPORATE SECRETARY AND TESTED BY ITS PRESIDENT, *J. E. McNeil*, AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF December, 1989.

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBILITY AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. ALL NECESSARY PERMITS AND REQUIREMENTS (N.P.I.M.'s) HAVE BEEN SET AS REQUIRED BY LAW; THAT ALL NECESSARY PERMITS (N.P.I.M.'s) WILL BE SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE NECESSARY IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 173, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Paul G. Brooks
 PAUL G. BROOKS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA NO. 3426



BEFORE ME PERSONALLY APPEARED JAMES E. McNEIL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JENIC DEVELOPMENT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS THE SOLE 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.

IN WITNESS WHEREOF, I, *Richard G. Messer*
 RICHARD G. MESSER, NOTARY PUBLIC

STATE OF PENNSYLVANIA
 COUNTY OF DELAWARE

BELL SAVINGS BANK PALM BEACH
 BY: *Carol M. Johnson*
 CAROL M. JOHNSON, CORPORATE SECRETARY

IN WITNESS WHEREOF, I, *Richard G. Messer*
 RICHARD G. MESSER, NOTARY PUBLIC

ACKNOWLEDGMENT

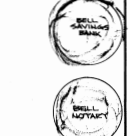
STATE OF PENNSYLVANIA
 COUNTY OF DELAWARE

BEFORE ME PERSONALLY APPEARED *Carol M. Johnson* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Carol M. Johnson* CORPORATE SECRETARY, RESPECTIVELY, OF BELL SAVINGS BANK PALM BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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.

IN WITNESS OF HAND AND OFFICIAL SEAL, THIS 23rd DAY OF December, 1989.

MY COMMISSION EXPIRES: *June 21, 1991*

Richard G. Messer
 RICHARD G. MESSER, NOTARY PUBLIC



IN WITNESS WHEREOF, THE PRESERVE AT JUPITER PROPERTY OWNERS' ASSOCIATION, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THE SOLE OFFICER OF SAID CORPORATION, AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF December, 1989.

ACKNOWLEDGMENT

STATE OF PENNSYLVANIA
 COUNTY OF DELAWARE

BEFORE ME PERSONALLY APPEARED *Carol M. Johnson* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Carol M. Johnson* CORPORATE SECRETARY, RESPECTIVELY, OF BELL SAVINGS BANK PALM BEACH, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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.

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IN WITNESS OF HAND AND OFFICIAL SEAL, THIS 23rd DAY OF December, 1989.

MY COMMISSION EXPIRES: *June 21, 1991*

Richard G. Messer
 RICHARD G. MESSER, NOTARY PUBLIC



IN WITNESS WHEREOF, THE PRESERVE AT JUPITER HOME OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT REQUIRE TO THE TOWN OF JUPITER, NOR TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

WE, I/JELT TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN JENIC DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND THE PRESERVE AT JUPITER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND THAT THE FOREGOING INSTRUMENT IS VALID AND EFFECTIVE IN FULL FORCE AND THAT ALL PORTAGES AND/OR ENCUMBRANCES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 02/08/92

Michael J. Jones
 INLET TITLE COMPANY
 900 S.W. 19th ST.
 JUPITER, FLORIDA 33477

THIS INSTRUMENT WAS PREPARED BY: PAUL G. BROOKS PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA NO. 3426

FOR: TIMOTHY J. MESSER, INC. 400 SANDWICH DRIVE SUITE 301 PALM BEACH GARDENS, FL 33403

- CONCRETE DATA**
- A) TOTAL AREA 11.497 ACRES
 - B) OPEN SPACE 3.292 ACRES
 - C) IMPERVIOUS/TYPE OF DRILLING UNITS 29 SINGLE FAMILY LOTS
 - D) DRILLING UNIT DENSITY 2.0 LOTS/AC

NO.	DATE	REVISION	APP'D BY

NOT FOR CONSTRUCTION UNLESS SHOWN IN THIS BLOCK

Timothy J. Messer, Inc.
 CONSULTING ENGINEERS

600 Sandtree Drive, Suite 301, Palm Beach Gardens, Florida 33403

DATE	
TIME	
BY	
CHECKED	
BY	