

PLAT OF HAMMOCK TRACE

IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 9:53 AM THIS 23 DAY OF
JUNE, A.D. 1994 AND
DULY RECORDED IN PLAT BOOK
72 ON PAGES 156
THROUGH 157

DOROTHY H. WILKIN
CLERK OF THE CLERK
BY: *Lisa A. Staley*
DEPUTY CLERK

DEDICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT IT IS THE OWNER OF THE PROPERTY IN THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HAMMOCK TRACE, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST; WITHIN THE MUNICIPAL LIMITS OF THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5664, PAGE 537; BOUNDED ON THE WEST BY THE EAST RIGHT-OF-WAY LINE OF PENNOCK LANE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5369, PAGE 900; BOUNDED ON THE SOUTH BY THE NORTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5369, PAGE 898; AND BOUNDED ON THE EAST BY THE WEST LINE OF THE PLAT OF BRENTWOOD, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 27, AT PAGE 174, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF THE PLAT OF SUMMER WOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 62, PAGES 45 AND 46, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89° 45' 34" EAST ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 679.21 FEET TO THE WESTERLY LINE OF THE PLAT OF BRENTWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGE 174, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01° 17' 42" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 931.59 FEET TO THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5369, PAGE 898, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87° 26' 59" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 240.59 FEET; THENCE NORTH 32° 34' 47" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 222.50 FEET; THENCE SOUTH 87° 24' 46" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 316.74 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PENNOCK LANE; THENCE NORTH 01° 22' 43" EAST ALONG SAID EASTERLY LINE, A DISTANCE OF 766.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.075 ACRES, MORE OR LESS.

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THIS LAND TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE THE FOLLOWING:

1. THE UTILITY EASEMENTS AS SHOWN HEREON IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION.
2. THE PRIVATE ROADS, TRACTS A THROUGH L, THE DRAINAGE EASEMENTS AND THE LANDSCAPE BUFFER EASEMENTS TO THE HAMMOCK TRACE HOME OWNERS ASSOCIATION INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
3. THE LIMITED ACCESS EASEMENTS AS SHOWN TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. TRACT M AN EXCLUSIVE EASEMENT TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, BUT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE HAMMOCK TRACE HOME OWNERS ASSOCIATION, INC.

IN WITNESS WHEREOF: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT AND ATTESTED BY ITS CONTROLLER AND ITS CORPORATE SEAL AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF May, 1994.

ATTEST: *Leona Hammond* BY: *David Barclay*
LEONA HAMMOND DAVID BARCLAY,
ITS: CONTROLLER ITS: DIVISION PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY AND LEONA HAMMOND, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING DEDICATION AS DIVISION PRESIDENT AND CONTROLLER RESPECTIVELY OF CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED THE SAME AS OFFICERS OF SAID CORPORATION, AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID EXECUTION IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 1994.

MY COMMISSION EXPIRES: 2/19/98 *Dustin Seaman*
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

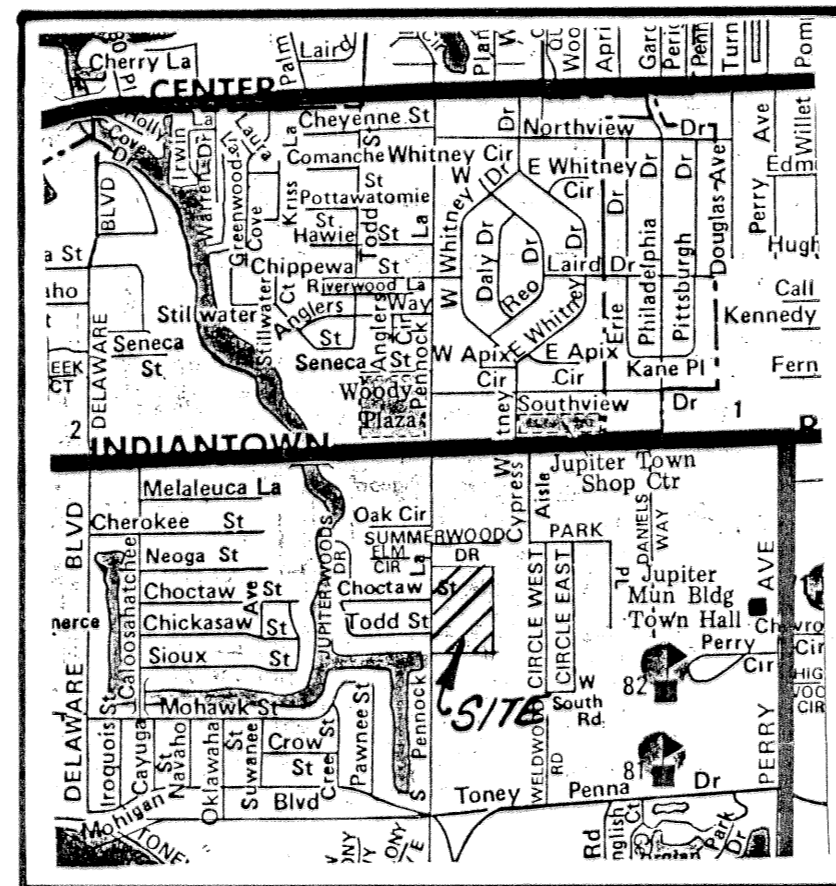
THE HAMMOCK TRACE HOME OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 10th DAY OF May, 1994.

HAMMOCK TRACE HOME OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: *David Barclay*
DAVID BARCLAY, PRESIDENT

WITNESS: *Kim Lirdehl* WITNESS: *Joseph Davis*
KIM LIRDEHL JOSEPH DAVIS

LOCATION MAP



NOTES

1. THE DEDICATED UPLAND AND WETLAND PRESERVATION AND RESTORATION AREAS AS DESIGNATED ON THIS PLAT OF HAMMOCK TRACE SHALL BE THE PERPETUAL RESPONSIBILITY OF THE HAMMOCK TRACE HOME OWNERS ASSOCIATION, INC. AND MAY IN NO WAY BE ALTERED FROM THEIR RESTORED NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE PRESERVATION AREAS INCLUDE, BUT ARE NOT LIMITED TO: CONSTRUCTION OR PLACING BUILDINGS ON OR ABOVE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC VEGETATION REMOVAL; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION AND PRESERVATION. THE USE OF THE UPLAND PRESERVATION AREA FOR PASSIVE RECREATION SUCH AS A NATURE TRAIL AS APPROVED IN THE TOWN OF JUPITER ORDINANCE NO. 49-93 IS HEREBY DECLARED A LEGAL AND PERMISSIBLE USE IN THE UPLAND PRESERVATION AREA (TRACT F). AN EXCEPTION IS ALSO MADE FOR THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT EXCLUSIVE EASEMENT IN THE WETLAND PRESERVATION AND RESTORATION AREA (TRACT E), UTILITY EASEMENTS IN THE UPLAND PRESERVATION AREAS (TRACTS G, H AND J), AND DRAINAGE EASEMENTS IN UPLAND PRESERVATION AREAS (TRACTS G, H AND I) AS SHOWN ON THIS PLAT OF HAMMOCK TRACE.
2. THERE SHALL BE, AND THERE IS HEREBY GRANTED AND CREATED, AN EASEMENT FOR ZERO LOT LINE ROOF OVERHANG OVER AND UPON EACH PARCEL THAT ABUTS OR IS ADJACENT TO A ZERO LOT LINE WALL. SAID EASEMENT SHALL NOT EXCEED A DISTANCE OF TWO (2) FEET IN WIDTH.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON EASEMENTS WHICH WITH THE DEDICATED USE OF THE EASEMENTS OR WHICH DO NOT HAVE THE PRIOR WRITTEN CONSENT OF ALL BENEFICIARIES.
4. WHERE DRAINAGE AND UTILITY EASEMENTS OVERLAP, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BARCLAY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING ACCEPTANCE OF DEDICATION ON BEHALF OF THE HAMMOCK TRACE HOME OWNERS ASSOCIATION, INC., AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED THE SAME ON BEHALF OF SAID ASSOCIATION AND THAT THE SEAL IS AFFIXED TO THIS INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID EXECUTION IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF May, 1994.

MY COMMISSION EXPIRES: 2/19/98 *Dustin Seaman*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, THE METROPOLITAN TITLE AND GUARANTY COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE EXAMINED THE TITLE OF THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO BE VESTED TO CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THERE ARE NO MORTGAGES OR ANY OTHER ENCUMBRANCES OF RECORD.

DATE: 5/10/94 BY: METROPOLITAN TITLE AND GUARANTY COMPANY
Pat Hardcastle
BY: PAT HARDCASTLE, MANAGER
2541 METROCENTRE BOULEVARD
WEST PALM BEACH, FLORIDA 33407

TOWN APPROVAL

IT IS HEREBY CERTIFIED THAT THIS PLAT OF HAMMOCK TRACE HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE TOWN OF JUPITER, FLORIDA.

BY: *Clark L. Jackson* BY: *Karen J. Gorka*
CLARK L. JACKSON KAREN J. GORKA, MAYOR
TOWN ENGINEER

DATE: 6-8-94 DATE: 6-8-94

BY: *Sally M. Boylan*
SALLY M. BOYLAN, TOWN CLERK
DATE: 6-8-94

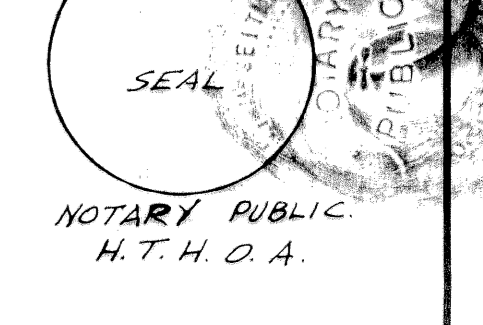
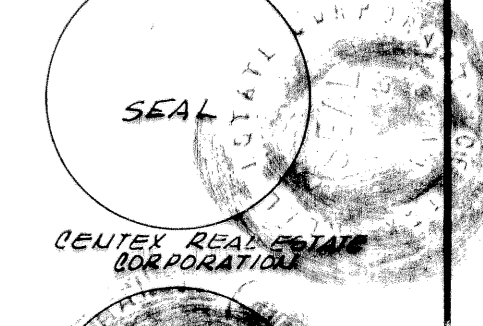
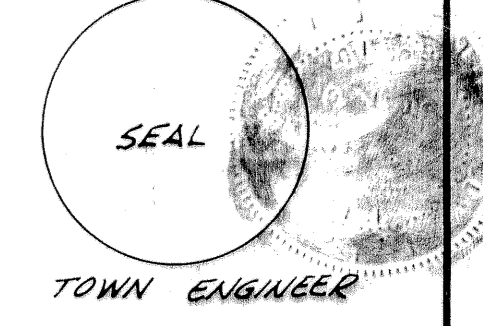
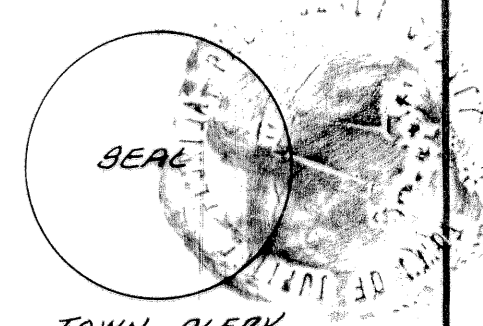
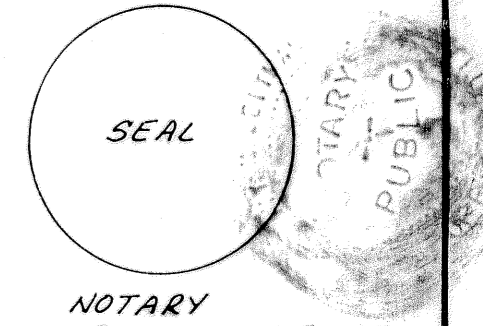
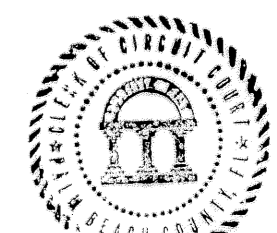
SURVEYORS' CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF HAMMOCK TRACE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) SHALL BE SET UNDER GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL OTHER REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE TOWN OF JUPITER.

MAY 9, 1994 BY: *John J. Dedman*
DATE JOHN J. DEDMAN, P.L.S.
FLORIDA CERTIFICATE NO. 3010

THIS INSTRUMENT WAS PREPARED BY JOHN J. DEDMAN, P.L.S., IN THE OFFICE OF JUPITER SURVEYING, INC., 609 NORTH HEPBURN AVENUE, SUITE 205, JUPITER, FLORIDA 33458.

"NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."



609 N. Hepburn Ave, Suite 205
Jupiter, Florida 33458
407-744-4594

DIVISION # Hammock TRACE
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ZONE -
05
NAME JUPITER TAZ - 42