

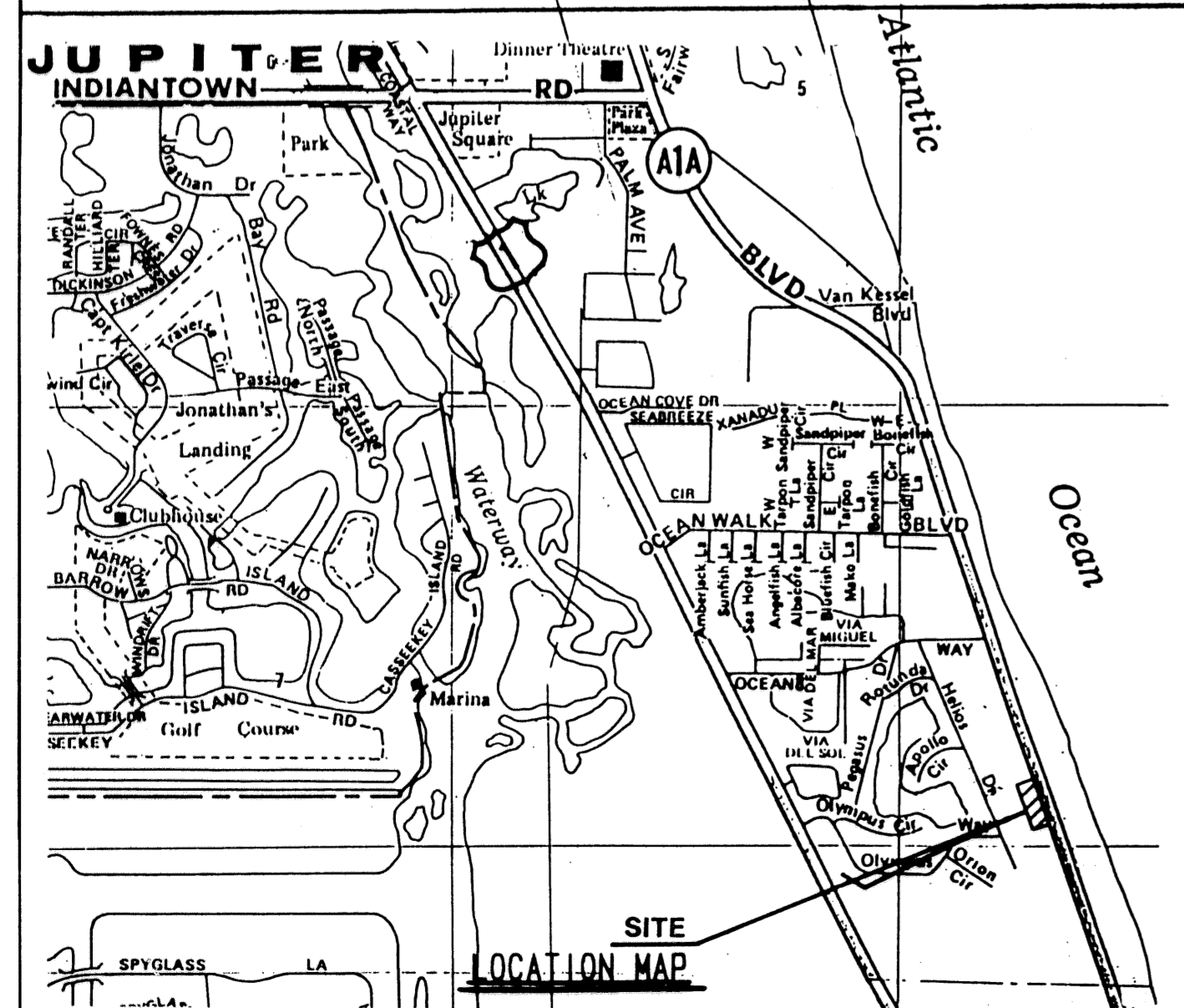
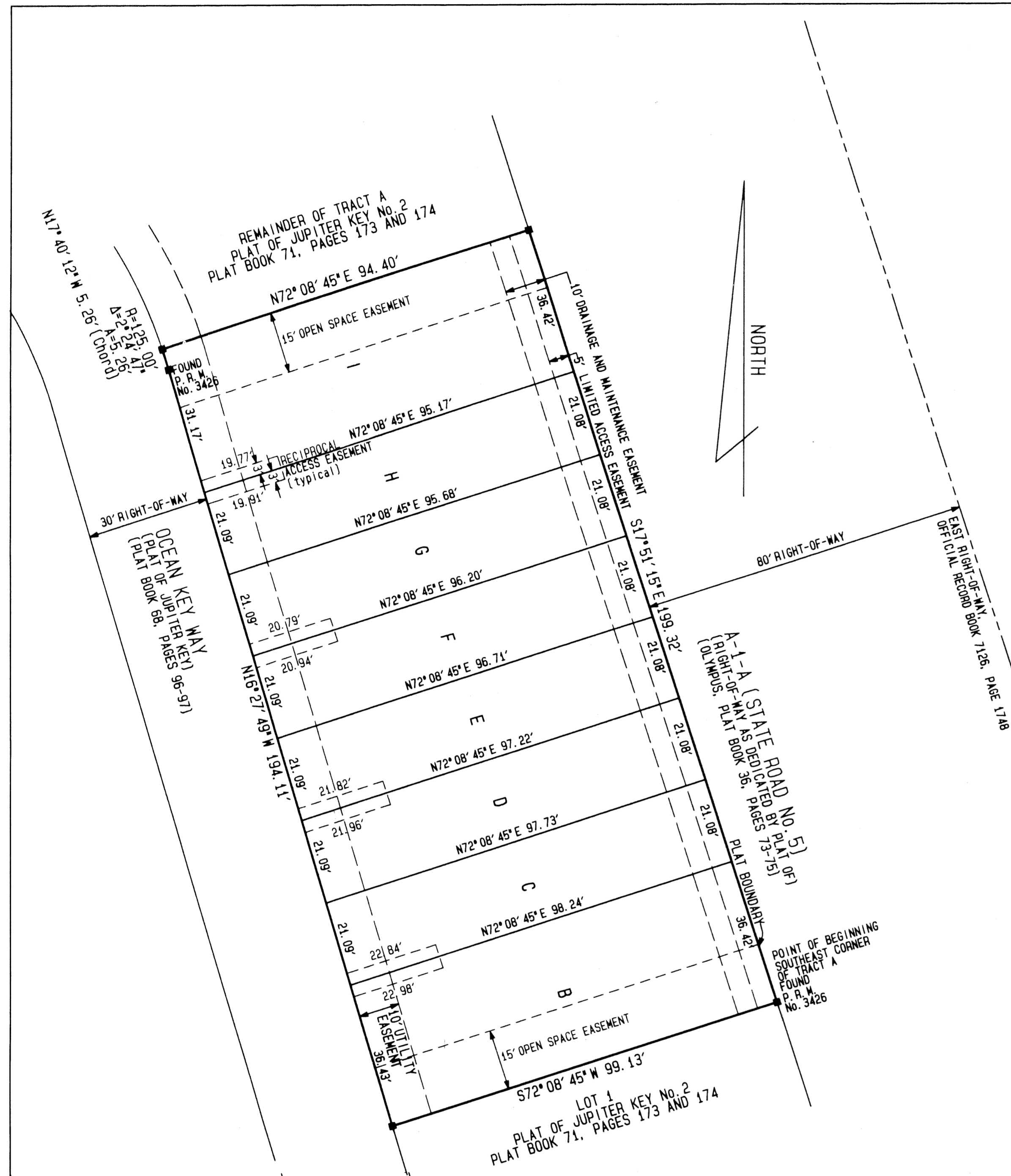
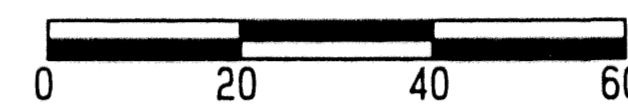
COUNTY OF PALM BEACH )
STATE OF FLORIDA )
This Plat was filed for record at 12:06 P.M.
on the 14th day of SEPTEMBER, 1995
and duly recorded in Plat Book No. 75
on page 178
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature] D.C.

PLAT OF
JUPITER KEY No. 3

BEING A REPLAT OF A PORTION OF TRACT A
OF THE PLAT OF JUPITER KEY No. 2
RECORDED IN PLAT BOOK 71, PAGES 173-174
PUBLIC RECORDS OF PALM BEACH COUNTY
LYING IN SECTION 8, TOWNSHIP 41 SOUTH,
RANGE 43 EAST, TOWN OF JUPITER, PALM
BEACH COUNTY, FLORIDA

JUNE 1995 SHEET 1 OF 1

SCALE: 1"=20'



DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT JOSEPH F. COYNE, TRUSTEE,
OWNER OF THE LAND SHOWN HEREON LYING IN SECTION 8, TOWNSHIP 41 SOUTH,
RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA,
BEING A REPLAT OF A PORTION OF TRACT A OF THE PLAT OF JUPITER KEY No. 2
RECORDED IN PLAT BOOK 71, PAGES 173 AND 174 OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT A;
THENCE ALONG THE SOUTH LINE OF SAID TRACT A, S72°08'45"W FOR 99.13
FEET TO THE SOUTHWEST CORNER OF SAID TRACT A; THENCE ALONG THE WEST
LINE OF SAID TRACT A, N16°27'49"W FOR 194.11 FEET TO THE POINT OF
CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
125.00 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTHERLY ALONG
SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 2°24'47" FOR 5.26
FEET; THENCE DEPARTING SAID WEST LINE, N72°08'45"E FOR 94.40 FEET TO
THE EAST LINE OF SAID TRACT A; THENCE ALONG SAID EAST LINE,
S17°51'15"E FOR 199.32 FEET TO THE POINT OF BEGINNING.

SHOWN HEREON AS:
PLAT OF JUPITER KEY No. 3
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO
HEREBY DEDICATE AS FOLLOWS:

- 1. EASEMENTS:
a. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE
HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION,
MAINTENANCE, AND OPERATION OF UNDERGROUND UTILITIES AND CABLE
TELEVISION SERVICES. PROVIDED, HOWEVER, NO SUCH CONSTRUCTION,
INSTALLATION, MAINTENANCE, OR OPERATION OF CABLE TELEVISION SERVICES
SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC,
TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
b. MAINTENANCE EASEMENT - THE MAINTENANCE EASEMENT AS SHOWN IS
HEREBY DEDICATED TO THE JUPITER KEY ASSOCIATION, INC., A FLORIDA
NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE
CONSTRUCTION AND MAINTENANCE OF FENCES AND/OR WALLS WITHIN SAID
EASEMENT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID
ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
c. LIMITED ACCESS EASEMENT - THE LIMITED ACCESS EASEMENT
AS SHOWN IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE
PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
d. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN ARE
HEREBY DEDICATED TO THE JUPITER KEY ASSOCIATION, INC., A FLORIDA
NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE
CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES
AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID
ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- e. RECIPROCAL ACCESS EASEMENTS - THE RECIPROCAL ACCESS EASEMENTS
AS SHOWN ARE HEREBY DEDICATED TO THE JUPITER KEY ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS,
FOR PEDESTRIAN ACCESS TO LOTS B THROUGH I, AND SHALL BE THE PERPETUAL
OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
f. OPEN SPACE EASEMENTS - THE OPEN SPACE EASEMENTS AS SHOWN HEREON
ARE NON-EXCLUSIVE AND ARE HEREBY DEDICATED TO THE JUPITER KEY ASSOCIATION,
INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS,
FOR COMPLIANCE WITH THE OPEN SPACE CODE REQUIREMENTS OF THE TOWN OF JUPITER,
AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION,
WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, I DO HERETO SET MY HAND THIS
6th DAY OF July, 1995.
BY: [Signature] JOSEPH F. COYNE, TRUSTEE
[Signature] (WITNESS)
[Signature] (WITNESS)

ACKNOWLEDGEMENT
STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK
BEFORE ME PERSONALLY APPEARED JOSEPH F. COYNE, TO ME PERSONALLY
KNOWN, AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT; HE DID NOT TAKE AN OATH; AND
HE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR
THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF
July, 1995.
[Signature]
NOTARY PUBLIC
COMMISSION NUMBER: Nov. 16, 2001

MORTGAGEES CONSENT

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK
HAYMARKET COOPERATIVE BANK, HEREBY CERTIFIES THAT IT IS THE
HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, THAT IT
DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS
DESCRIBED HEREON BY THE OWNER THEREOF, AND AGREES THAT ITS
MORTGAGE, WHICH IS RECORDED IN OFFICIAL BOOK 5763, AT PAGE 554
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE
SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.
IN WITNESS WHEREOF, HAYMARKET COOPERATIVE BANK HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED
TO BY ITS CHAIRMAN AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY
AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,
THIS 5th DAY OF July, 1995.

HAYMARKET COOPERATIVE BANK
BY: [Signature]
HOWARD M. TARLOW, EXECUTIVE VICE PRESIDENT
[Signature]
FRANK VIOLA, CHAIRMAN

ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK
BEFORE ME PERSONALLY APPEARED HOWARD M. TARLOW AND FRANK VIOLA
TO ME PERSONALLY KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS
DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
EXECUTIVE VICE PRESIDENT AND CHAIRMAN, RESPECTIVELY, OF HAYMARKET
COOPERATIVE BANK, THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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.
WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF
July, 1995.
COMMISSION NUMBER: [Signature]
NOTARY PUBLIC

JUPITER KEY ASSOCIATION ACCEPTANCE
STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK
JUPITER KEY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION,
DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS
DESCRIBED HEREON BY THE OWNER THEREOF, AND HEREBY ACCEPTS THE
DEDICATIONS TO, AND THE MAINTENANCE OBLIGATIONS INCURRED BY, SAID
ASSOCIATION AS SHOWN HEREON.
IN WITNESS WHEREOF, JUPITER KEY ASSOCIATION, INC., HAS CAUSED THESE
PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 6th DAY OF July,
1995.
BY: [Signature] JOSEPH F. COYNE, PRESIDENT
[Signature] (WITNESS)
[Signature] (WITNESS)

ACKNOWLEDGEMENT
STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK
BEFORE ME PERSONALLY APPEARED JOSEPH F. COYNE, TO ME PERSONALLY
KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO
EXECUTED THE FOREGOING INSTRUMENT AS VICEPRESIDENT OF JUPITER KEY
ASSOCIATION, INC.; HE DID NOT TAKE AN OATH; AND HE ACKNOWLEDGED
TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER
OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND
DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF
July, 1995.
COMMISSION NUMBER: [Signature]
NOTARY PUBLIC Nov. 16, 2001

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JEFFREY S. RAYNOR, P.A., 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 IN JOSEPH F. COYNE,
TRUSTEE; THAT REAL PROPERTY TAXES THROUGH DECEMBER 31, 1994 HAVE
BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD
NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE
ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT
THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 7/24/95 BY: [Signature]
JEFFREY S. RAYNOR, P.A.
FLORIDA BAR NO. 539449
14155 U.S. HWY. NO. 1
JUNO BEACH, FLORIDA 33908

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; THAT PERMANENT REFERENCE MONUMENTS
(P.R.M.'S) HAVE BEEN SET 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 THE TOWN OF JUPITER.
[Signature]
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO. 3426

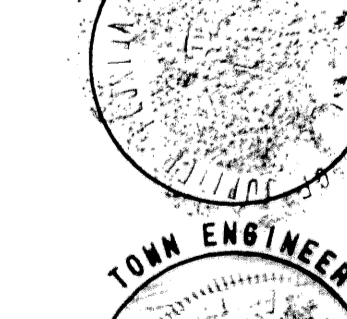
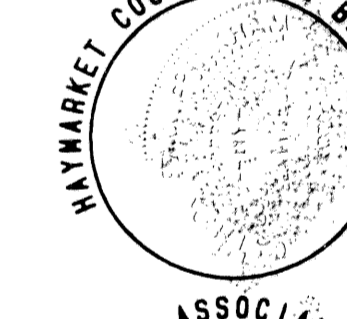
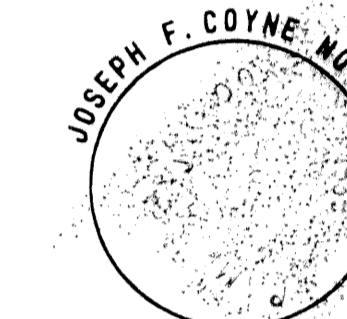
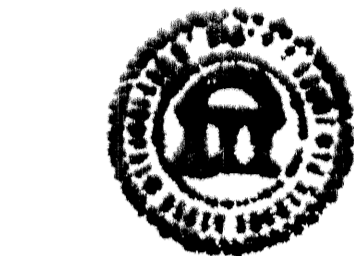
APPROVALS

JUPITER TOWN COUNCIL
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS
12th DAY OF SEPTEMBER, 1995
BY: [Signature]
KAREN GOLDKRA, MAYOR
ATTEST: [Signature]
SALLY BOPLAN, TOWN CLERK
TOWN ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS
17th DAY OF SEPTEMBER, 1995.
BY: [Signature]
CLARK JACKSON, P.E.
TOWN ENGINEER

NOTES:

- 1) ■ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No. 3426
SET OR FOUND.
2) BEARING REFERENCE: S17°51'15"E ALONG THE EAST BOUNDARY OF
THE PLAT OF JUPITER KEY, PLAT BOOK 68, PAGES 96 AND 97.
3) AREA = 0.443 ACRES, MORE OR LESS.
4) ABBREVIATIONS:
R - RADIUS
A - CENTRAL ANGLE
A - ARC LENGTH
5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS,
DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY
EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS
SHALL BE SUBORDINATED TO THESE, WITH THEIR PRIORITIES BEING
DETERMINED BY THE USE RIGHTS GRANTED.

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



THIS INSTRUMENT PREPARED BY:
MARK D. BROOKS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA No. 3426
FOR: TIMOTHY J. MESSLER, INC.
3950 RCA BOULEVARD
SUITE 500B
PALM BEACH GARDENS, FL.

SUBDIVISION # Jupiter Key No. 3
BOOK 75 PAGE 178
FLOOD MAP #
ZONING
SE
ZIP CODE
PUD NAME T/Jupiter 8/4/95

TIMOTHY J. MESSLER, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3950 RCA BOULEVARD, SUITE 500B, PALM BEACH GARDENS, FLORIDA 33410
TELEPHONE (407) 627-2226 TELEFAX 624-1569

PLAT OF JUPITER KEY No. 3

PROJECT NO.: 95043P
DATE: MAY 1995
SHEET 1 OF 1