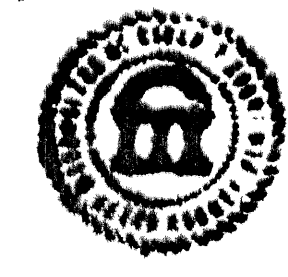


COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 3:34 P.M.  
this 4 day of October 1995  
and duly recorded in Plat Book No. 78  
on page 52153  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



# A PLAT OF NEPTUNE'S COVE

BEING A REPLAT OF LOTS 4 THRU 7, BLOCK 1  
PLAT OF PENNOCK PLACE  
AS RECORDED IN PLAT BOOK 2, PAGE 67  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JUNE, 1995

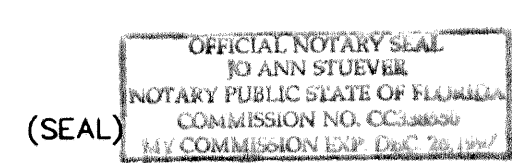
PARCEL CONTROL NO. \_\_\_\_\_

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, LAWRENCE E. BRICKNER AND JUNE SYLVIA BRICKNER, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Driving Licenses 0625-402-25-5820 AND 0425-525-19-0410, RESPECTIVELY, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF October 1995.



*[Signature]*  
NOTARY PUBLIC  
PRINT NAME: Jo Ann Stuever  
MY COMMISSION EXPIRES: 12/28/97

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, CONRAD DAMON, 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 VICTOR H. SIEGEL AND ANNE SIEGEL; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON:

1.) MORTGAGE TO LAWRENCE AND JUNE SYLVIA BRICKNER AS PER OFFICIAL RECORDS BOOK 4672, PAGE 1035, PALM BEACH COUNTY, FLORIDA.

THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: December 3, 1995

*[Signature]*  
CONRAD DAMON, ATTORNEY AT LAW  
LICENSED IN FLORIDA  
COONEY, WARD, LESHNER AND DAMON, P.A.  
1555 PALM BEACH LAKES BOULEVARD  
SUITE 1000  
WEST PALM BEACH, FLORIDA 33401-2321

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) 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 THE TOWN OF JUPITER, FLORIDA.

*[Signature]*  
O. HOWARD DUKES  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA NO. 4533

### TOWN APPROVAL

STATE OF FLORIDA  
TOWN OF JUPITER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 19th DAY OF July A.D., 1995.

BY: *[Signature]*  
KAREN GOLONKA, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 19th DAY OF July A.D., 1995.

BY: *[Signature]*  
CLARK JACKSON, TOWN ENGINEER

ATTEST: SALLY BOYLAN, TOWN CLERK

BY: *[Signature]*  
CLERK

(CONTINUED)  
SUBJECT TO ALL RESERVATIONS, RESTRICTIONS AND EASEMENTS OF PUBLIC RECORD.  
CONTAINING 1.288 ACRES, MORE OR LESS.

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

- 1.) THE ACCESS EASEMENT AS SHOWN HEREON IS DEDICATED FOR INGRESS/EGRESS AND ACCESS PURPOSES FOR THE USE OF THE OWNERS OF LOT 3 OVER AND ACROSS LOT 2.
- 2.) THE UTILITY EASEMENTS AS SHOWN HEREON MAY BE USED BY ANY UTILITY COMPANY, INCLUDING C.A.T.V. FOR INSTALLATION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, WE, VICTOR H. SIEGEL AND ANNE SIEGEL, DO HEREUNTO SET OUR HANDS AND SEALS THIS 20th DAY OF October 1995.

WITNESS: *[Signature]*  
VICTOR H. SIEGEL

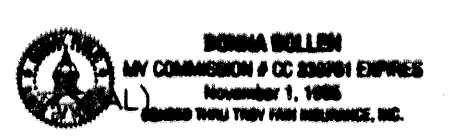
WITNESS: *[Signature]*  
ANNE SIEGEL

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, VICTOR H. SIEGEL AND ANNE SIEGEL, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_, RESPECTIVELY, AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF October 1995.



*[Signature]*  
NOTARY PUBLIC  
PRINT NAME: Cora Boller  
MY COMMISSION EXPIRES: \_\_\_\_\_

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY THAT THEY ARE THE HOLDERS OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DO HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREE THAT THEIR MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4672, PAGE 1035 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, LAWRENCE E. BRICKNER AND JUNE SYLVIA BRICKNER, DO HEREUNTO SET OUR HANDS AND SEALS THIS 30th DAY OF October 1995.

WITNESS: *[Signature]*  
LAWRENCE E. BRICKNER

WITNESS: *[Signature]*  
JUNE SYLVIA BRICKNER

WITNESS: *[Signature]*  
JUNE SYLVIA BRICKNER

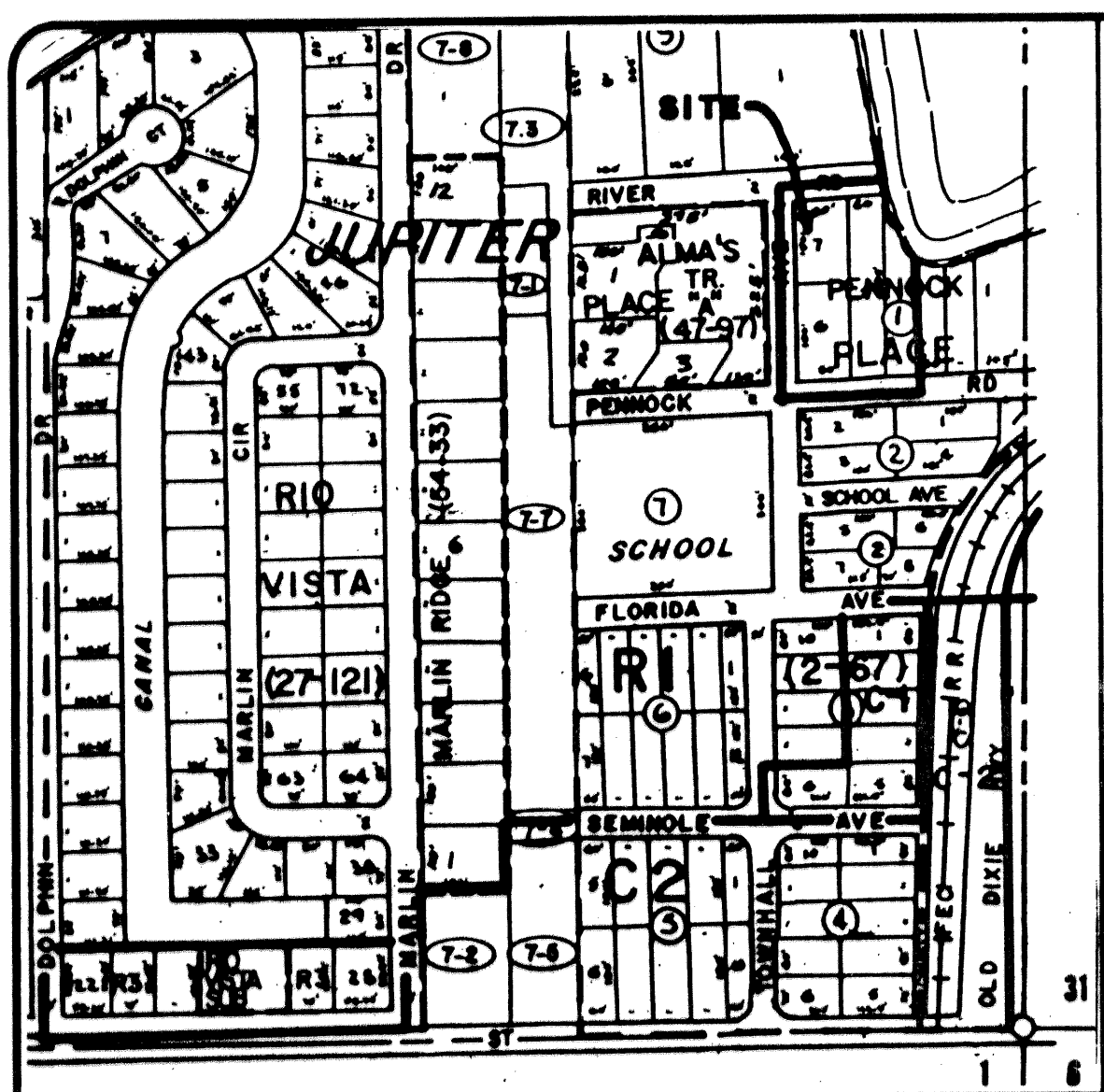
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS PLAT PREPARED BY:  
O. HOWARD DUKES, P.L.S.  
FOR:

LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.  
CONSULTING ENGINEERS, PLANNERS & SURVEYORS  
210 JUPITER LAKES BLVD. SUITE 104 JUPITER, FL 33468 407-746-9248  
2400 S.E. MONTEREY ROAD SUITE 200 STUART, FL 34996 407-286-3883  
2222 COLONIAL ROAD SUITE 201 FT. PIERCE, FL 34950 407-461-2450  
2000 PALM BEACH LAKES BLVD. SUITE 750 WEST PALM BEACH, FL 33409 407-584-3375



LOCATION MAP (NOT TO SCALE)

### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT VICTOR H. SIEGEL AND ANNE SIEGEL, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS A PLAT OF NEPTUNE'S COVE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

STARTS AT SOUTHWEST CORNER OF LOT 6, BLOCK 1, OF PENNOCK PLACE, AS IN PLAT BOOK 2, PAGE 67, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS THE POINT OF BEGINNING; THENCE GO EAST A DISTANCE OF 190 FEET ALONG THE SOUTH BOUNDARY LINE OF SAID BLOCK 1, OF PENNOCK PLACE TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 1, OF PENNOCK PLACE; THENCE GO SOUTH ON A LINE PARALLEL TO THE EAST BOUNDARY LINE OF PENNOCK PLACE, A DISTANCE OF 25 FEET; THENCE GO WEST A DISTANCE OF 190 FEET ON A PARALLEL TO THE SOUTH BOUNDARY LINE OF BLOCK 1, OF PENNOCK PLACE; THENCE GO NORTH A DISTANCE OF 25 FEET TO THE POINT OF BEGINNING. (SAID LAND BEING A PART OF PENNOCK ROAD ADJACENT TO LOTS 4, 5 & 6, BLOCK 1, OF PENNOCK PLACE, WHICH ROAD HAS BEEN ABANDONED AS A PUBLIC STREET).

AND

LOTS 4, 5, 6 & 7, BLOCK 1, OF PENNOCK PLACE, JUPITER, FLORIDA, BEING A REVISION OF THE CRONK PLAT OF NEPTUNE, FLORIDA, ACCORDING TO THE PLAT OF SAID PENNOCK PLACE RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGE 67.

TOGETHER WITH:

THAT CERTAIN PORTION OF LOXAHATCHEE AVENUE RIGHT-OF-WAY (TOWNHALL AVENUE) AND RIVER ROAD RIGHT-OF-WAY, IMMEDIATELY ADJACENT TO BLOCK 1, PLAT OF PENNOCK PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 67, PUBLIC RECORDS OF PALM BEACH COUNTY, AS ABANDONED AND VACATED BY TOWN OF JUPITER ORDINANCE NUMBER 24-83, ADOPTED SEPTEMBER 20, 1983, RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGES 1586-1588, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THE EASTERLY 25.00 FEET OF LOXAHATCHEE AVENUE, BEING BOUNDED ON THE EAST BY THE WEST LINE OF SAID BLOCK 1; BOUNDED ON THE SOUTH BY THE WESTERN EXTENSION OF THE SOUTH LINE OF SAID BLOCK 1; BOUNDED ON THE WEST BY THE CENTERLINE OF SAID LOXAHATCHEE AVENUE RIGHT-OF-WAY, SAID CENTERLINE LYING 25.00 FEET WEST OF AND PARALLEL WITH SAID WEST LINE OF SAID BLOCK 1; AND BOUNDED ON THE NORTH BY THE CENTERLINE OF SAID RIVER ROAD, SAID CENTERLINE LYING 25.00 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF SAID BLOCK 1;
2. THE SOUTHERLY 25.00 FEET OF RIVER ROAD, BEING BOUNDED ON THE SOUTH BY THE NORTH LINE OF SAID BLOCK 1; BOUNDED ON THE WEST BY THE NORTHERLY PROLONGATION OF SAID WEST LINE OF SAID BLOCK 1; BOUNDED ON THE NORTH BY SAID CENTERLINE OF SAID RIVER ROAD, SAID CENTERLINE LYING 25.00 FEET NORTH AND PARALLEL WITH SAID NORTH LINE OF SAID BLOCK 1; AND BOUNDED ON THE EAST BY THE MEAN HIGH WATER LINE OF THE LOXAHATCHEE RIVER.

SAID PARCEL ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE PLAT OF PENNOCK PLACE, AS RECORDED IN PLAT BOOK 2, PAGE 67, PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA; SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE CENTERLINE INTERSECTION OF LOXAHATCHEE AVENUE (A 50.00 FOOT RIGHT-OF-WAY) AND RIVER ROAD (A 50.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF PENNOCK PLACE; SAID RIGHTS-OF-WAY BEING ABANDONED PER TOWN OF JUPITER ORDINANCE, 24-83, AS RECORDED IN OFFICIAL RECORDS BOOK 4053, PAGES 1586-1588, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°58'04" EAST ALONG SAID CENTERLINE OF RIVER ROAD, A DISTANCE OF 83.8 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF LOXAHATCHEE RIVER; THENCE MEANDER SOUTHERLY ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING SIX COURSES:  
THENCE SOUTHWESTERLY 21.6 FEET MORE OR LESS;  
THENCE SOUTHEASTERLY 8.8 FEET MORE OR LESS;  
THENCE SOUTHWESTERLY 28.0 FEET MORE OR LESS;  
THENCE SOUTHEASTERLY 29.9 FEET MORE OR LESS;  
THENCE SOUTHWESTERLY 125.32 FEET MORE OR LESS;  
THENCE SOUTHEASTERLY 47.1 FEET MORE OR LESS;  
THENCE SOUTH 00°37'00" EAST DEPARTING SAID MEAN HIGH WATER LINE ALONG THE EAST LINE OF LOT 4, BLOCK 1, SAID PLAT OF PENNOCK PLACE, A DISTANCE OF 178.2 FEET MORE OR LESS TO A POINT ON THE CENTERLINE OF PENNOCK ROAD (A 50.00 FOOT RIGHT-OF-WAY) AS SHOWN ON SAID PLAT OF PENNOCK PLACE; THENCE SOUTH 89°58'04" WEST ALONG SAID CENTERLINE, A DISTANCE OF 189.95 FEET TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY RIGHT OF WAY OF SAID LOXAHATCHEE AVENUE; THENCE NORTH 00°37'00" WEST ALONG SAID LINE, A DISTANCE OF 25.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PENNOCK ROAD; THENCE SOUTH 89°58'04" WEST ALONG THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF PENNOCK ROAD, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF LOXAHATCHEE AVENUE; THENCE NORTH 00°37'00" WEST ALONG SAID CENTERLINE OF LOXAHATCHEE AVENUE, A DISTANCE OF 325.06 FEET TO THE POINT OF BEGINNING.

(CONTINUED)