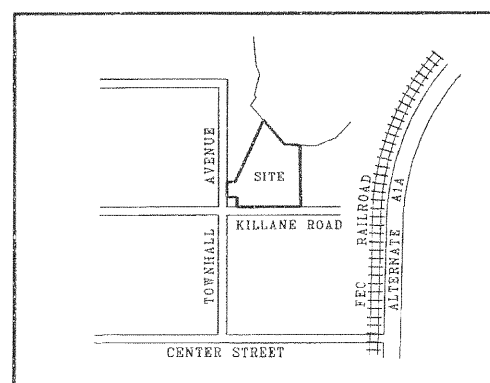




139



LOCATION MAP

NEPTUNE'S COVE REPLAT OF LOTS 2 AND 3

BEING A REPLAT OF LOTS 2 AND 3, NEPTUNE'S COVE AS RECORDED IN PLAT BOOK 78, PAGES 52 AND 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

MARCH, 2000

SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 4:02A AM
this 14th day of March 2000
and duly recorded in Plat Book No. 78
on page 139-140
W. GARDNER H. WILKIN, Clerk of Circuit Court
by _____

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT ANNE SIEGEL, OWNER OF THE LAND SHOWN HEREON AS NEPTUNE'S COVE REPLAT OF LOTS 2 AND 3, BEING A REPLAT OF LOTS 2 AND 3, NEPTUNE'S COVE AS RECORDED IN PLAT BOOK 78, PAGES 52 AND 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, ACCORDING TO THE PLAT OF NEPTUNE'S COVE, AS RECORDED IN PLAT BOOK 78, PAGES 52 AND 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 36,692 SQUARE FEET, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1) THE 25' NON-EXCLUSIVE ACCESS EASEMENT SHOWN HEREON IS DEDICATED FOR INGRESS, EGRESS AND ACCESS PURPOSES FOR THE USE OF THE OWNER OF LOT 3A THEIR SUCCESSORS AND/OR ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF LOT 2A THEIR SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 2) THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 3) THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 2A AND 3A, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO OPERATE AND MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WHICH ARE ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS. NO LANDSCAPING OR PERMANENT STRUCTURES ARE TO BE PLACED IN THE DRAINAGE EASEMENTS, AND NO FILLING OR ALTERATION OF THE DRAINAGE EASEMENT AREAS ARE TO BE MADE.

IN WITNESS WHEREOF, I, ANNE SIEGEL DO HERETO SET MY HAND AND SEAL THIS 1st DAY OF MARCH, 2000.

WITNESS: Robert G. McKay
BY: Anne Siegel
WITNESS: Laurie L. Gildan

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ANNE SIEGEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF MARCH, 2000.

MY COMMISSION EXPIRES: 10/13/2000 Marie Rose DeLucia
NOTARY PUBLIC

NOTARY SEAL: Marie Rose DeLucia
OFFICIAL NOTARY SEAL
MARIE ROSE DELUCIA
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 056806
MY COMMISSION EXP. OCT. 13, 2000

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, LAURIE L. GILDAN, 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 ANNE SIEGEL; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: February 11, 2000
Laurie L. Gildan
LAURIE L. GILDAN
ATTORNEY AT LAW LICENSED IN FLORIDA
ATTORNEY AT LAW BAR NO. 510505

SURVEYOR'S CERTIFICATION:

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ('P.R.M.'S') AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: 4/05/00
David C. Lidberg
DAVID C. LIDBERG
LICENSE NO. 3613
STATE OF FLORIDA

SURVEYOR'S CERTIFICATION:

- 1) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF N 00° 37' 00" W ALONG THE WEST LINE OF THE PLAT OF NEPTUNE'S COVE.
- 2) DENOTES A SET 4"X4" CONCRETE MONUMENT STAMPED *PRM LB 4431* PERMANENT REFERENCE MONUMENT (P.R.M.)
- 3) DENOTES A FOUND 4"X4" CONCRETE MONUMENT STAMPED *4533* PERMANENT REFERENCE MONUMENT (P.R.M.)
- 4) DENOTES A SET PK & DISK *PRM LB 4431* PERMANENT REFERENCE MONUMENT (P.R.M.)
- 5) LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 6) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 7) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

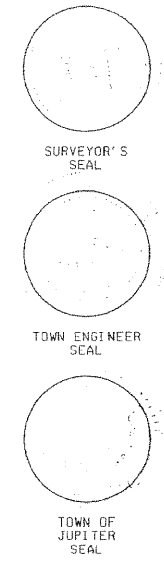
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 8th DAY OF MARCH, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Doug P. Koennicke, P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

NEPTUNE'S COVE REPLAT OF LOTS 2 AND 3 IS HEREBY APPROVED FOR RECORD THIS 13th DAY MARCH, 2000.

BY: Karen Dolonka
KAREN DOLONKA, MAYOR

ATTEST: Sally Boylan
SALLY BOYLAN, TOWN CLERK



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

CAD. K:\USTATION\PLATS\78-52\2909306\2909306.DGN			
REF.			
F.L.D.	FB.	PG.	JOB 99-290(306)
OFF. L.J.C.			DATE 01/04/00
CKD. D.C.L.	SHEET 1	OF 2	DWG. D89-290P