

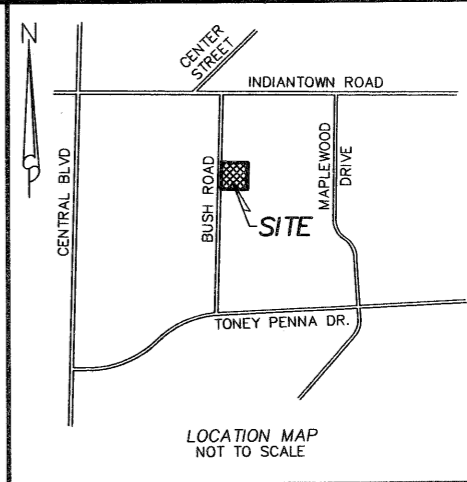
WHITE WING

00020-047

BEING A REPLAT OF A LOTS 29 AND 30, WILL BUSH'S ADDITION TO JUPITER, FLA, AS RECORDED IN PLAT BOOK 23, PAGE 233, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
MARCH, 2006 SHEET 1 OF 2

TABULAR DATA:(AREAS IN ACRES)

CONDOMINIUM TRACTS	
RC-1	0.811
RC-2	0.826
TOTAL	1.637
ROADWAY	
WHITE WING DR	0.356
TRACT A	0.014
OVERALL AREA	
TOTAL	2.007



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at P.M.
This 13 day of APRIL 2006.
and duly recorded in Plat Book No. 107
on page 121-122.
Shown as Book, City & County
by *[Signature]*



DEDICATION AND RESERVATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHEAST LAND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WHITE WING, BEING A REPLAT OF LOTS 29 AND 30, WILL BUSH'S ADDITION TO JUPITER, FLA, AS RECORDED IN PLAT BOOK 23, PAGE 233, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 29 AND 30, WILL BUSH'S ADDITION TO JUPITER, FLA, AS RECORDED IN PLAT BOOK 23, PAGE 233, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- WHITE WING LANE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN SAID RIGHT-OF-WAY SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. THE WHITE WING CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOD), IRRIGATION, AND PAVEMENT SYSTEMS, WITHIN SAID RIGHT-OF-WAY, PROVIDED THAT CONSTRUCTION PLANS ARE SUBMITTED TO, APPROVED AND PERMITTED BY, THE TOWN OF JUPITER. SAID LANDSCAPING, IRRIGATION, AND PAVEMENT SYSTEMS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WHITE WING CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM.
- SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- THE SIDEWALK EASEMENTS, SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR PUBLIC SIDEWALK PURPOSES. THE SIDEWALKS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.
- TRACTS RC-1 AND RC-2, ARE HEREBY RESERVED BY SOUTHEAST LAND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR FUTURE DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SOUTHEAST LAND DEVELOPMENT, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT A, RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN SAID RIGHT-OF-WAY SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. THE WHITE WING CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOD), IRRIGATION, AND PAVEMENT SYSTEMS, WITHIN SAID RIGHT-OF-WAY, PROVIDED THAT CONSTRUCTION PLANS ARE SUBMITTED TO, APPROVED AND PERMITTED BY, THE TOWN OF JUPITER. SAID LANDSCAPING, IRRIGATION, AND PAVEMENT SYSTEMS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WHITE WING CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, SOUTHEAST LAND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED REPRESENTATIVE OF ITS GENERAL PARTNER SAID GENERAL PARTNERS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF March, 2006.

SOUTHEAST LAND DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]* BY: *[Signature]*
DANIEL RAPPOLD, MANAGER

PRINT NAME: WRAY D. JORDAN

WITNESS: *[Signature]*
PRINT NAME: Jessie Russell

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL RAPPOLD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED a driver license, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTHEAST LAND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF March, 2006.

MY COMMISSION EXPIRES: March 3, 2010

(SEAL)



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL POSNER, 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 SOUTHEAST LAND DEVELOPMENT, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES 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: 3-6-06

[Signature]
MICHAEL POSNER
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA
FLORIDA BAR No.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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") 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.

BY: *[Signature]*
WRAY D. JORDAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 4244
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD SUITE 200
JUPITER, FLORIDA 33458
CERTIFICATE OF AUTHORIZATION LB No. 4431

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON. 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, 2006, 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: *[Signature]*, P.E.
DOUG P. KOENIGKE, P.E. TOWN ENGINEER

"WHITE WING" IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF March, 2006.

BY: *[Signature]*
KAREN J. GOLONKA
MAYOR

ATTEST: *[Signature]*
SALLY M. BOYLAN
TOWN CLERK

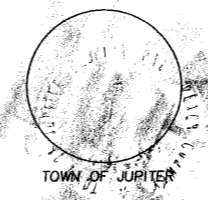
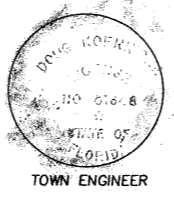
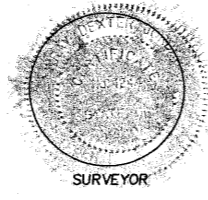
SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF SOUTH 02°08'34" EAST ALONG THE CENTERLINE OF BUSH ROAD AND ALL OTHER BEARINGS AREA RELATIVE THERETO.
- NO STRUCTURES OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE LOCATED IN THE HOMEOWNERS DOCUMENTS OF THE BOTANICA/SEA PLUM MASTER ASSOCIATION, INC. AND OR ANY SUB ASSOCIATIONS THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

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.

THIS INSTRUMENT PREPARED BY WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER, IN THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. (561) 746-8454. CERTIFICATE OF AUTHORIZATION No. LB 4431.

- LEGEND:
- LB = LICENSED BUSINESS
 - LS = LICENSED SURVEYOR
 - O.R.B. = OFFICIAL RECORD BOOK
 - PB = PLAT BOOK
 - PG. = PAGE
 - FND. = FOUND
 - = PERMANENT REFERENCE MONUMENT LB 4431 (UNLESS OTHERWISE NOTED)
 - = PERMANENT CONTROL POINT LB 4431 (UNLESS OTHERWISE NOTED)
 - U.E. = UTILITY EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - R/W = RIGHT-OF-WAY
 - C/L = CENTERLINE
 - PRM = PERMANENT REFERENCE MONUMENT
 - SWE = SIDEWALK EASEMENT
 - ME = MAINTENANCE EASEMENT



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454
LB 4431

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REF	K:\AUTOCAD2000\124142\98-150\98-150-303H.DWG				
FLD	KC.	PB.	PC.	JOB	05-009-306
OFF	W.D.J.			DATE	08/29/05
CKD	W.D.J.	SHEET	1 OF 2	DWG	D05-009P