

SUNRISE OCEAN CLUB CONDOMINIUM
BEING A REPLAT OF A PORTION OF PARCEL B OF THE PLAT OF OCEAN CLUB JUPITER,
AS RECORDED IN PLAT BOOK 70, PAGE 25 AND 26 AND LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

00030-077

JUNE 2009

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SUNRISE OCEAN CLUB CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF PARCEL "B" OF THE PLAT OF OCEAN CLUB JUPITER, AS RECORDED IN PLAT BOOK 70, PAGE 25 AND 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS SUNRISE OCEAN CLUB CONDOMINIUM AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARCEL B, PLAT OF OCEAN CLUB JUPITER; PROCEED SOUTH 88°51'10" EAST, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 128.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 14°49'14" WEST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 80.91 FEET; THENCE SOUTH 83°02'44" EAST, A DISTANCE OF 13.48 FEET; THENCE NORTH 74°50'28" EAST, A DISTANCE OF 48.84 FEET; THENCE NORTH 78°50'08" EAST, A DISTANCE OF 67.48 FEET; THENCE SOUTH 71°59'50" EAST, A DISTANCE OF 54.87 FEET; THENCE NORTH 89°00'45" EAST, A DISTANCE OF 37.28 FEET; THENCE SOUTH 16°34'11" EAST, A DISTANCE OF 62.43 FEET; THENCE SOUTH 41°54'47" WEST, A DISTANCE OF 39.63 FEET TO A POINT ON SAID SOUTH LINE OF PARCEL B; THENCE NORTH 88°51'10" WEST ALONG SAID SOUTH LINE OF PARCEL B, A DISTANCE OF 184.70 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.44 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) TRACT "A", SHOWN HEREON, IS HEREBY RESERVED TO SUNRISE OCEAN CLUB CORPORATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND OR ASSIGNS, FOR RESIDENTIAL DEVELOPMENT AND RELATED PROPER PURPOSES, INCLUDING WITHOUT LIMITATION, RECREATION, OPEN SPACE, UTILITIES AND DRAINAGE.
2) THE DRAINAGE EASEMENT SHOWN HEREON, IS HEREBY DEDICATED TO THE SUNRISE OCEAN CLUB CONDOMINIUM ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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 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 SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5th DAY OF June, 2009.

SUNRISE OCEAN CLUB CORPORATION, A FLORIDA CORPORATION

Witness names: Camille O. Hoffmann, President; Stephanie Woelfel, Notary Public.

ACKNOWLEDGEMENT

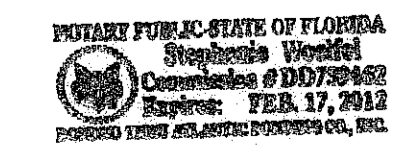
STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED CAMILLE O. HOFFMANN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNRISE OCEAN CLUB CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 5th DAY OF June, 2009.

MY COMMISSION EXPIRES: 2/17/12 Stephanie Woelfel, NOTARY PUBLIC

FLORIDA COMMISSION NO. 00769462 Stephanie Woelfel, PRINTED NAME



ACCEPTANCE OF RESERVATIONS

STATE OF Florida
COUNTY OF Palm Beach

THE SUNRISE OCEAN CLUB CONDOMINIUM ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF June, 2009.

SUNRISE OCEAN CLUB CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

Witness names: Camille O. Hoffmann, President; Stephanie Woelfel, Notary Public.

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED CAMILLE O. HOFFMANN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SUNRISE OCEAN CLUB CONDOMINIUM ASSOCIATION INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 5th DAY OF June, 2009.

MY COMMISSION EXPIRES: Stephanie Woelfel, NOTARY PUBLIC

FLORIDA COMMISSION NO. Stephanie Woelfel, PRINTED NAME



TITLE CERTIFICATION

STATE OF Florida
COUNTY OF Palm Beach

I, WILLIAM P. SKLAR, 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 SUNRISE OCEAN CLUB CORPORATION, A FLORIDA CORPORATION, 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: October 1, 2009 William P. Sklar, WILLIAM P. SKLAR, ESQ., BAR NO. 302112

MORTGAGEE'S CONSENT

STATE OF Illinois
COUNTY OF DuPage

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE AND ASSIGNMENT OF RENTS UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 20829, PAGE 1558, AND ITS ASSIGNMENT OF RENTS RECORDED IN OFFICIAL RECORDS BOOK 20829, PAGE 1573, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

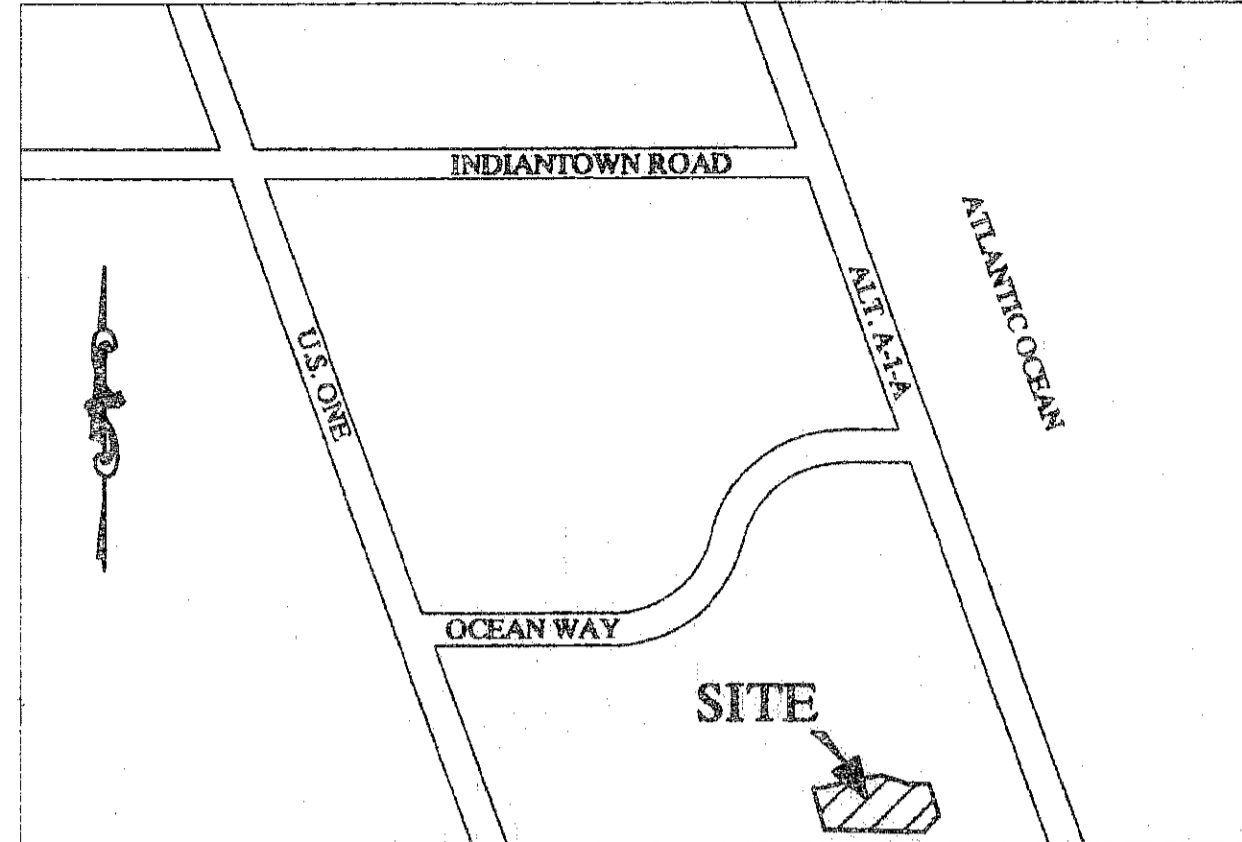
IN WITNESS WHEREOF, SAID WEST SUBURBAN BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS BANK SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF JUNE, 2009.

WEST SUBURBAN BANK, A FEDERAL SAVINGS BANK

Witness names: Michelle J. Sposito, Notary Public; Michael P. Brannan, Title Senior Vice President.

Witness names: Michelle J. Sposito, Notary Public; Michael P. Brannan, Notary Public.

Witness names: Michelle J. Sposito, Notary Public; Michael P. Brannan, Notary Public.



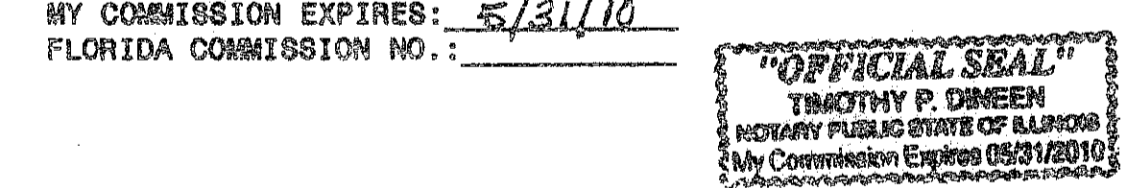
ACKNOWLEDGEMENT

STATE OF Illinois
COUNTY OF Cook

BEFORE ME PERSONALLY APPEARED MICHAEL BRANNAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED HIS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WEST SUBURBAN BANK, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF JUNE, 2009.

MY COMMISSION EXPIRES: 5/31/10 Timothy P. Dineen, NOTARY PUBLIC, PRINT NAME: TIMOTHY DINEEN



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 13 DAY OF October, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.09(1), FLORIDA STATUTES.

By: Doug P. Koehncke, P.E. DOUG P. KOEHNCKE, P.E. TOWN ENGINEER

THE PLAT OF SUNRISE OCEAN CLUB CONDOMINIUM, IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF October, 2009.

By: Karen J. Golonka, Mayor KAREN J. GOLONKA, MAYOR

Attest: Sally M. Bowen, SALLY M. BOWEN, CLERK TOWN CLERK

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") 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.

Dan W. Dailey, 10/01/2009, DAN W. DAILEY, LICENSE NO. 2459, STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE PLAT OF OCEAN CLUB JUPITER, PLAT BOOK 70, PAGES 25 AND 26, BEING, S 88°51'10" E.
2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000483 TO CONVERT TO GRID DISTANCE.
3) COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
4) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
5) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
6) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
7) 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.
8) THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.
9) EASEMENTS AND AGREEMENTS ASSOCIATED WITH TRACT "A", SUNRISE OCEAN CLUB CONDOMINIUM:
A. EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 9088, PAGE 1595 WHICH PROVIDES SURFACE WATER DRAINAGE FROM OCEAN CLUB CONDOMINIUM (PARCEL A) ACROSS AND THROUGH OCEAN CLUB TOWNHOMES (PARCEL B) TO A WATER RETENTION AREA LOCATED AT THE SOUTHWEST CORNER OF PARCEL B AND EMERGENCY VEHICLE ACCESS ONTO HELIOS DRIVE FOR BOTH PARCELS A AND B LOCATED ON THE WESTERLY PROPERTY LINE OF SAID PARCEL A.
B. GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 12122, PAGE 1908 WHICH PROVIDES INGRESS, EGRESS AND DEVELOPMENT RIGHTS ACROSS AND THROUGH OCEAN CLUB TOWNHOMES CONDOMINIUM IN FAVOR OF SUNRISE OCEAN CLUB CONDOMINIUM FOR DEVELOPMENT PURPOSES.
C. AMENDMENT TO THE DECLARATION OF CONDOMINIUM OF OCEAN CLUB TOWNHOMES, RECORDED IN OFFICIAL RECORDS BOOK 12083, PAGE 1094, WHICH PROVIDES INGRESS, EGRESS, AND DEVELOPMENT RIGHTS OVER, ACROSS AND THROUGH OCEAN CLUB TOWNHOMES CONDOMINIUM IN FAVOR OF SUNRISE OCEAN CLUB CONDOMINIUM FOR DEVELOPMENT PURPOSES.
D. SEWER EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 10482, PAGE 1967 PROVIDING INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF SEWER FACILITIES LYING WITHIN ALL RIGHT-OF-WAY, SEWAGE, DRAINAGE AND UTILITY EASEMENTS AS INDICATED ON PARCEL B OF THE PLAT OF OCEAN CLUB JUPITER.
E. ASSIGNMENT OF INTEREST IN EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 23097, PAGE 294, PROVIDING INGRESS, EGRESS, INSTALLATION AND MAINTENANCE OF SEWER FACILITIES LYING WITHIN OCEAN CLUB TOWNHOMES CONDOMINIUM AND SUNRISE OCEAN CLUB CONDOMINIUM (PARCEL B, PLAT OF OCEAN CLUB JUPITER).
F. CABLE EASEMENTS RECORDED IN OFFICIAL RECORDS BOOK 4012, PAGE 1734 PROVIDING FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
G. EASEMENTS AND DEDICATIONS AS SHOWN ON PARCEL B OF THE PLAT OF OCEAN CLUB JUPITER, AS RECORDED IN PLAT BOOK 70, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
H. WATER EASEMENT IN FAVOR OF THE TOWN OF JUPITER, RECORDED IN OFFICIAL RECORDS BOOK 22880, PAGE 1406 AND OFFICIAL RECORDS BOOK 23243, PAGE 1185.

