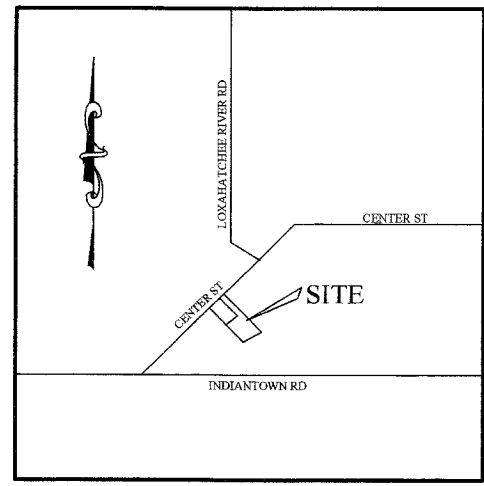


CENTER ST PROPERTY PLAT

BEING A PORTION OF THE
NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.
DECEMBER 2011

0030-099



(NOT TO SCALE)
LOCATION MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This instrument was filed for record on 12/27/2011 at 4:03 PM
by Dan W. Dailey, P.S.M., 119
190-181
Notary Public, State of Florida
Dan W. Dailey, Notary Public, Inc.



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOAN M. WANNER, JOINED BY HER SPOUSE KEITH A. WANNER, AND JAMES C. DIX A/K/A CAREY DIX, AND VIOLET DIX, HIS WIFE, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS "CENTER ST PROPERTY PLAT" AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; PROCEED N01°57'38"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2 (BASIS OF BEARINGS); A DISTANCE OF 374.20 FEET TO THE INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTER STREET; THENCE N45°18'20"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1261.40 FEET TO THE POINT OF BEGINNING, ALSO BEING THE WESTERMOST CORNER OF THE SOUTHWESTERLY HALF OF LOT 9 OF C.C. TOWNES UNRECORDED PLAT; THENCE CONTINUE N45°18'20"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE BEAR S44°43'40"E A DISTANCE OF 553.63 FEET TO THE INTERSECTION WITH THE CENTERLINE OF SIMS CREEK; THENCE S68°51'34"W ALONG SAID CENTERLINE A DISTANCE OF 14.20 FEET; THENCE S64°16'20"W A DISTANCE OF 92.00 FEET TO THE SOUTHERNMOST CORNER OF THE SOUTHWESTERLY HALF OF SAID LOT 9; THENCE DEPARTING SAID CENTERLINE BEAR N44°43'40"W ALONG THE SOUTHWESTERLY LINE OF THE SOUTHWESTERLY HALF OF SAID LOT 9 A DISTANCE OF 518.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 53,529 SQUARE FEET, (1.229 ACRES), MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE A 10 FOOT WIDE UTILITY EASEMENT LYING SOUTHEAST OF AND PARALLELING THE SOUTHEAST RIGHT-OF-WAY LINE OF CENTER STREET, ALL OF WHICH LIES WITHIN PARCEL 1 AND PARCEL 2. SAID UTILITY EASEMENT, AS 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.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 23RD DAY OF December, 2011.

Witnesses for Keith A. Wanner, Owner Parcel 2: Laramie C. Charbonneau, Eleanor M. Dailey
Witnesses for Joan M. Wanner, Owner Parcel 2: Laramie C. Charbonneau, Eleanor M. Dailey
Witnesses for James C. Dix A/K/A Carey Dix, Owner Parcel 1: Eleanor M. Dailey, Sally M. Boylan
Witnesses for Violet Dix, Owner Parcel 1: Eleanor M. Dailey, Sally M. Boylan

ACKNOWLEDGEMENTS

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED KEITH A. WANNER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23RD DAY OF December, 2011.

MY COMMISSION EXPIRES: Sept. 24, 2014
Laramie C. Charbonneau
NOTARY PUBLIC
COMMISSION NO. EE009877
Laramie C. Charbonneau
PRINTED NAME

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JOAN M. WANNER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED 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 23RD DAY OF December, 2011.

MY COMMISSION EXPIRES: Sept. 24, 2014
Laramie C. Charbonneau
NOTARY PUBLIC
COMMISSION NO. EE009877
Laramie C. Charbonneau
PRINTED NAME

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JAMES C. DIX A/K/A CAREY DIX WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DL AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF December, 2011.

MY COMMISSION EXPIRES: 12-30-2015
Eleanor M. Dailey
NOTARY PUBLIC
COMMISSION NO. EE144128
Eleanor M. Dailey
PRINTED NAME

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED VIOLET DIX WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED D 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 16 DAY OF December, 2011.

MY COMMISSION EXPIRES: 12-30-2015
Eleanor M. Dailey
NOTARY PUBLIC
COMMISSION NO. EE144128
Eleanor M. Dailey
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ALYS NAGLER DANIELS, 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 TO KEITH A. WANNER, JOAN M. WANNER, JAMES C. DIX A/K/A CAREY DIX, AND VIOLET DIX; 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: 12/23/11
Alys Nagler Daniels, Esquire
FLORIDA BAR NO. 354600

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 28 DAY OF December, 2011, 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
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

THE PLAT OF CENTER ST PROPERTY PLAT, IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF December, 2011.

BY: Karen J. Golonka
KAREN J. GOLOMKA, MAYOR

ATTEST: Sally M. Boylan
SALLY M. BOYLAN
TOWN CLERK

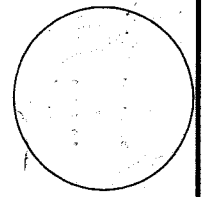
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

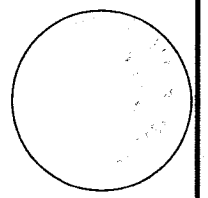
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M. S") AND PERMANENT CONTROL POINTS (P.C.P. S) AND MONUMENTS 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: 12/27/2011
Dan W. Dailey
DAN W. DAILEY
LICENSE NO. 2439
STATE OF FLORIDA

TOWN ENGINEER



TOWN OF JUPITER



SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATES NAD 83/90 FLORIDA EAST ZONE. THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST BEING, N 01°57'38" E.
- 2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.00003484 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.

SURVEYOR'S SEAL

