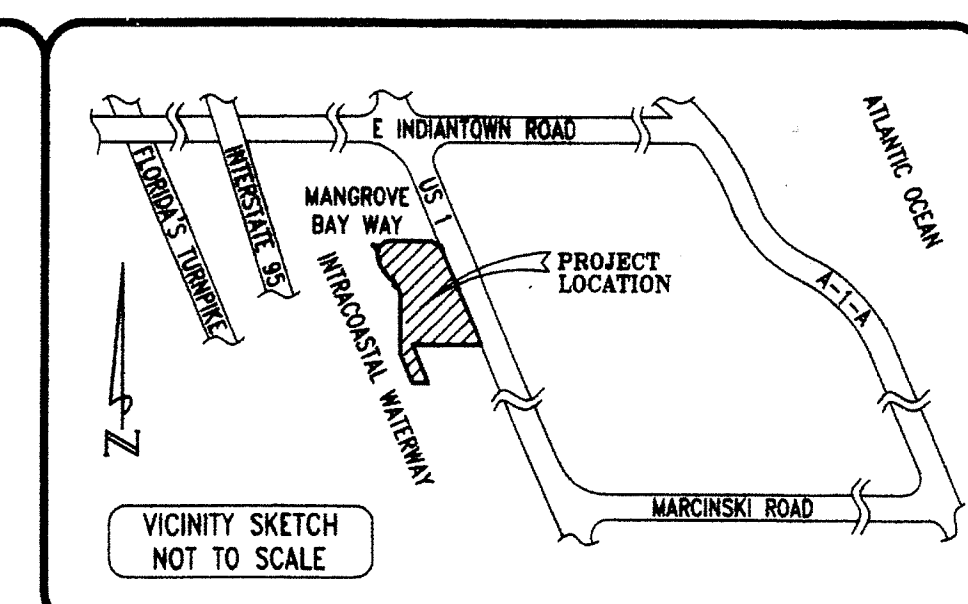


# RIVERWALK POINTE AT MANGROVE BAY

A REPLAT OF TRACTS 2, 3 AND A PORTION OF TRACT 4, MANGROVE BAY, P.U.D.,  
 A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 89, PAGES 46,  
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
 LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST,  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
 SHEET 2 OF 6 SEPTEMBER 2014



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED  
 FOR RECORD AT \_\_\_\_\_ M.  
 THIS DAY OF \_\_\_\_\_, 2014  
 AND DULY RECORDED IN PLAT  
 NO. \_\_\_\_\_ ON PAGES \_\_\_\_\_  
 THRU \_\_\_\_\_  
 SHARON R. BOCK  
 CLERK AND COMPTROLLER  
 BY \_\_\_\_\_ D.C.

144

## MORTGAGEE'S CONSENT:

STATE OF GEORGIA )  
 COUNTY OF FULTON )  
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 RECORD BOOK 26218, PAGE 603 AND OFFICIAL RECORD BOOK 26218, PAGE 626, OF THE PUBLIC RECORDS OF  
 PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
 IN WITNESS WHEREOF, THE SAID NATIONAL ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT WITH THE  
 AUTHORITY OF ITS BOARD OF DIRECTORS,  
 THIS 19<sup>th</sup> DAY OF August, 2014.  
 BY: KEY BANK, N.A.  
 WITNESS: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ BY: JOSEPH A. FADUS  
 SENIOR VICE PRESIDENT

## ACKNOWLEDGEMENT:

STATE OF GEORGIA )  
 COUNTY OF FULTON )  
 BEFORE ME, PERSONALLY APPEARED JOSEPH A. FADUS, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING  
 INSTRUMENT AS SENIOR VICE PRESIDENT OF KEY BANK, N.A. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED  
 SAID INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID  
 NATIONAL ASSOCIATION.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS 19<sup>th</sup> DAY OF August, 2014.  
 MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_  
 PRINT NAME: \_\_\_\_\_ COMMISSION NO. N/A

## 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 177.071,  
 FLORIDA STATUTES, THIS 19<sup>th</sup> DAY OF August, 2014, 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., TOWN ENGINEER  
 "RIVERWALK POINTE AT MANGROVE BAY" IS HEREBY APPROVED FOR RECORD THIS 19<sup>th</sup> DAY OF August, 2014.  
 BY: KAREN GOLOMKA, MAYOR OF TOWN OF JUPITER  
 ATTEST: SALLY BOYLAN, TOWN CLERK  
 IN WITNESS WHEREOF, THE TOWN OF JUPITER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ATTESTED BY ITS TOWN CLERK, AND  
 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS,  
 THIS 19<sup>th</sup> DAY OF August, 2014.  
 WITNESS: \_\_\_\_\_ BY: KAREN GOLOMKA, MAYOR  
 TOWN OF JUPITER, A FLORIDA MUNICIPAL CORPORATION  
 ATTEST: SALLY BOYLAN, TOWN CLERK

## TITLE CERTIFICATION:

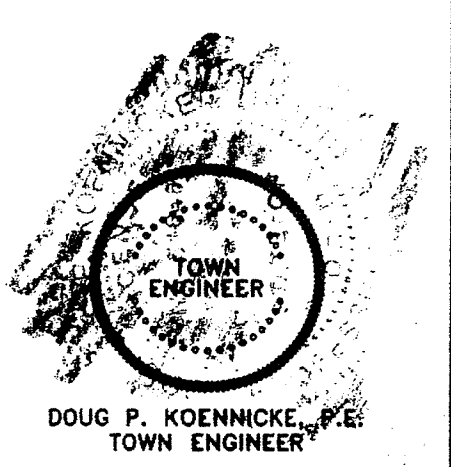
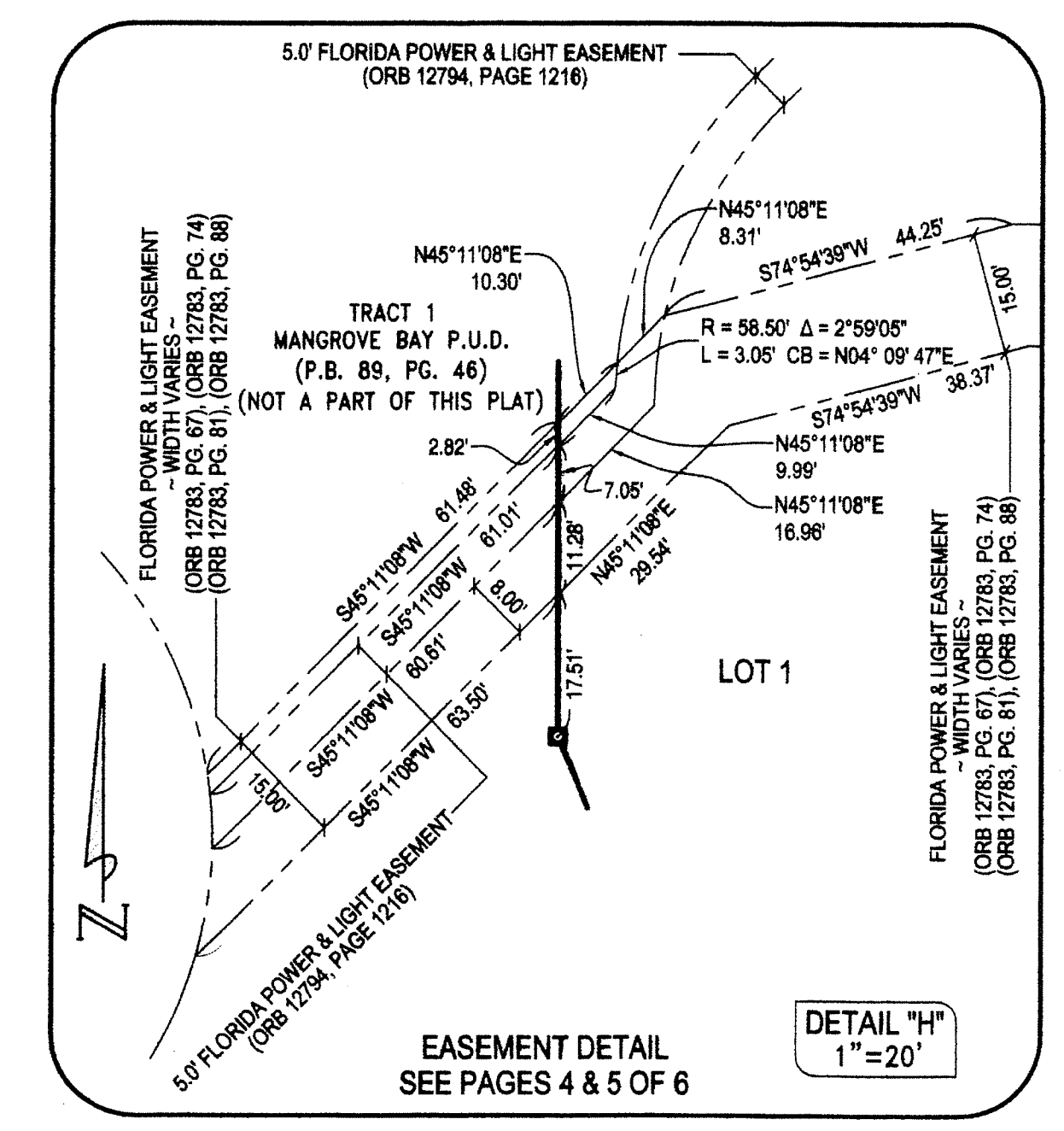
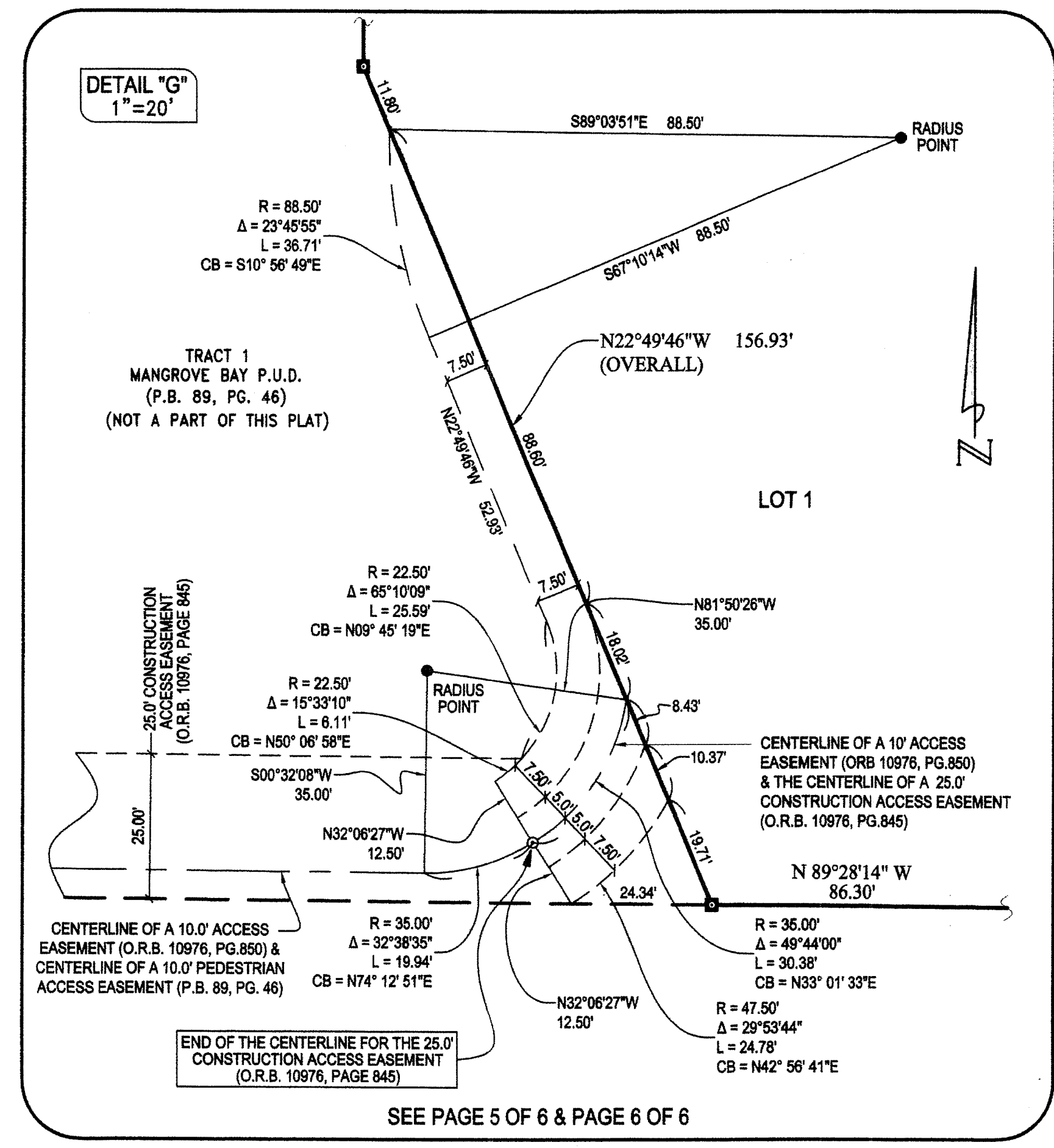
STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )  
 I, STEPHEN S. MATHISON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE  
 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MANGROVE BAY HOUSING, LLC, A FLORIDA LIMITED 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 AS RECORDED IN O.R.B. 26218, PG. 603 AND O.R.B. 26218, PG. 626, AND THAT THERE ARE NO ENCUMBRANCES OF  
 RECORD ON THE PROPERTY THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
 DATED: THIS 19<sup>th</sup> DAY OF August, 2014.  
 NAME: STEPHEN S. MATHISON  
 ATTORNEY-AT-LAW  
 FLORIDA BAR NO.: 0362786

## 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."), PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SECTION  
 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 PALM BEACH COUNTY, FLORIDA.  
 DATED: THIS 19<sup>th</sup> DAY OF August, 2014.  
 SCOTT F. BRYSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE NO. 5991

## SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON ASSUMED BEARING BASE. THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 1 (STATE ROAD NO. 5) IS ASSUMED TO BEAR NORTH 22°49'46" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 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 ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THERE SHALL BE NO TREES, SHRUBS OR LANDSCAPING PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF THE UTILITIES OCCUPYING SAME.
- 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 WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.



2/20/11 11:58AM Mangrove Bay Tracts 2,3 And 4.dwg 11:58AM Mangrove Bay Tracts 2,3 And 4.dwg Wednesday, August 06, 2014 3:35:27 PM

**LEGEND OF SYMBOLS:**

- 4"x4" CONCRETE MONUMENT STAMPED
- "P.R.M. LB4897" OR AS NOTED.
- MAG NAIL & DISK STAMPED "P.R.M. LB 4897" OR AS NOTED.

**PROPERTY CONTROL ABBREVIATIONS**

P.C.P. = PERMANENT CONTROL POINT	P.R.M. = PERMANENT REFERENCE MONUMENT	CONC. = CONCRETE	MON. = MONUMENT	M.N.D. = MAG NAIL & DISK
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**LEGEND OF ABBREVIATIONS:**

° = DEGREES	' = MINUTES	" = SECONDS	R = RADIUS	Δ = DELTA	L = ARC LENGTH	CB = CHORD BEARING	P.C. = POINT OF CURVATURE	P.T. = POINT OF TANGENCY	P.R.C. = POINT OF REVERSE CURVE	RAD. = RADIAL	N.R. = NON-RADIAL	N.T. = NON-TANGENT	C/L = CENTERLINE	P.B. = PLAT BOOK	D.B. = DEED BOOK	O.R.B. = OFFICIAL RECORD BOOK	T. = TANGENT	P.C. = PAGE	P.O.C. = POINT OF COMMENCEMENT	P.O.B. = POINT OF BEGINNING	P.O.T. = POINT OF TERMINUS	L.B. = LICENSED BUSINESS	P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
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**EASEMENT / MISCELLANEOUS ABBREVIATIONS**

L.A.E. = LIMITED ACCESS EASEMENT	L.B.E. = LANDSCAPE BUFFER EASEMENT	L.M.E. = LAKE MAINTENANCE EASEMENT	S.L.E. = SANITARY SEWER LINE EASEMENT	W.L.E. = WATER LINE EASEMENT	D.E. = DRAINAGE EASEMENT	U.E. = UTILITY EASEMENT	N.T.S. = NOT TO SCALE	O.A. = OVERALL
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**KESHAVARZ ASSOCIATES**  
 Civil Engineers • Land Surveyors  
 711 North Dixie Highway, Suite 201  
 West Palm Beach, Florida 33401  
 Tel: (561) 689-8600 Fax: (561) 689-8500

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC., 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.

DATE: 01/02/13	CHECKED: SFB	PROJECT No.	SHEET No.
SCALE: N/A	APPROVED: SFB	11-984	2 OF 6
DRAWN: RAB	DWG No: D11-984		