

TURNER QUAY POINTE

LYING IN GOVERNMENT LOT 5
SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST
TOWN OF JUPITER
PALM BEACH COUNTY, FLORIDA

DECEMBER 2014 SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 10:12 AM,
this 15 day of January, 2015,
and duly recorded in Plat Book 119
on Page(s) 43-44
Sharon R. Deak, Clerk & Commissioner



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WHITE REALTY, LLC. A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "TURNER QUAY POINTE" BEING A PARCEL OF LAND LYING IN GOVERNMENT LOT 5, SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE TOWN OF JUPITER; SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON A LINE PARALLEL TO THE EAST LINE OF SAID GOVERNMENT LOT 5, SAID POINT BEING 300 FEET WEST OF AS MEASURED AT RIGHT ANGLES TO SAID EAST LINE OF GOVERNMENT LOT 5 AND 1243 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID GOVERNMENT LOT 5; THENCE NORTH 89 DEGREES 51 MINUTES 01 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 208.92 FEET MORE OR LESS TO A POINT ON THE WESTERLY MEAN HIGH WATER LINE; THENCE ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING 4 COURSES; NORTH 20 DEGREES 32 MINUTES 24 SECONDS WEST, A DISTANCE OF 2.42 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 35 SECONDS EAST, A DISTANCE OF 5.90 FEET; THENCE NORTH 04 DEGREES 27 MINUTES 33 SECONDS EAST, A DISTANCE OF 47.90 FEET; THENCE NORTH 04 DEGREES 42 MINUTES 08 SECONDS EAST, A DISTANCE OF 27.17 FEET TO A POINT ON THE WESTERLY FACE OF A CONCRETE SEAWALL; THENCE NORTH 00 DEGREES 06 MINUTES 24 SECONDS WEST ALONG SAID CONCRETE SEAWALL, A DISTANCE OF 65.56 FEET MORE OR LESS TO THE WATERS OF THE LOXAHATCHEE RIVER, THENCE NORTH 48 DEGREES 17 MINUTES 05 SECONDS WEST, LEAVING SAID WEST FACE OF CONCRETE SEAWALL, A DISTANCE OF 27.25 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF SAID LOXAHATCHEE RIVER; THENCE ALONG THE MEAN HIGH WATER LINE FOR THE FOLLOWING 7 COURSES; NORTH 52 DEGREES 18 MINUTES 52 SECONDS WEST, A DISTANCE OF 25.18 FEET; THENCE NORTH 54 DEGREES 41 MINUTES 33 SECONDS WEST, A DISTANCE OF 33.16 FEET; THENCE NORTH 73 DEGREES 02 MINUTES 03 SECONDS WEST, A DISTANCE OF 39.00 FEET; THENCE SOUTH 84 DEGREES 47 MINUTES 52 SECONDS WEST, A DISTANCE OF 34.15 FEET; THENCE SOUTH 76 DEGREES 00 MINUTES 22 SECONDS WEST, A DISTANCE OF 39.66 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 19 SECONDS WEST, A DISTANCE OF 22.46 FEET; THENCE SOUTH 78 DEGREES 53 MINUTES 11 SECONDS WEST, A DISTANCE OF 15.82 FEET TO A POINT ON SAID LINE BEING 300 FEET WEST OF AND PARALLEL WITH SAID EAST LINE OF GOVERNMENT LOT 5; THENCE SOUTH 00 DEGREES 06 MINUTES 24 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 191.57 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 0.957 ACRES MORE OR LESS.

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

1. THE ACCESS, UTILITIES AND DRAINAGE EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO TURNER QUAY POINTE LOT OWNERS FOR INGRESS AND EGRESS AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. ALL DRIVEWAY AND DRAINAGE IMPROVEMENTS WITHIN THE EASEMENT SHALL BE EQUITABLY MAINTAINED BY THE OWNERS OF LOT 1 AND LOT 2.
2. THE 10 FOOT PUBLIC STORMWATER DRAINAGE EASEMENT AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR PUBLIC STORMWATER AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE STRUCTURES AND PIPE LOCATED THEREIN THAT ARE ESTABLISHED FOR STORMWATER DRAINAGE OF TURNER QUAY RIGHT-OF-WAY, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. ANY DRAINAGE SWALE OR STORMWATER PIPE AND STRUCTURES ESTABLISHED SOLELY FOR THE DRAINAGE OF EITHER OR BOTH OF THE LOTS WITHOUT SERVICING THE RIGHT OF WAY DRAINAGE, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNERS. NO STRUCTURE, LANDSCAPING, OR OTHER IMPROVEMENTS SHALL BE INSTALLED WITHIN EASEMENT THAT WOULD ADVERSELY AFFECT USE OF THE EASEMENT AREA FOR PUBLIC DRAINAGE PURPOSES, WITHOUT THE APPROVAL OF THE TOWN ENGINEER AND THE TOWN STORMWATER MANAGER.
3. THE DRAINAGE AND NAVIGATIONAL EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR DRAINAGE AND NAVIGATIONAL PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIVIDUAL PROPERTY OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
4. 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, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID 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, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
5. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, WHITE REALTY, LLC. A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY LYNN MCKEE AS MANAGING MEMBER OF SAID COMPANY

THIS 31st DAY OF December, 2014. BY: WHITE REALTY, LLC. A DELAWARE LIMITED LIABILITY COMPANY

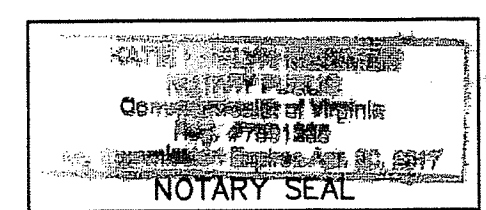
WITNESS: John Lewis BY: Lynn W. McKee
PRINT NAME LeeAnn Lewis LYNN MCKEE
MANAGING MANAGER

WITNESS: Jocely P. Lambert
PRINT NAME Jocely P. Lambert

ACKNOWLEDGEMENT
STATE OF Virginia
COUNTY OF Orange
BEFORE ME PERSONALLY APPEARED Lynn McKee
WHO ARE KNOWN TO ME OR HAVE PRODUCED Virginia Drivers License
RESPECTIVELY AS IDENTIFICATION AND THEY EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES
EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 31st DAY OF December, 2014.

MY COMMISSION EXPIRES: Apr. 30, 2017 Notie Evelyn Mesimer
COMMISSION NUMBER: #15812316 Notie Evelyn Mesimer NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, COLETTE K. MEYER, 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 WHITE REALTY, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: January 5, 2015
BY: Collette K. Meyer
COLLETTE K. MEYER
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0562408

TOWN OF JUPITER APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 6th DAY OF JANUARY, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SEC. 177.81 (1), FLORIDA STATUTES.

BY: Doug P. Koenigke
DOUG P. KOENIGKE, P.E.
TOWN ENGINEER

"TURNER QUAY POINTE" IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF JANUARY, 2015.

BY: Karen J. Golonka ATTEST: Sally W. Boylan
KAREN J. GOLONKA MAYOR SALLY W. BOYLAN TOWN CLERK

SURVEYORS CERTIFICATE

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 PALM BEACH COUNTY, FLORIDA.

DATE: 12-29-2014
Ronald E. Stotler
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYORS NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF SOUTH 89°51'05" WEST ALONG THE SOUTH LINE OF GOVERNMENT LOT 5, SECTION 36, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AS PER PALM BEACH COUNTY SURVEY DEPARTMENT SECTION CORNER DATA SHEETS REFERENCING STATE PLAN COORDINATES FLORIDA EAST ZONE NAD 83 1990 ADJUSTMENT
2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
3. P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY TOWN OF JUPITER ZONING REGULATIONS
5. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE STATED
6. PLAT POSITION AND ORIENTATION:
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST ZONE
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES SHOWN ARE GROUND DISTANCES
G. SCALE FACTOR = 1.0000250
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
8. THERE ARE NO ABANDONED UNDERLYING LANDS OR EASEMENTS OF RECORD.

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
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

