

20200196389

WEST JUPITER COMMUNITY CENTER

BEING A PORTION OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

112

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 3:11 P.M. THIS
8th DAY OF June
2020 AND DULY RECORDED IN PLAT BOOK
No. ON PAGES 112
THRU 113

SHARON R. BOY
CLERK AND COMPTROLLER

BY: *[Signature]* D.C.

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT WEST JUPITER COMMUNITY GROUP, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS WEST JUPITER COMMUNITY CENTER, BEING A PORTION OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 33; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, NORTH 89°30'50" WEST, A DISTANCE OF 689.68 FEET TO A POINT ON THE WEST LINE OF THE EAST 689.65 FEET OF SAID SOUTHEAST QUARTER OF SECTION 33; THENCE ALONG SAID WEST LINE OF THE EAST 689.65 FEET OF THE SOUTHEAST QUARTER OF SECTION 33, NORTH 00°01'04" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF CHURCH STREET, AS DESCRIBED IN OFFICIAL RECORD BOOK 31103, PAGE 1856, AND OFFICIAL RECORD BOOK 24367, PAGE 1267, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF THAT RIGHT OF WAY ABANDONMENT, AS RECORDED IN OFFICIAL RECORD BOOK 30993, PAGE 1217, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, NORTH 89°30'50" WEST, A DISTANCE OF 425.44 FEET TO A POINT ON THE WEST LINE OF THE EAST 1115.08 FEET OF THE SOUTH QUARTER OF THE S.E. QUARTER OF THE S.E. QUARTER OF SAID SECTION 33; THENCE ALONG SAID WEST LINE, NORTH 00°01'04" EAST, A DISTANCE OF 298.91 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH QUARTER (SOUTH 10 ACRES, MORE OR LESS) OF THE S.E. QUARTER OF THE S.E. QUARTER OF SAID SECTION 33; THENCE ALONG SAID NORTH LINE, SOUTH 89°34'03" EAST, A DISTANCE OF 425.44 FEET TO A POINT ON THE AFOREMENTIONED WEST LINE OF THE EAST 689.65 FEET OF THE S.E. QUARTER OF SECTION 33; THENCE ALONG SAID WEST LINE, SOUTH 00°01'04" WEST, A DISTANCE OF 329.31 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 127,248 SQUARE FEET OR 2.921 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", AS SHOWN HEREON, IS HEREBY RESERVED FOR WEST JUPITER COMMUNITY GROUP, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WEST JUPITER COMMUNITY GROUP, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2.) THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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 16th DAY OF April, 2020.

WEST JUPITER COMMUNITY GROUP, INC.
A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Anna Foulin
WITNESS: *[Signature]*
PRINT NAME: Annie R. Conway
BY: *[Signature]*
LEE OWEN
PRESIDENT

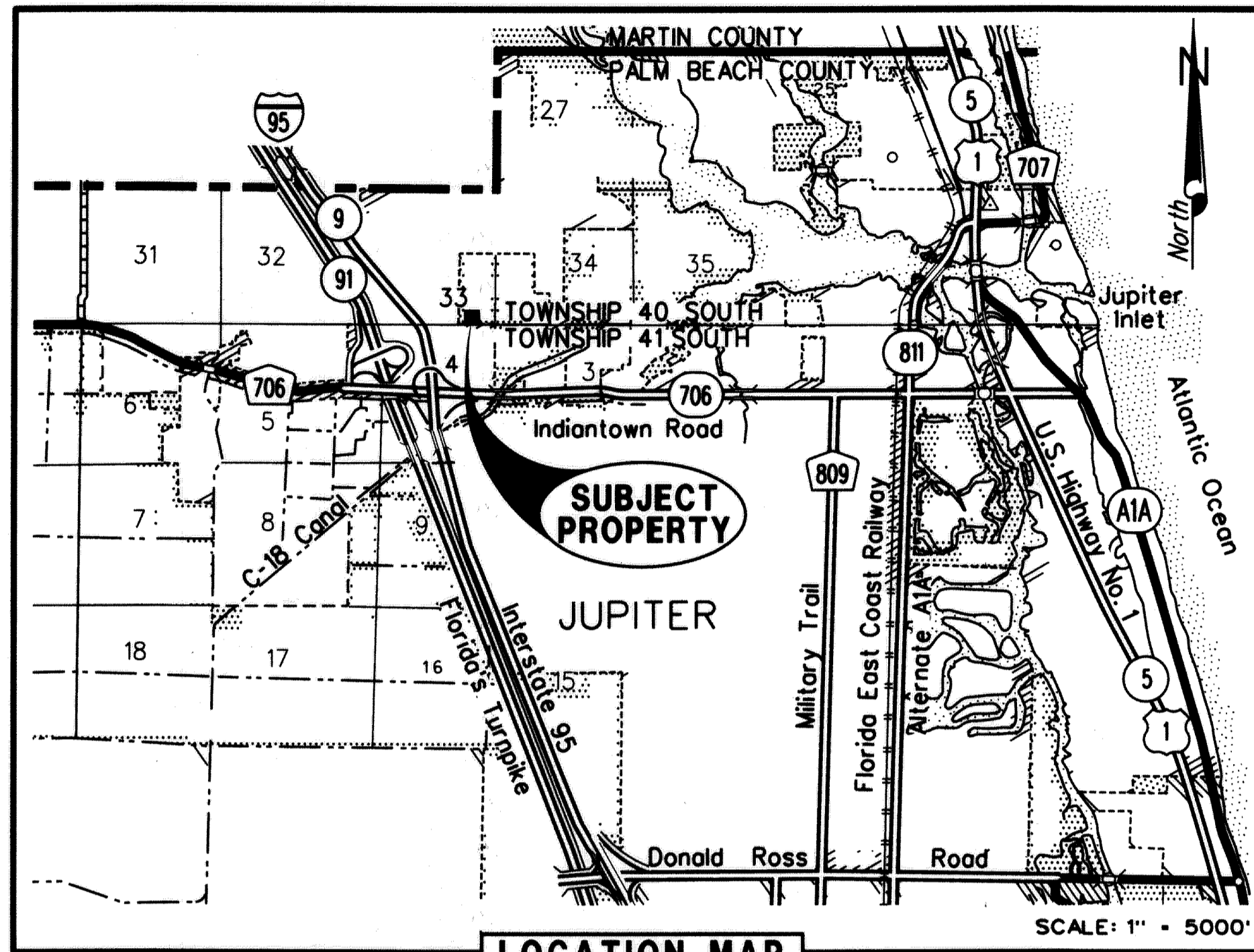
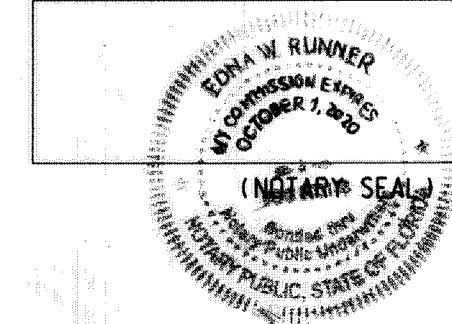
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF April, 2020, BY LEE OWEN AS PRESIDENT FOR WEST JUPITER COMMUNITY GROUP, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/01/2020 *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Edna W. Runner
COMMISSION NUMBER: GA000148



SITE PLAN
CONTROL NUMBER: 1995-003

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30703 AT PAGE 341 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF May, 2020.

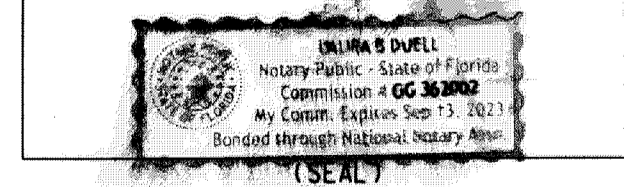
BY: SEACOST NATIONAL BANK
WITNESS: *[Signature]*
PRINT NAME: Patricia Coloma
WITNESS: *[Signature]*
BY: *[Signature]*
STEVEN CASSA
SK, VICE PRESIDENT
PRINT NAME: Anna Foulin

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16th DAY OF May, 2020, BY SEACOST NATIONAL BANK, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 9/13/2023 *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Lane B. Duell
COMMISSION NUMBER: 362002



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JONATHAN P. HART, 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 WEST JUPITER COMMUNITY GROUP, INC., A FLORIDA NOT FOR PROFIT CORPORATION; 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 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: 4/16/2020
BY: *[Signature]*
PRINT NAME: JONATHAN P. HART
FLORIDA BAR NO.: 55982

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 05 DAY OF JUNE, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER

PLAT POSITION AND ORIENTATION:

- BEARINGS AND COORDINATES SHOWN HEREON ARE GRID
- LINEAR UNITS: US SURVEY FOOT
- DATUM: NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT
- ZONE: FLORIDA EAST
- COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- PROJECT SCALE FACTOR: 1.000030733
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

LEGEND:

DENOTES SET PERMANENT REFERENCE MONUMENT: 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB 4431"

ABBREVIATIONS:

- (D) = AS SHOWN ON DEED
- (GRID) = STATE PLANE GRID DISTANCE
- (GROUND) = GROUND DISTANCE
- (P) = AS SHOWN ON PLAT
- CB = CHORD BEARING
- CL = CHORD LENGTH
- CONC. = CONCRETE
- D = DELTA ANGLE
- FND. = FOUND
- L = LENGTH
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B. Co. = PALM BEACH COUNTY
- PG(S) = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- R = RADIUS
- R/W = RIGHT OF WAY

SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 / 1990 ADJUSTMENT. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST BEARS SOUTH 00°01'04" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2.) NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3.) 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 4.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 5.) 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 PALM BEACH COUNTY.
- 6.) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 7.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 8.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'S 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."), 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: MARCH 9, 2020 BY: *[Signature]*
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD: KNUST 334042 \ 17-015A-306 \ 17-015A-306.DGN	JOB: 17-015A-306
REF:	DATE: FEBRUARY 2019
FLD:	DATE: FEBRUARY 2019
OFF: CASASUS	DATE: FEBRUARY 2019
OKD: D.C.L.	DATE: FEBRUARY 2019
SHEET 1 OF 2	DWG: D17-015P