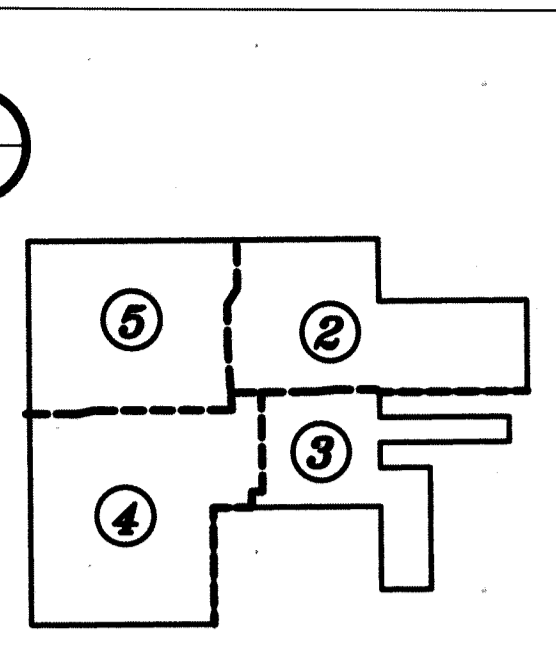


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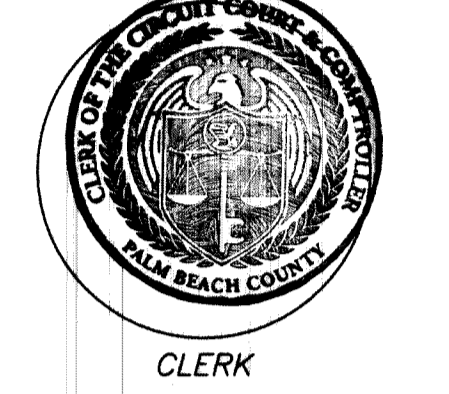
66



SHEET INDEX (NOT TO SCALE)

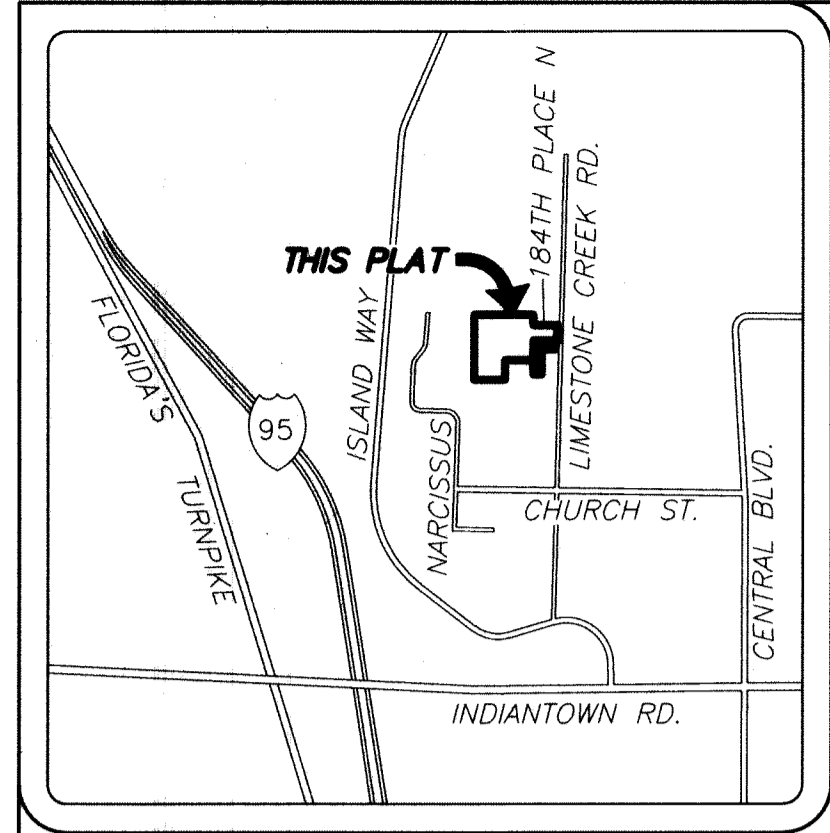
State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 11:17 A.M.
THIS 9th DAY OF March A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 133 ON PAGES 66 THROUGH 70
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
By: [Signature] DEPUTY CLERK

SHEET 1 OF 5 SHEETS



RESERVE AT JUPITER

BEING A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



DEDICATION AND RESERVATION

Know all men by these presents that D.R. Horton, Inc., a Delaware corporation authorized to do business in Florida, owner of the land shown hereon as RESERVE AT JUPITER, being a parcel of land lying within a portion of the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) of Section 33, Township 40 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

A parcel of land lying within a portion of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) of Section 33, Township 40 South, Range 42 East, Palm Beach County, Florida,

COMMENCE at the East quarter corner (E 1/4) of Section 33; Thence North 89°56'37" West along the North line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of said Section 33, for 416.40 feet to the POINT OF BEGINNING; Thence South 00°01'05" West along the West line and the Southerly extension thereof of the lands recorded in Official Records Book 3356, at Page 522, of the Public Records of Palm Beach County, Florida, for 160.00 feet; Thence South 89°56'37" East along the South line of 184th Place North recorded in Official Records Book 27225, at Page 1741, of the Public Records of Palm Beach County, Florida, for 383.40 feet to the West right-of-way line for Limestone Creek Road as shown on Palm Beach County Maintenance Map-Specific Purpose Survey, Project No. 2002055-Drawing No. S-3-08-2822; Thence South 00°01'05" West along said West right-of-way line, for 233.84 feet; The following three (3) courses being along the North, West and South lines of the lands recorded in Official Records Book 2749, at Page 1797, of the Public Records of Palm Beach County, Florida; Thence North 89°56'37" West, for 383.40 feet; Thence South 00°01'05" West, for 65.00 feet; Thence South 89°56'37" East, for 335.00 feet; Thence South 00°01'05" West along the West line of the lands recorded in Official Records Book 7607, at Page 1070, of the Public Records of Palm Beach County, Florida, for 65.00 feet; The following three (3) courses being along the North, West and South lines of the lands recorded in Official Records Book 2745, at Page 1954, of the Public Records of Palm Beach County, Florida; Thence North 89°56'37" West, for 335.00 feet; Thence South 00°01'05" West, for 65.00 feet; Thence South 89°56'37" East, for 130.00 feet; Thence South 00°01'05" West along the Northerly extension of the West line of the lands recorded in Official Records Book 30724, at Page 40, of the Public Records of Palm Beach County, Florida, for 314.00 feet; Thence North 89°56'37" West along the North line of the lands recorded in Official Records Book 8569, at Page 1469, of the Public Records of Palm Beach County, Florida, for 130.00 feet; Thence North 00°01'05" East along the common East line for the lands recorded in Official Records Book 2639, at Page 1669, Official Records Book 15559, at Page 1218 and Official Records Book 30075, at Page 1519, all being of the Public Records of Palm Beach County, Florida, for 214.00 feet; Thence North 89°56'37" West along the North line of the lands recorded in Official Records Book 30075, at Page 1519, of the Public Records of Palm Beach County Florida, for 436.20 feet; Thence South 00°04'30" West along the common West line of the lands recorded in Official Records Book 30075, at Page 1519, Official Records Book 30075, at Page 1524, Official Records Book 29909, at Page 1517 and Official Records Book 2639, at Page 1669, all being of the Public Records of Palm Beach County, Florida, for 299.50 feet; Thence North 89°56'37" West along the common North line of the lands recorded in Official Records Book 3617, at Page 434, Official Records Book 27110, at Page 1115 and Official Records Book 26210, at Page 1929, all being of the Public Records of Palm Beach County, Florida, for 472.59 feet to the East line of the lands recorded in Official Records Book 6389, at Page 1572, of the Public Records of Palm Beach County, Florida, said East line also being the West line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of said Section 33; Thence North 00°04'30" East along said line, for 988.34 feet to the North line of the Northeast one-quarter (NE 1/4) of the Southeast one-quarter (SE 1/4) of said Section 33; Thence South 89°56'37" East along said North line, for 908.11 feet to the POINT OF BEGINNING.

Said lands lying and situate in Palm Beach County, Florida.

Said lands contain 21.110 acres, more or less.

Have caused the same to be surveyed and plotted as shown hereon and does hereby dedicate as follows:

- 1. Tracts RW-1, RW-2 and RW-3 as shown hereon are hereby reserved for the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- 2. The drainage easements (DE), as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.
- 3. The public drainage easements (PDE), as shown hereon, are hereby dedicated in perpetuity for drainage purposes. Said easements are for the purpose of providing drainage, storage, and conveyance for lands adjoining the lands plotted herein or stormwater that contributes or flows through them. The maintenance of the public drainage easements including all drainage facilities located therein shall be the perpetual maintenance obligation of the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.
- 4. Tract L-1 (Water Management Tract), as shown hereon, is hereby reserved for the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association its successors and assigns, without recourse to Palm Beach County.

Water Management Tract L-1 is subject to existing littoral zone restrictive covenant agreement as recorded in Official Records Book 32225, Page 66, Public Records of Palm Beach County, Florida.

5. The lake maintenance easement (LME) and lake maintenance access easement (LMAE), as shown hereon are hereby reserved for the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to construct and maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

6. Tracts OS-1, OS-4, OS-6, OS-7, OS-8 and OS-9 (Open Space Tracts), as shown hereon, are hereby reserved for the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space, landscape, common access and public drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

7. Tracts OS-2, OS-3, OS-5 and OS-10 (Open Space Tracts), as shown hereon, are hereby reserved for the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space, landscape, common access and public drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. The public drainage reservation is to remain in perpetuity for drainage purposes to provide drainage conveyance for lands abutting these Tracts. Palm Beach County shall have the right, but not the obligation, to construct and maintain any public drainage within these Tracts.

8. Tracts R-1 and R-2 (Recreation Tracts), as shown hereon, are hereby reserved for the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

9. Maintenance and roof overhang easements (OHE) are hereby reserved in perpetuity to the owner of the lot abutting the easement and the Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, for the purpose of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services, decorative architectural treatments and impact shutters within and adjacent to said easement without recourse to Palm Beach County.

10. The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. 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.

11. The utility easements running adjacent and parallel to public streets, the tracts for private road purposes, as shown hereon, are nonexclusive easements and are 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.

All tracts for private street purposes, as shown hereon, are hereby subject to an overlying non-exclusive easement 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 stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication 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 Division President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 01st day of July, 2021.

D.R. Horton, Inc., a Delaware corporation Authorized to do business in Florida
By: [Signature] Rafael J. Roca, Division President

Witness: [Signature] Jennifer P. Ray (Print Name)
[Signature] Kristen L. Northrup (Print Name)

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of July, 2021, by Rafael J. Roca as Division President for D.R. Horton, Inc., a Delaware corporation authorized to do business in Florida, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

My commission expires: [Signature] Frances J. Guerra (Printed Name) - Notary Public (Seal)

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 01st day of March, 2022 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

ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS

Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, 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 01st day of July, 2021.

Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit
By: [Signature] Gary Brunk - President

Witness: [Signature] Jennifer P. Ray (Print Name)
[Signature] Kristen L. Northrup (Print Name)

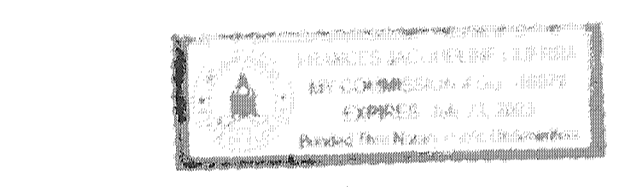
ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of July, 2021, by Gary Brunk as President for Reserve At Jupiter Homeowners' Association, Inc., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

[Signature] Frances J. Guerra (Printed Name) - Notary Public (Seal)

My commission expires:



TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

I, Karri Michelle Jessell, 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 D.R. Horton, Inc., a Delaware corporation authorized to do business in Florida; 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 encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: [Signature] Karri Michelle Jessell (Printed Name)
[Signature] Karri Michelle Jessell Attorney-at-Law Licensed in Florida Florida Bar No. 123757

D.R. HORTON, INC. COUNTY ENGINEER RESERVE AT JUPITER HOMEOWNERS' ASSOCIATION, INC. PROFESSIONAL SURVEYOR AND MAPPER
[Seals and signatures of David L. Ricks, Gary Brunk, and Eric R. Matthews]

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") have been placed as required by law, and that Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091(9), F.S., will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the required improvements; 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.

This 17th day of August, 2021
[Signature] Eric R. Matthews P.S.M. License No. 6717 State of Florida



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WANTMAN GROUP, INC.