

JUPITER GARDENS APARTMENTS

BEING A PLAT OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

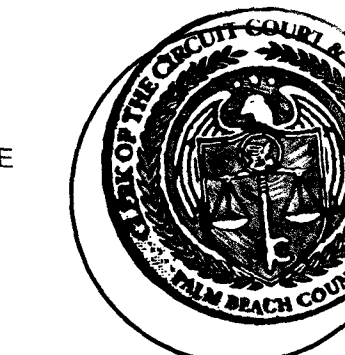
77

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:39 P.M.
THIS 25 DAY OF November
A.D. 2023 AND DULY RECORDED
IN PLAT BOOK 135 ON
PAGES 77 AND 78

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

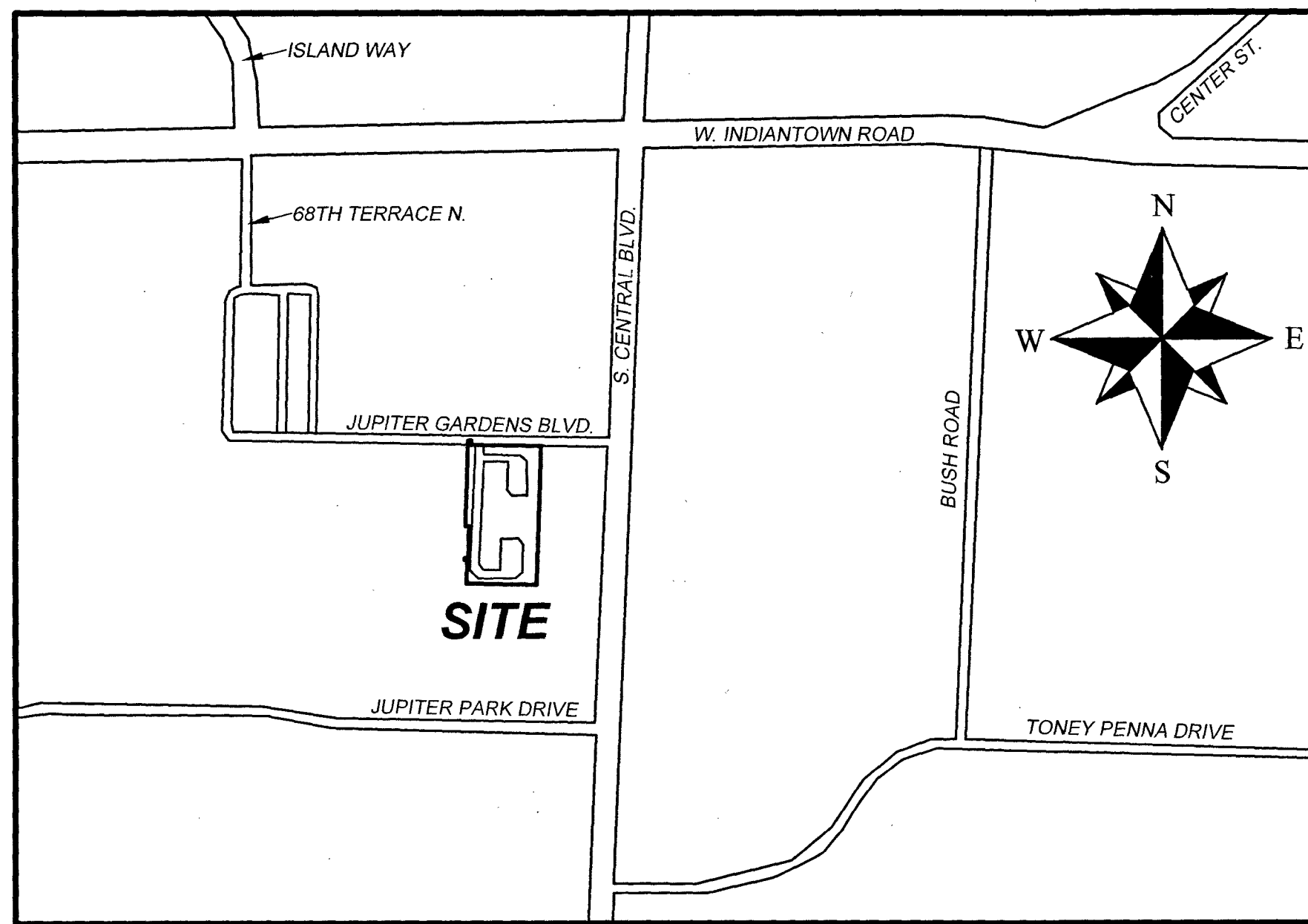
BY [Signature]
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT
& COMPTROLLER

SITE DATA
ZONING CONTROL #: 2021-00092



VICINITY SKETCH N.T.S.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT 6570 JUPITER GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS JUPITER GARDENS APARTMENTS, BEING A PLAT OF A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER;
THENCE NORTH 88°54'20" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 330.00 FEET TO A POINT;
THENCE NORTH 01°54'18" EAST, PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL;
THENCE NORTH 88°54'20" WEST, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 318.00 FEET TO A POINT ON THE EAST LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 4845, PAGE 989, PALM BEACH COUNTY PUBLIC RECORDS;
THENCE NORTH 01°54'18" EAST, ALONG THE EAST LINE OF SAID PARCEL, A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE NORTH 88°54'20" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 12.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE DEPARTING THE NORTH LINE OF SAID PARCEL, NORTH 01°54'18" EAST, A DISTANCE OF 9.64 FEET TO A POINT ON THE SOUTH LINE OF THE PLAT OF WEST JUPITER HOUSING 2, AS RECORDED IN PLAT BOOK 116, PAGE 74, SAID PUBLIC RECORDS OF PALM BEACH COUNTY;
THENCE CONTINUE ALONG THE BOUNDARY OF SAID PLAT FOR THE FOLLOWING FOUR COURSES:
THENCE SOUTH 88°54'17" EAST, A DISTANCE OF 16.60 FEET TO A POINT;
THENCE NORTH 01°35'02" EAST, A DISTANCE OF 143.75 FEET TO A POINT;
THENCE NORTH 89°09'44" WEST, A DISTANCE OF 15.80 FEET TO A POINT;
THENCE NORTH 01°54'18" EAST, A DISTANCE OF 385.17 FEET TO A POINT;
THENCE SOUTH 88°54'20" EAST, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 3, A DISTANCE OF 13.60 FEET TO A POINT ON THE WEST LINE OF A RIGHT OF WAY TAKING RECORDED IN OFFICIAL RECORDS BOOK 3487, PAGE 501, SAID PUBLIC RECORDS;
THENCE SOUTH 01°35'00" WEST, ALONG SAID WEST LINE, A DISTANCE OF 20.55 FEET TO A POINT ON THE SOUTH LINE OF SAID TAKING;
THENCE SOUTH 89°09'46" EAST, ALONG SAID SOUTH LINE AND THE SOUTH RIGHT-OF-WAY LINE OF JUPITER GARDENS BLVD., A DISTANCE OF 316.30 FEET TO A POINT;
THENCE SOUTH 01°54'18" WEST, PARALLEL WITH THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 624.37 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 4.648 ACRES (202,470 SQUARE FEET), MORE OR LESS.

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

TRACT A

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR 6570 JUPITER GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 6570 JUPITER GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT B

TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF November, 2022.

6570 JUPITER GARDENS LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: JUPITER GARDENS PARTNERSHIP LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: JUPITER GARDENS MANAGER LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS MANAGER

BY: ANCHOR EQUITY HOLDINGS LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS SOLE MEMBER

BY: [Signature]
JEFFREY J. GILBANE,
SOLE MEMBER

WITNESS: [Signature]
Paul Krasker
PRINTED NAME

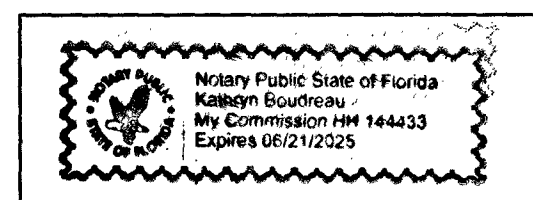
WITNESS: [Signature]
Alexandra Hernandez
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9 DAY OF November, 2022, BY JEFFREY J. GILBANE, SOLE MEMBER ON BEHALF OF ANCHOR EQUITY HOLDINGS LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF JUPITER GARDENS MANAGER LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGER OF JUPITER GARDENS PARTNERSHIP LLC, A DELAWARE LIMITED LIABILITY COMPANY, SOLE MEMBER OF 6570 JUPITER GARDENS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

06/21/2025
MY COMMISSION EXPIRES:
HH 144433
MY COMMISSION NO.:



[Signature]
SIGNATURE OF NOTARY PUBLIC
Kathryn Boudreau
PRINTED NAME OF NOTARY PUBLIC

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 33539, AT PAGES 702 THROUGH 718, 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 HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF November, 2022.

WITNESS: [Signature]
Thomas Scheer
PRINTED NAME

WITNESS: [Signature]
Juanjuan Fox
PRINTED NAME

FIRST REPUBLIC BANK,
A FOREIGN PROFIT CORPORATION

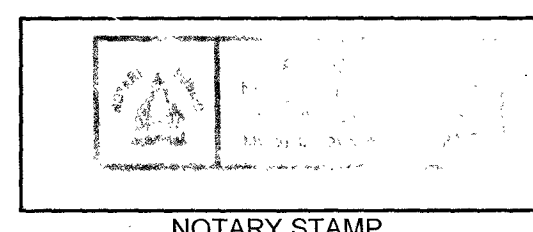
BY: [Signature]
MARISSA GARBER, VICE PRESIDENT
PRINTED NAME, TITLE

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8 DAY OF November, 2022, BY Alison Wilder, AS Vice President FOR FIRST REPUBLIC BANK, A FOREIGN PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

January 1, 2023
MY COMMISSION EXPIRES:
66787478
MY COMMISSION NO.:



[Signature]
SIGNATURE OF NOTARY PUBLIC
Allison Wilder
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

I, PAUL A. KRASKER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, I FIND THE TITLE TO THE PROPERTY IS VESTED IN 6570 JUPITER GARDENS LLC, A FLORIDA 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 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.

DATED THIS 8th DAY OF November, 20 22

[Signature]
PAUL A. KRASKER, ESQ.
FLORIDA BAR NUMBER: 893196

SURVEYOR & MAPPER'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL RECORDED INFORMATION REFERS TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- ALL BEARINGS SHOWN HEREON ARE GRID (NAD83/1990 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 01°54'18" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- COORDINATES SHOWN ARE GRID
- DATUM = NAD 83, 1990 ADJUSTMENT.
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND UNLESS LABELED OTHERWISE AS MEASURED ON HORIZONTAL PLANE.
- SCALE FACTOR = 1.00003234
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

NOTES (BLANKET AND NON-PLOTTABLE EASEMENTS/ITEMS LISTED IN TITLE EXCEPTIONS)

- EASEMENT RIGHTS TO THE TOWN OF JUPITER GRANTED IN O.R.B. 4845, PAGE 728 FOR THE CONSTRUCTION AND MAINTENANCE OF WATER LINES EXTENDS OVER ENTIRE PROPERTY.
- EASEMENT RIGHTS TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT GRANTED BY O.R.B. 5203, PAGE 613, FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER LINES EXTENDS OVER ENTIRE PROPERTY.

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 25 DAY OF November, 2023 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

SURVEYOR & MAPPER'S CERTIFICATE

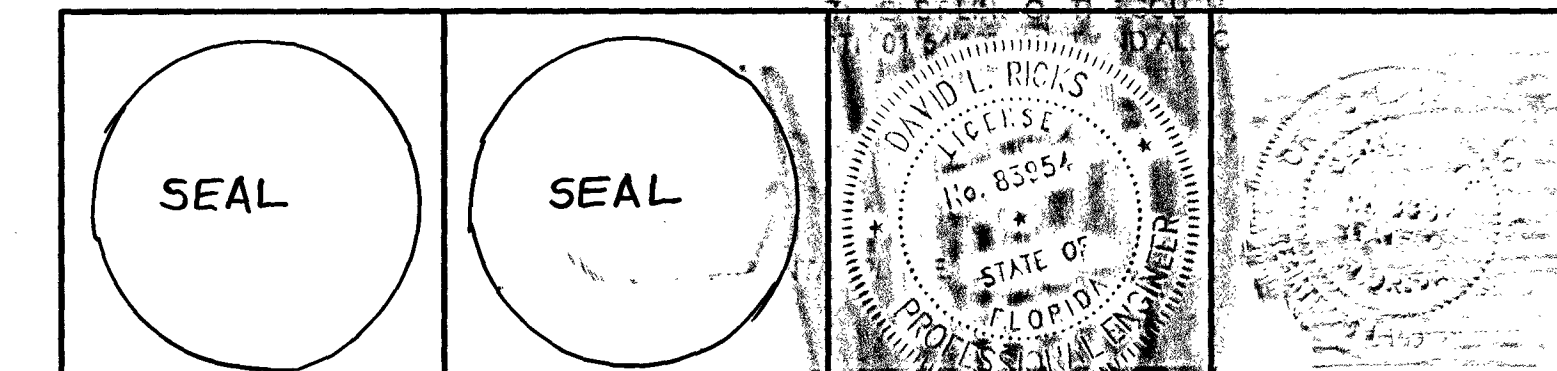
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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.

[Signature]
CRAIG L. WALLACE, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 3357
WALLACE SURVEYING CORPORATION
LICENSED BUSINESS NUMBER 4569
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407

THIS INSTRUMENT PREPARED BY:

CRAIG L. WALLACE IN THE OFFICE OF
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407

ANCHOR EQUITY HOLDINGS LLC SEAL FIRST REPUBLIC SEAL COUNTY ENGINEER'S SEAL SURVEYOR'S SEAL



JUPITER GARDENS APARTMENTS

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB NO.: 21-1385-4	F.B.	PG.
OFFICE: R.C./S.W.	DATE: FEBRUARY 2022	DWG. NO. 21-1385-3	
CK'D: C.W.	REF: 21-1385.DWG	SHEET	1 OF 2

CFN 20230027785 PL BK 135 PG 77