

MAY 1995 **PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE - PARTIAL RE-PLAT** SHEET 1 of 2

70

LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING A RE-PLAT OF LOT 45 AND A PART OF TRACT "O", PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.



STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 3:35 P.M. THIS 10th DAY OF JUNE, A.D., 1995, AND DULY RECORDED IN PLAT BOOK 72, ON PAGES 70 THROUGH 71

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By Deigh A. Standley
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, AND THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE-PARTIAL RE-PLAT"; SAID LAND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF LOT 45 AND TRACT "O", PARCEL B-GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 45 AND TRACT "O", PARCEL B-GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 15464 SQUARE FEET, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1) TRACT "O", AS SHOWN HEREON, IS HEREBY DEDICATED TO GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY ADMIRAL'S COVE ASSOCIATES LTD, A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS GENERAL PARTNERS ON BEHALF OF THE PARTNERSHIP, THIS 30 DAY OF MAY, A.D., 1995.

BY: ADMIRAL'S COVE ASSOCIATES, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: B.L.W. ENTERPRISES
A FLORIDA GENERAL PARTNERSHIP,
A GENERAL PARTNER

BY: ADMIRAL'S COVE, INC.
ITS GENERAL PARTNER

ATTEST: Thomas Frankel
THOMAS FRANKEL
SECRETARY

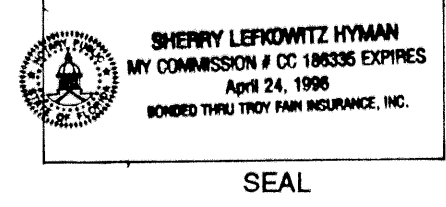
BY: Benjamin Frankel
BENJAMIN FRANKEL
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May, A.D., 1995, BY THOMAS FRANKEL AND BENJAMIN FRANKEL, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, ON BEHALF OF B.L.W. ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, AS A GENERAL PARTNER OF ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO ARE PERSONALLY KNOWN TO ME.

Sherry Lefkowitz Hyman
SHERRY LEFKOWITZ HYMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES:



IN WITNESS WHEREOF, THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, ITS PRESIDENT, AND ATTESTED TO BY THOMAS FRANKEL, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF May, A.D., 1995.

BY: THE CLUB AT ADMIRAL'S COVE, INC.
A FLORIDA CORPORATION

ATTEST: Thomas Frankel
THOMAS FRANKEL
SECRETARY

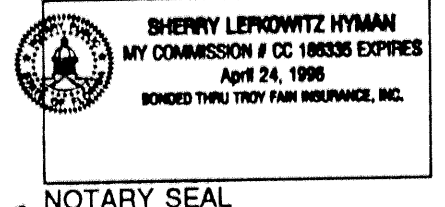
BY: Benjamin Frankel
BENJAMIN FRANKEL
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May, A.D., 1995, BY THOMAS FRANKEL AND BENJAMIN FRANKEL, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

Sherry Lefkowitz Hyman
SHERRY LEFKOWITZ HYMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES:



IN WITNESS WHEREOF, THE GOLF VILLAGE AT ADMIRAL'S COVE, MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JACK MAKRANSKY, ITS PRESIDENT, AND ATTESTED TO BY THOMAS FRANKEL, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF May, A.D., 1995.

BY: THE GOLF VILLAGE AT ADMIRAL'S COVE, MASTER PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: Thomas Frankel
THOMAS FRANKEL
SECRETARY

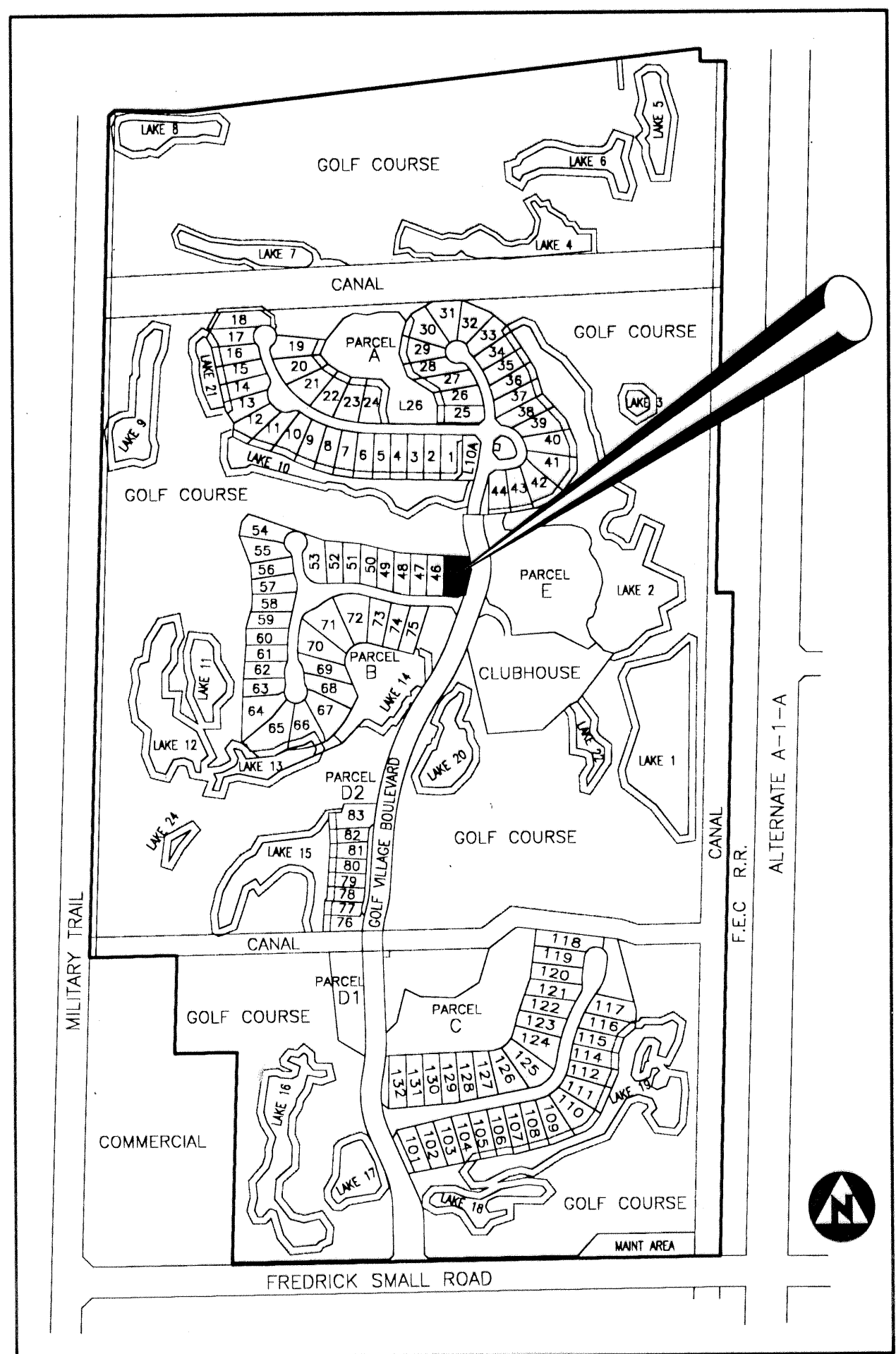
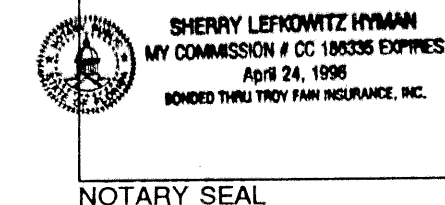
BY: Jack Makransky
JACK MAKRANSKY
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 30 DAY OF May, A.D., 1995, BY THOMAS FRANKEL AND JACK MAKRANSKY, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

Sherry Lefkowitz Hyman
SHERRY LEFKOWITZ HYMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES:



LOCATION MAP
(NOT TO SCALE)

AREA TABULATION:

TRACT "O"	3531 SQUARE FEET
LOT 45R	11933 SQUARE FEET
TOTAL	15464 SQUARE FEET

MORTGAGEE'S CONSENT:

STATE OF NEW JERSEY)
) SS
COUNTY OF ESSEX)

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 HEREON, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 5093, PAGE 087, AND IN OFFICIAL RECORDS BOOK 6211, PAGE 1772, AND AS MODIFIED IN OFFICIAL RECORDS BOOK 7164, PAGE 1076, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THIS PLAT.

THE MBL LIFE ASSURANCE CORPORATION
A NEW JERSEY CORPORATION

IN WITNESS WHEREOF, THE MBL LIFE ASSURANCE CORPORATION, A NEW JERSEY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL S. RYAN, VICE PRESIDENT, AND ATTESTED TO BY WILLIAM E. WEISS, ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF JUNE, A.D., 1995.

ATTEST: William E. Weiss
WILLIAM E. WEISS
ASSISTANT SECRETARY

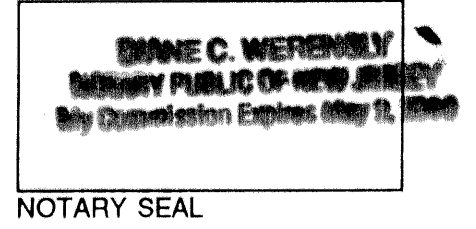
BY: Michael S. Ryan
MICHAEL S. RYAN
Sr. VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF NEW JERSEY)
) SS
COUNTY OF ESSEX)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF JUNE, A.D., 1995, BY MICHAEL S. RYAN AND WILLIAM E. WEISS, AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF THE MBL LIFE ASSURANCE CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

Diane C. Werenhly
NOTARY PUBLIC
MY COMMISSION EXPIRES:



TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

WE, SUN TITLE & ABSTRACT COMPANY, A DULY LICENSED TITLE & ABSTRACT COMPANY, IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, AND TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; THAT THE MORTGAGE SHOWN, IS TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

SUN TITLE & ABSTRACT COMPANY

DATED: THIS 14th DAY OF June, A.D., 1995.

BY: Francis McAlonan
FRANCIS MCALONAN
PRESIDENT

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATED: THIS 24 DAY OF MAY, A.D., 1995.

BY: Wm. R. Van Campen
WM. R. VAN CAMPEN, R.L.S.
FLORIDA REGISTRATION NO. 2424

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR RELATIVE TO THE BEARING OF SOUTH 01° 27' 48" WEST ALONG THE LINE OF LOT 45, AS SHOWN HEREON.
2. ☐ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. ⊙ DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES THEREIN.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOWN OF JUPITER APPROVALS:

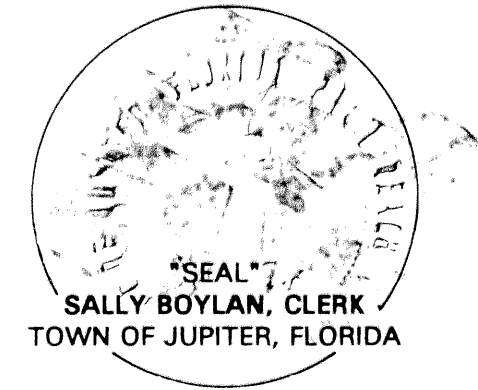
STATE OF FLORIDA)
) SS
COUNTY OF PALM BEACH)

"PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE-PARTIAL RE-PLAT", IS HEREBY APPROVED FOR RECORD THIS 5 DAY OF JUNE, A.D., 1995.

BY: Karen Golonka
KAREN GOLONKA
MAYOR

BY: Clara Jackson
CLARA JACKSON, P.E.
TOWN ENGINEER

ATTEST: Sally Boylan
SALLY BOYLAN
TOWN CLERK



This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida.

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd. Suite 121, Riviera Beach, FL 33404
Fax (407) 844-9659 Phone (407) 844-2102

RECORD PLAT			
PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE - PARTIAL RE-PLAT			
DWN	FB	DATE 04/25/95	WO.# P151
CKD	FILE	SCALE	SHEET 1 OF 2