

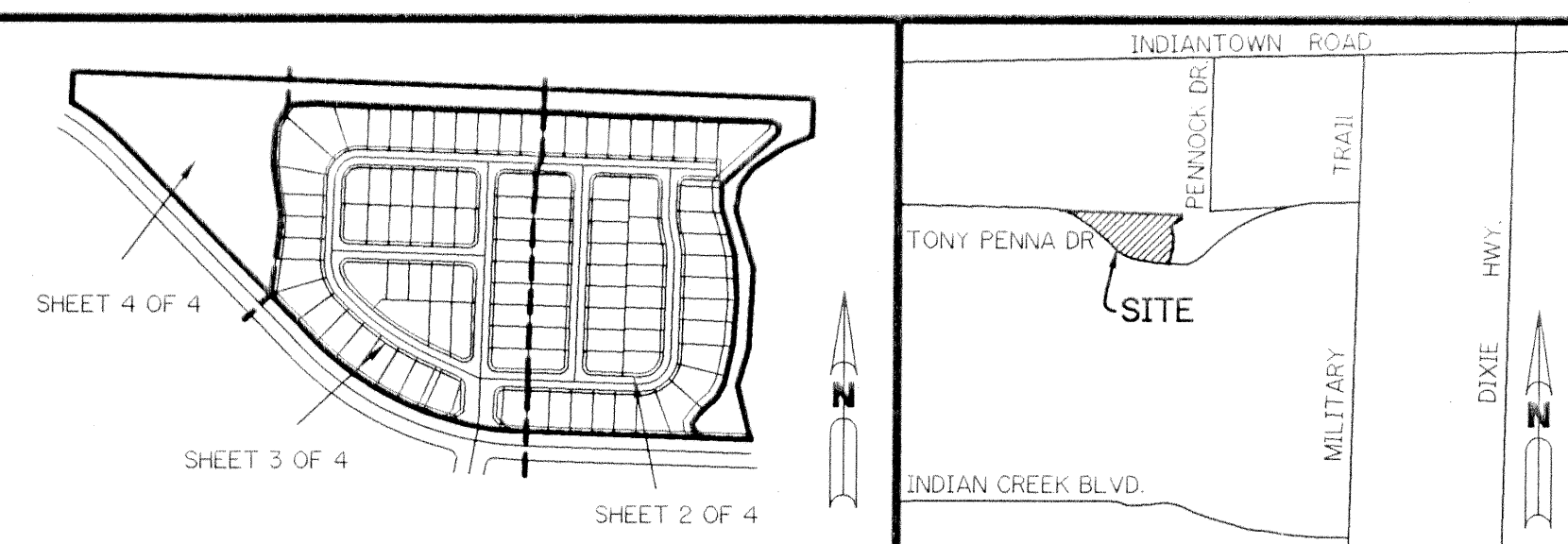
A PLANNED UNIT DEVELOPMENT
MAPLE ISLAND

A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF PARCELS "A" AND "E" OF MAPLEWOOD PHASE ONE, PLAT BOOK 42, PAGES 63 THROUGH 65, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4 MAY, 1995

THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE P.S.M. 4190 STATE OF FLORIDA LAWSON, NOBLE AND ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS WEST PALM BEACH, FLORIDA

COUNTY OF PALM BEACH ) ss
STATE OF FLORIDA
This Plat was filed for record at 2:55 P.M.
the 21 day of SEPTEMBER 19 95
and duly recorded in Plat Book No. 42
on page 189-192
DOROTHY H. WILKIN, Clerk of County Court



KEY MAP N.T.S. LOCATION SKETCH Sec. 11 TWP. 41S. RGE. 42E.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS MAPLE ISLAND, BEING A PARCEL OF LAND LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF PARCELS "A" AND "E" OF MAPLEWOOD PHASE ONE, PLAT BOOK 42, PAGES 63 THROUGH 65, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF PARCEL "M", AS SHOWN ON SAID PLAT OF MAPLEWOOD PHASE ONE, SAID CORNER ALSO BEING A POINT ON THE NORTH LINE OF SAID SECTION 11, PROCEED NORTH 88°00'20" WEST ALONG THE SAID NORTH LINE OF SAID SECTION 11, A DISTANCE OF 275.83 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°59'40" WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 100.80 FEET TO THE MOST NORTHERLY CORNER OF THE PLAT OF THE COLONY AT MAPLEWOOD, AS RECORDED IN PLAT BOOK 54, PAGES 97 THROUGH 98, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PLAT OF THE COLONY THROUGH THE FOLLOWING EIGHT COURSES; SOUTH 68°31'48" WEST, A DISTANCE OF 89.05 FEET; SOUTH 55°40'35" WEST, A DISTANCE OF 99.03 FEET; THENCE SOUTH 35°41'33" WEST, A DISTANCE OF 59.13; THENCE SOUTH 08°39'00" WEST, A DISTANCE OF 66.71 FEET; THENCE SOUTH 17°17'19" EAST, A DISTANCE OF 166.64 FEET; THENCE SOUTH 03°09'01" WEST, A DISTANCE OF 224.13 FEET; THENCE SOUTH 16°29'30" WEST, A DISTANCE OF 106.55 FEET; THENCE SOUTH 14°05'46" EAST, A DISTANCE OF 154.56 FEET TO A POINT ON THE NORTH LINE OF PARCEL "D-3", AS SHOWN ON SAID PLAT OF MAPLEWOOD PHASE ONE; THENCE NORTH 88°07'23" WEST ALONG SAID NORTH LINE OF SAID PARCEL "D-3", A DISTANCE OF 214.70 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "D-3"; SAID CORNER ALSO BEING THE NORTHEAST CORNER OF TONEY PENNA DRIVE, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT ONE OF PHASE TWO, AS RECORDED IN PLAT BOOK 48, PAGES 131 THROUGH 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID TONEY PENNA DRIVE, THENCE CONTINUE NORTH 88°07'23" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 405.00 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 861.35 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, WESTERLY THROUGH A CENTRAL ANGLE OF 12°36'32", A DISTANCE OF 189.56 FEET TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID TONEY PENNA DRIVE, AS SHOWN ON THE PLAT OF TONEY PENNA DRIVE, AS RECORDED IN PLAT BOOK 58, PAGES 30 THROUGH 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, WESTERLY THROUGH A CENTRAL ANGLE OF 31°28'21", A DISTANCE OF 473.14 FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 44°02'30" WEST, A DISTANCE OF 740.94 FEET TO THE POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST AND HAVE A RADIUS OF 640.00 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, WESTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 16°30'20", A DISTANCE OF 184.37 FEET; THENCE NORTH 01°59'52" EAST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE TO A POINT ON THE NORTH LINE OF SAID SECTION 11, SAID NORTH LINE ALSO BEING THE SOUTH LINE OF THE REPLAT OF JUPITER RIVER ESTATES, AS RECORDED IN PLAT BOOK 26, PAGES 36 THROUGH 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°00'20" EAST ALONG SAID NORTH LINE OF SAID SECTION 11 AND SAID SOUTH LINE OF SAID REPLAT OF JUPITER RIVER ESTATES, A DISTANCE OF 2035.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 31.344 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 DEDICATED TO THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
2. TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
3. TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES ONLY AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
4. TRACT "E" (JONES CREEK), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., FOR OPEN SPACE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.
5. TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PRESERVE AREAS, MAINTENANCE OF TRACT "F" SHALL BE THE PERPETUAL OBLIGATION OF THE MAPLEWOOD PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, AND AN EASEMENT IS HEREBY DEDICATED TO SAID ASSOCIATION FOR PURPOSES OF PERFORMING MAINTENANCE. THE PRESERVE AREA SHALL BE MANAGED IN ACCORDANCE WITH THE MANAGEMENT PLAN REQUIRED BY TOWN COUNCIL, APPROVED APRIL 18, 1995.
6. LANDSCAPE EASEMENTS AND BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE AND BUFFER PURPOSES WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE OVERSTORY PLANT MATERIAL INDICATED ON THE TREE PRESERVATION PLAN DATED MARCH 9, 1995, APPROVED BY TOWN COUNCIL, APRIL 18, 1995, SHALL BE REQUIRED TO BE PRESERVED. THE LANDSCAPE EASEMENTS SHOWN HEREON ARE ALSO DEDICATED TO THE MAPLEWOOD PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WHICH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE LANDSCAPING LOCATED THEREON WHICH IS NOT MAINTAINED BY THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, PURSUANT TO THE PROVISIONS OF THE DECLARATION OF MASTER COVENANTS, CONDITIONS AND RESTRICTIONS OF MAPLEWOOD, AS AMENDED.
7. THE JONES CREEK BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR UPLAND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE OVERSTORY PLANT MATERIAL INDICATED ON THE TREE PRESERVATION PLAN DATED MARCH 9, 1995, APPROVED BY TOWN COUNCIL, APRIL 18, 1995, SHALL BE REQUIRED TO BE PRESERVED.
8. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE MAPLE ISLE HOMEOWNERS ASSOCIATION FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAPLE ISLE HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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 ASSOCIATED WITH SAID DRAINAGE SYSTEM.
9. 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.
10. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
11. THE FLOWAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE MAPLEWOOD PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MAPLEWOOD PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MAPLEWOOD PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO ENTER SUCH PROPERTY TO CONSTRUCT, RECONSTRUCT AND MAINTAIN DRAINAGE OUTFALL STRUCTURES THEREIN AND THEREON, TO KEEP SUCH AREA FREE FROM OBSTRUCTIONS AND TO PERFORM SUCH OTHER MAINTENANCE NECESSARY OR APPROPRIATE TO PERMIT STORM WATER DISCHARGE FROM THE MAPLEWOOD R.P.D. PURSUANT TO APPLICABLE GOVERNMENTAL PERMITS AND APPROVALS.

IN WITNESS WHEREOF, ENGLE HOMES/PALM BEACH, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERE TO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF August 1995.

ENGLE HOMES/PALM BEACH, INC. A FLORIDA CORPORATION
WITNESS: [Signatures]
BY: JOHN A. KRAYNICK ITS VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOHN A. KRAYNICK WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ENGLE HOMES/PALM BEACH, INC. A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

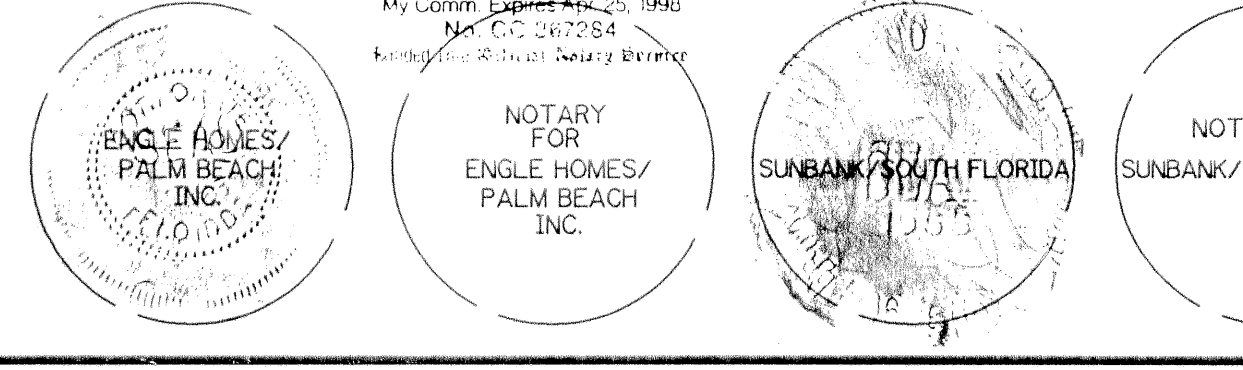
WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF August 1995.
SUSAN S. BONNER Notary Public - State of Florida My Comm. Expires Apr. 25, 1998 No. CC 367284 Bonded This Official Notary Public

MORTGAGEE'S 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 DECISION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8961 AT PAGE 1584 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 EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF August 1995.
WITNESS: [Signatures]
BY: JEFFREY I. SHULMAN V.P. ITS VICE PRESIDENT

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JEFFREY I. SHULMAN WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF August 1995.
MY COMMISSION EXPIRES: 4/15/98 NOTARY PUBLIC
SUSAN S. BONNER Notary Public - State of Florida My Comm. Expires Apr. 25, 1998 No. CC 367284 Bonded This Official Notary Public



ACCEPTANCE OF DEDICATIONS
STATE OF FLORIDA COUNTY OF PALM BEACH
THE MAPLEWOOD PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF August 1995.

MAPLEWOOD PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION
BY: EILEEN LETSCH VICE PRESIDENT
WITNESS: [Signatures]

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED EILEEN LETSCH WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE MAPLEWOOD PROPERTY OWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

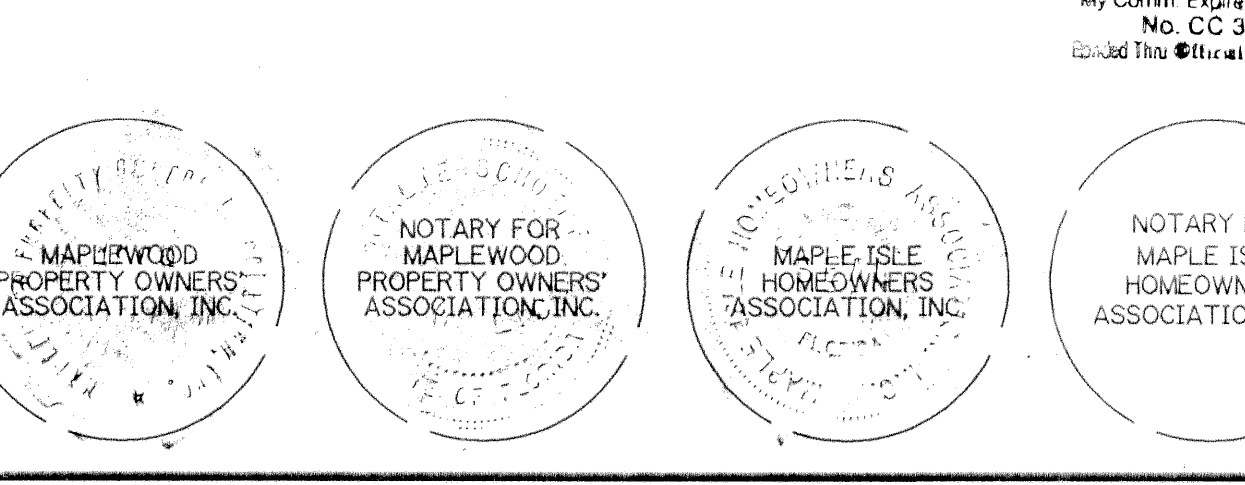
WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF August 1995.
MY COMMISSION EXPIRES: 11-19-98 NOTARY PUBLIC - STATE OF FLORIDA

ACCEPTANCE OF DEDICATIONS
STATE OF FLORIDA COUNTY OF PALM BEACH
MAPLE ISLE HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17th DAY OF August 1995.

MAPLE ISLE HOMEOWNERS ASSOCIATION, INC. A FLORIDA NON-PROFIT CORPORATION
BY: GREG PILLEN, PRESIDENT
WITNESS: [Signatures]

ACKNOWLEDGEMENT
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GREG PILLEN WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE MAPLE ISLE HOMEOWNERS ASSOCIATION, INC. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF August 1995.
MY COMMISSION EXPIRES: NOTARY PUBLIC - STATE OF FLORIDA



TITLE CERTIFICATION
STATE OF FLORIDA COUNTY OF PALM BEACH
WE, UNIVERSAL LAND TITLE INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ENGLE HOMES/PALM BEACH INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE ONLY MORTGAGE THAT THE PROPERTY IS SUBJECT IS THE MORTGAGE TO SUNBANK/SOUTH FLORIDA NATIONAL ASSOCIATION AS 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: 8-3-95 BY: EILEEN C. ELMS TITLE EXAMINER

SURVEYOR'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 ("C.P.'S") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER 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 THE TOWN OF JUPITER.

DATE: 8-8-95 BY: WILBUR F. DIVINE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4190 STATE OF FLORIDA

TOWN OF JUPITER
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF SEPTEMBER, A.D., 1995.
BY: KAREN GOLONKA TOWN ENGINEER ATTEST: SALLY BOYD CLERK

SURVEYOR'S NOTES:
1) THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 88°-00'-20" WEST ALONG THE NORTH SECTION LINE OF SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
2) NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED:
(NR) = NON-RADIAL
(R-F) = RADIAL TO FRONT LOT LINE
(R-R) = RADIAL TO REAR LOT LINE
4) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
5) 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.

P.L.D. TABULAR DATA
TOTAL AREA.....31.34 ACRES
TOTAL DWELLING UNITS.....104
DENSITY.....3.32 UNITS/AC.

SUBDIVISION: Maple Island
BOOK: 75
PAGE: 189
FLOOD MAP:
FLOOD ZONE:
ZONING:
QUAD:
SE:
ZIP CODE:
PUD NAME: T/Jupiter 11/4/42