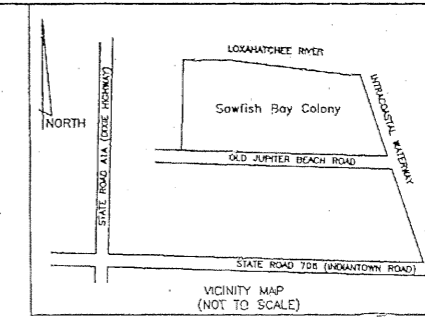


PLAT OF Sawfish Bay Colony

LYING IN SECTION 6, TOWNSHIP 41 SOUTH,
RANGE 43 EAST, TOWN OF JUPITER,
PALM BEACH COUNTY, FLORIDA

MARCH 1998

SHEET 1 OF 2



28

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT SAWFISH BAY LAND CO., INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE PLAT OF WATERS EDGE ESTATES, RECORDED IN PLAT BOOK 65, PAGE 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY, RECORDED IN PLAT BOOK 17, PAGE 3-A OF SAID PUBLIC RECORDS, N18°00'44"W FOR 53.09 FEET TO THE NORTH RIGHT-OF-WAY OF OLD JUPITER BEACH ROAD, AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH RIGHT-OF-WAY, N88°22'48"W FOR 799.58 FEET TO THE EAST LINE OF THE WEST 380.00 FEET OF GOVERNMENT LOT 3; THENCE ALONG SAID EAST LINE, N01°38'06"E FOR 356.11 FEET TO THE GOVERNMENT MEANDER LINE OF 1922; THENCE ALONG SAID MEANDER LINE FOR THE FOLLOWING COURSES:

THENCE S89°13'48"E FOR 186.76 FEET; THENCE S82°43'48"E FOR 482.00 FEET; THENCE N85°46'12"E FOR 39.95 FEET TO THE SAID WESTERLY RIGHT-OF-WAY OF THE INTRACOASTAL WATERWAY;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, S18°00'44"E FOR 337.03 FEET TO THE POINT OF BEGINNING.

SHOWN HEREON AS: PLAT OF SAWFISH BAY COLONY

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

1. THE PRIVATE DRIVE, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAWFISH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE DRIVEWAY TRACT SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

2. THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SAWFISH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR A PRIVATE DRIVEWAY SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

3. 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.

4. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAWFISH HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SWALES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA. NO LANDSCAPING OR PERMANENT STRUCTURES ARE TO BE PLACED IN THESE EASEMENTS; NO FILLING OR ALTERATIONS OF THE SWALE AREAS ARE TO BE MADE, AND THE INDIVIDUAL LOT OWNERS ARE TO BE RESPONSIBLE FOR MAINTAINING THE SWALE IN ITS ORIGINAL DESIGN CONFIGURATION.

6. THE BERM EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SAWFISH HOMEOWNERS ASSOCIATION, INC., FOR CONSTRUCTION AND MAINTENANCE OF A BERM AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

7. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE, WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.

8. CONSTRUCTION AND PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES.

9. NO CLEARING OR VEGETATION REMOVAL SHALL COMMENCE ON ANY LOT WITHOUT A VEGETATION REMOVAL PERMIT FROM THE TOWN OF JUPITER. THIS REQUIREMENT SHALL BE INCLUDED IN THE DEED OF EACH LOT SOLD.

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 18th DAY OF March, 1998.

SAWFISH BAY LAND CO., INC.,
A FLORIDA CORPORATION

BY: Lisa Palmieri
LISA PALMIERI, PRESIDENT

WITNESS: Louis G. Stollman
WITNESS: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LISA PALMIERI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAWFISH BAY LAND CO., INC., A FLORIDA CORPORATION, AND 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 March, 1998.

MY COMMISSION EXPIRES: Linda W. Cruce
LINDA W. CRUCE, NOTARY PUBLIC

MORTGAGEES 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 RECORD BOOK 10,148, PAGE 1479, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A FEDERAL SAVINGS BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF March, 1998.

FIDELITY FEDERAL SAVINGS BANK OF FLORIDA,
A FEDERAL SAVINGS BANK
BY: Joseph C. Bova
JOSEPH C. BOVA, EXECUTIVE VICE PRESIDENT

ATTEST: J. M. Mall
JAMES M. MALL (PRINT NAME)
VICE PRESIDENT

MORTGAGEE ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH C. BOVA AND Joseph M. Auschewitz WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA, A CORPORATION EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 March, 1998.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC, STATE OF FLORIDA

OFFICIAL NOTARY SEAL
STATE OF FLORIDA
COUNTY OF PALM BEACH
COMMISSION NO. 10000001
MY COMMISSION EXPIRES MAY 6, 2000

SAWFISH HOMEOWNERS ASSOCIATION ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

SAWFISH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO, AND THE MAINTENANCE OBLIGATIONS INCURRED BY, SAID ASSOCIATION AS SHOWN HEREON.

IN WITNESS WHEREOF, SAWFISH HOMEOWNERS ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Director
THIS 18th DAY OF March, 1998.

SAWFISH HOMEOWNERS ASSOCIATION, INC.

BY: Linda W. Cruce
LINDA W. CRUCE, DIRECTOR

ATTEST: Louis G. Stollman, Jr.
LOUIS A. STOLLMAN, DIRECTOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LINDA W. CRUCE AND LOUIS A. STOLLMAN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE DIRECTORS OF SAWFISH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH DIRECTORS 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 March, 1998.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT LEE SHAPIRO, 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 TO SAWFISH BAY LAND CO., INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 3-18-98 BY: [Signature]
ROBERT LEE SHAPIRO
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK, PSM, IN THE OFFICES OF

Messler & Associates

CONSULTING ENGINEERS

11211 Prosperity Farms Rd., Suite C-301, Palm Beach Gardens, Florida 33410
Phone (561) 627-2226 Fax (561) 624-1569

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) HAVE BEEN SET AS REQUIRED BY LAW, 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.

ROBERT F. BLASZYK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REG. NO. 4133

APPROVALS

JUPITER TOWN COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF March, 1998.

BY: Karen Golonka
KAREN GOLONKA, MAYOR
ATTEST: [Signature]
SALLY BOYLAN, TOWN CLERK

TOWN ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF March, 1998.

BY: [Signature]
DOUG KOENNICKE, P.E.
TOWN ENGINEER

NOTES:

- 1) 0 DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No.4133 SET.
- 2) BEARING REFERENCE: S070°57'W ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 6.
- 3) AREA = 5.781 ACRES, MORE OR LESS.
- 4) A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM - 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR = 1.000425
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION: NONE

NOTICE:

THERE MAY BY ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

COUNTY OF PALM BEACH) 63
STATE OF FLORIDA)
This Plat was filed for record at 11:52 AM
this 18th day of March, 1998.
By: [Signature] Notary Public
on page 28 of 28
DOROTHY H. WILSON, Clerk of Circuit Court
by [Signature] D.H.

