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STATE OF FLORIDA)

COUNTY OF PALM BEACH)

DOROTHY H. WILKEN

THIS PLAT WAS FILED FOR RECORD AT 4.200m, THIS 29 DAY OF MAY , 1998, AND DULY

RECORDED IN PLAT BOOK & . ON PAGES 114 THROUGH 11

CLERK OF THE CIRCUIT COURT

BY Sites & DEPUTY CLERK

"SEAL"

MISTIC COVE

UNDITER HEMICOWNER

SSOCIATION, IN

"SEAL"

MRAGITI BANK,

"SEAL"

NORTHERN PALM BEACH COUN

MPROVEMENT

DISTRICT

"SEAL"

XOUG P. KOEKHOKE, I

TOWN THEINTER WN OF JUPIT

FLORIDA

"SEAL"

SALLA HOWAY CITES

OWN OF JUPITE FLORIDA

P.S.L.S

"SEAL" DOROTHY H, WILKE

FRY, OF THE CIRCUI

COUNTY, FLORIDA

LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

DEDICATION

STATE OF FLORIDA } COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT MYSTIC COVE ASSOCIATES, LTD., A FLORIDA LIWTED PARTNERSHIP, BY IT'S GENERAL PARTNER MYSTIC COVE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 34, TOWNSHIP OF SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "MYSTIC COVE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LIVID BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 34: THENCE, NORTH 00"21"04" WEST, ALONG THE WEST LINE OF THE SAID COMMENCING AT THE CENTER OF SAID SECTION 31, THENCE, NORTH 07-2TH3, WEST, PAUNI THE WEST LINE OF THE SAUD NORTHEAST ONE-QUARTER AND ALONG THE EASTERLY BOUNDARY OF THE SHORES PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK S4, PAGE 102, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF AUDI FEET TO THE INTERSECTION THEREOF WITH THE NORTH RIGHT-OF-MAY UNE OF REGEBUCK ROAD FOR A FORTY OF BEGINNING:

TERSECTION THEREOF WITH THE NORTH RIGHT-OF-WAY LINE OF ROESUCK ROAD FOR A POINT OF BESIMMING. THENCE, SOUTH 69:54:18° EAST, ALONG SAID RIGHT-OF-WAY LINE AND ALONG A LINE 1977.42 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SECTION 34. A DISTANCE OF 693.15 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH 674.15 FEET OF THE 1930 NORTH-EAST ONE-QUARTER; THENCE, NORTH-69:54:10° WEST, ALONG SAID LINE A DISTANCE OF 293.57 FEET; THENCE, NORTH-00:1720° EAST, ALONG A LINE 293.69 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF SAID SCTION 34, A DISTANCE OF 293.67 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SAID NORTH-695 OF THE SHORES PLAT 3, AND THE BOUNDARY OF SAID RIGHT THE NET SECTION THE SHORE OF THE SHORES PLAT 3, AND THE SHORE SAID NORTH LINE AS SECONDRY IN THE SHORE THE SAID NORTH SHORES PLAT 3, AND THE SHORE SHORE SHORE THE SAID NORTH SHORE SHORE SHORE SHORE THE SAID NORTH SHORE SHORE SHORE SHORE SHORE SHORE THE SAID NORTH SHORE SHORE

CONTAINING: 14.62 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS RESTRICTIONS RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

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

- I. THE THIRTY (00) LOTS, AS SHOWN MEREON, ARE HEREBY RESERVED FOR RESIDENTIAL PURPOSES.

 1. THE THIRTY (00) LOTS, AS SHOWN MEREON, IS HEREBY RESERVED FOR THE MYSTIC COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIX CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR FRIANTS STREET AND DRAINAGE PURPOSES AND OTHER PURPOSES AND INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENHANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

 1. TRACTS "1.1" AND "1.2", AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE ORTHERN PALM BEACH COUNTY MPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MAIAGEMENT AND DRAINAGE PURPOSES. AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE NORTHERN PALM BEACH COUNTY WPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- OF JUPITER, FLORIDA.

 TRACTS "0-1", "0-2", "0-3" AND "0-4", ARE HEREBY RESERVED FOR THE MYSTIC COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC.,
 A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE
 PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE
- A FLORIDA NOT-FOR-PROPIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

 TOWN OF JUPITER, FLORIDA.

 TRACT LEY, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MYSTIC COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER AND LANDSCAPE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

 THE TOWN OF JUPITER, FLORIDA.

 THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AND THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HERBY DEDICATED TO THE NORTHERN PAUM BEACH COUNTY IMPROVEMENT PUSTRICT FOR DRAINAGE AND STORM WATER MANAGEMENT, AND FOR THE CONSTRUCTION, ON PROTECTION, AND MAINTENANCE OF WATER MANAGEMENT FACILITIES; THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PAUM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN O'D JUPITER, FLORIDA, NO LANDS THE GOOD TOWN ON THE MYSTIC TO THE NORTHERN PAUM BEACH COUNTY IMPROVEMENT DISTRICT FOR DRAINAGE ASSIGNS THE AND THE REPORT OF THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF DRAINAGE ASSIGNS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

 AND MAINTENANCE OF DRAINAGE FACILITIES: THE LANDS THEREIN AND FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF DRAINAGE FACILITIES. THE LANDS THEREIN AND FOR THE CONSTRUCTION, OPERATION, INSPECTION OF THE MOSTIC ORPORATION OF THE MOS
- JUPITER, FLORIDA. NAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MYSTIC COVE ASSOCIATES, LTD., THEIR SUCCESSORS
- 6. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREDY RESERVED FOR MYSTIC COVE ASSOCIATES, LTD., THEIR SUCCESSORS AND/OR A SSIGNS, FOR DRAINAGE PURPOSES, AND ALL OTHER LEGAL, AND LAWFUL PURPOSES.
 9. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO OPERATE AND MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WHICH ARE ASSOCIATED WITH DIVANAGE OF PUBLIC STREETS.
 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. NO LANDSCAMP OR PERPANAENT STRUCTURES ARE ALLOWED WITHIN THIS EASEMENT.
 11. THE ST INGRESSIEGRESS EASEMENT, AS SHOWN HEREON, IS HEREDY RESERVED FOR MYSTIC OVE ASSOCIATES, I.T.D., THEIR SUCCESSORS ANDOR ANSIONS, FOR INGRESSI CERESS PURPOSES, AND ALL OTHER LEGAL AND LAWFUL PURPOSES.
 12. THE CONSTRUCTION OF THE PROPERTY OF THE PROPERTY OF THE WAY TO THE COVER OF JUPITER INCREMENTATION OF SAID ASSOCIATION, INC., A FLORIDA NOT-FOR-PROPIT CORPORATION, ITS SUCCESSORS ANDORS ASSOCIATES, INC., A FLORIDA NOT-FOR-PROPIT CORPORATION, ITS SUCCESSORS ANDORS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROPIT CORPORATION ITS SUCCESSORS ANDORS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROPIT CORPORATION ITS SUCCESSOR ANDORS ASSOCIATION, ITS ADDRESS AND ARE THE PERPETUAL MAINTENANCE OBLICATION OF SAID ASSOCIATION, ITS

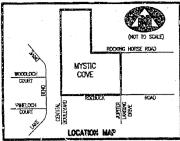
- INC. A FLORIDA NOT SALSONATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LONGOCAPHING AND BUFFER PLYPROSES AND ARE THE PERFETULAL MAINTENANCE OBLIGATION OF SALD ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

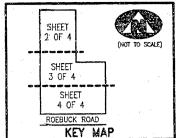
 13.THE PRESERVE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVE FOR THE MYSTIC COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR APPORT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRESERVATION PURPOSES AND ARE THE PERFET WIN OF JUPITER TO FEAR ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOUNT OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOUNT OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOUNT OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOUNT OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOUNT OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOUNT OF SAID ASSOCIATION AND AND ADDRESS AND/OR ASSIGNS, WITHOUT SAID AND ASSOCIATION, AND ADDRESS AND/OR ASSIGNS, WITHOUT SAID AND ASSOCIATION, OR SAID ASSOCIATION, AND ADDRESS AND/OR ASSIGNS, WITHOUT THE PROPRIVALE OF THE TOWN OF AUDITOR OF THE AND ASSOCIATION, OR ADDRESS AND/OR ASSIGNS, WITHOUT THE PROPRIATE ADDRESS AND/OR ASSOCIATION, OR THE MYSTIC COVE OF CHOSES SECTION, CASE OF THE ADDRESS AND/OR ASSOCIATION, OR THE MYSTIC COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. AN INGRESS-BASEMENT DUVER ALL OF TRACT TA' IS HEREBY OFDICATED TO THE LOXANATCHEE EMPROMENTAL CONTRICL.
- JUPITIER. 5 AN INGRESSEGRESS EASEMENT OVER ALL OF TRACT "A" IS HERED. DEDICATED TO THE LOXAHATCHEE EMPRONMENTAL CONTIRCL DISTRICT AND TO THE TOWN OF JUPITER, FLORIDA, FOR ACCESS AND FOR THE MAINTENANCE OF WATER AND SEWER UTILITIES.

IN WITNESS WHEREOF, MYSTIC COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, MYSTIC COVE DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF

> MYSTIC COVE ASSOCIATES, LTD. BY ITS GENERAL PARTNER MYSTIC COVE DEVELOPMENT CORPORATION.

WITNESS: Arman M. Scally BY BY WITNESS DANNIE MATETE





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STATE OF FLORIDA

BEFORE ME PERSONALLY APPEARED ROBERT A. BENTZ WHO(S) ADMOTPERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED (MI).

EXECUTED THE FORECOING AS PRESIDENT OF MYSTIC COVE DEVELOPMENT CORPORATION, AND (BUILD) (MEMBER) TAX AND MAD BEFORE MY THAT HE SHELLY ACKNOWLEDGED TO AND BEFORE MY THAT HE SHELLY BUILD HISTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFRIXED TO THE PORECOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT MAS AFFIRM 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 21 DAY OF MAY NOTARY PUBLIC: Sym Draben Backette MY COMMISSION EXPIRES:

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

THE MYSTIC COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC. 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 ZI DAY OF MAY

MYSTIC COVE OF JUPITER HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM REACH 1

BEFORE ME PERSONALLY APPEARED DONNA M. SCALL, AND ROBERT A. BENTZ, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY, AND PRESIDENT, RESPECTIVELY, OF MYSTIC COVE OF JUPPTER HOMEOWNERS ASSOCIATION, INC., A FLORIZA CORPORATION NOT-FOR PROPERT AND ACKNOWLEDGED, ON ADD EFFORE ME THAT THEY EXECUTED DUCH INSTRUMENT AS OFFICIENTS OF SUCH CORPORATION AND THAT THE SEAL AFFICKED TO THE FOREGOING INSTRUMENT IS THE CORPORATION SHIP CORPORATION AND THAT THEY SEAL AFFICKED TO SADD INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF MAY MY COMMISSION EXPIRES:

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH 1

I, CHRISTOPHER SCHILLING, 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 MYSTIC COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN REREON; THAT THERE ARE ENCUMBRANCES OF RECORD RUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIMISION DEPICTED BY THIS PLAT.

DATED: THIS 21 DAY OF MAY

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)

COUNTY OF PAUM BEACH 1

THE NORTHERN PAUN BEACH COUNTY INPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE CIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF, TRACTE T.-I" AND T.-Y, AS SHOWN HEREON, AND SAID DISTRICT HEREBY ACCEPTS THE WATER MANGEMENT BANKEDBENT BANKEDB

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

By William L Kenslocke, PRESIDENT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH 1

THE UNDERSIGNED, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AN THE UNDERSIDED, HEREDS VIEW THE STATE IN THE DELICATION OF THE LIND DESCRIBED IN SOUTH THE WORLD THE OWNER THEREOF AND DESCRIBED IN SOUTH THE WORLD THE WORL

BARNETT BANK, N.A. A FLORIDA BANKING CORPORATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT, AND IT'S CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS THIS 24 M DAY

OF MAY

JOHN FORBULAND ASSISTANT SECRETARY

VEG PERSONN

DE STANDARD FRESIDENT

SELEN K. DOU'S SELENEVICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SOME F. CODD MO. AND REVEN WHO ARE PERSONALLY KNOWN TO ME. AND WHO EXECUTED THE POREGOING INSTRUMENT AS ASSISTANT SECRETARY AND VICE PRESIDENT, RESPECTIVELY, OF BEARIETT BASK, NA. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUBTRIBUTED METAL SOFFICERS OF SUCH CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT ITHE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF 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 2614 DAY OF MOY alia a Perez MY COMMISSION EXPIRES:

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)

COUNTY OF PALM BEACH 1

HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPPRINT SAID SURVEY IS ACCURATE TO THE DEDT OF MY INNOVALEDGE AND BELIEF, THAT FOR A SURVEY REPRESENTED THE PROPERTY IS ACCURATED TO THE DEST OF MY INNOVALEDGE AND BELIEF, THAT POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE REQUIRED MYROVERS AND FURTHER, THAT THE SURVEY DATA ON PUBLIC HAS REMEMBED. AND ORDINANCES OF THE TOWN OF JUPITER, ELORIDA.

BENCH MARK LAND SURVEYING & MAPPING, INC.

5 20 98

LEGEND:

- 1. ☐ DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
 2. ⚠ DENOTES A SET #2424 PERMANENT CONTROL, POINT (P.C.P.).
 3. (R) DENOTES RADIAL LING
 4. N = 123455.789 INDICATES EASTING COORDINATE
 E = 123455.789 INDICATES EASTING COORDINATE

GENERAL NOTES & RESTRICTIVE COVENANTS:

1. BUILDING SETBACKS SHALL CONFORM TO TOWN OF JUPITER ZONING CODE. , BUILDING GETBACKS STIME OFFICIAM A CITAYN OF JUPITER ZUNING CODE. , NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF

AREA TABULATION:

- 2. NOTICE: HERE AND TE ADMINISTRATION TO A STATE OF THE AND THE AND THE ADMINISTRATION TO A STATE OF THE ADMINISTRATION TO A STATE OF THE ADMINISTRATION TO A STATE OF THE ADMINISTRATION THE ASSEMBLY SHALL HAVE FIRST PRIORITY, AND ALL OTHER ASSEMBLY SHALL HAVE THE ADMINISTRATION TO THE ADMINISTRATION THE ADMINISTRATION TO THE ADMINISTRATION THE ADMINISTRATION ADMINISTRATION TO THE ADMINISTRATION THE ADMINISTRATION ADMINISTRATION ADMINISTRATION THE ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION ADMINISTRATION AND THE ADMINISTRATION ADMINIS

COORDINATE, DISTANCE, AND BEARING NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR
- PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1900 ADJUSTMENT,

 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID AZMUTH BEARING OF SOUTH 00'21'04" EAST ALONG THE
 WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP AS SOUTH, RANGE 42 EAST, ACCORDING TO THE
 TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1900 ADJUSTMENT, AND ALL OTHER RINGS ARE RELATIVE THERETO
- BEARINGS ARE RELATIVE THERETO.

 1. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUNS DISTANCES IN U.S. FEET AND DEGIMAL PARTS THEREOF.

 4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR 23 1,000034053 (GROUND DISTANCE X SCALE FACTOR GRID DISTANCE

2 3/1 ACDES

1.18 ACRES

D.11 ACRES

TOWN OF JUPITER APPROVALS:

STATE OF FLORIDA) S8

COUNTY OF PALM ISEACH)

"MYSTIC COVE", IS HEREBY APPROVED FOR RECORD THIS

29 DAY OF MAY

ATTEST:

THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPHIG, BIG 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA



BENCH MARK Land Surveying and Mapping, In: 4152 West Blue Heren Blud, Sulle 121, Riviera Beech, R. 334 For (281) 204-2604 Provi (361) 846-21

RECORD PLAT **MYSTIC** COVE

DWN C. DETORE FE

FILE PRIBALDED SCALE MILE SHEET Y OF 4