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 COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS
 This Plat was filed for record at
 this 6th day of August 1998
 and duly recorded in Plat Book No. 83
 on page 39-115
 DOROTHY WILKEN, Clerk of Circuit Court
 by *[Signature]* D.C.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

The NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred by said DISTRICT on this plat.
 This plat is approved this 11th Day of JUNE, 1998.

By: *[Signature]* William Kerslake, President, Board of Supervisors, this 11th day of JUNE, 1998
 By: *[Signature]* Peter L. Pimentel, Secretary, Board of Supervisors, this 11th Day of JUNE, 1998

DEDICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS that JUPITER PALMS ASSOCIATES, LTD., a Florida Limited Partnership, owner of the land shown hereon, being in Section 13, Township 41 South, Range 42 East, Town of Jupiter, Florida, shown hereon as "ADMIRAL'S CROSSING", being more particularly described as follows:

A parcel of land lying in the Southwest one-quarter (S.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of Section 13, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida; said parcel of land being more particularly described as follows:

Commencing at the Southwest corner of the Southeast one-quarter (S.E. 1/4) of said Section 13, said point situate on the centerline of Military Trail; Thence North 89° 21'50" East, along the South line of said Southeast one-quarter (S.E. 1/4) of Section 13, a distance of 60.04 feet to the intersection thereof with the Easterly right-of-way line of said Military Trail; Thence North 01° 33'18" East, departing the South line of said Southeast one-quarter (S.E. 1/4) of said Section 13 and along a line 60.00 feet East of, as measured at right angles to the West Line of the Southwest one-quarter (S.W. 1/4) of the Southeast one-quarter (S.E. 1/4) of said Section 13 and along the Easterly right-of-way line of said Military Trail, a distance of 60.04 feet to the POINT OF BEGINNING (P.O.B.). Thence continue North 01°33'18" East, along said line, a distance of 840.58 feet; Thence, North 89°21'50" East, a distance of 581.72 feet; Thence South 01° 33'18" West, a distance of 840.58 feet, Thence South 89° 21'50" West, along a line 60.00 feet North of, as measured at right angles to the South line of said Southeast one-quarter (S.E. 1/4) of Section 13, a distance of 581.72 feet to the POINT OF BEGINNING (P.O.B.).

LESS AND EXCEPT THE FOLLOWING:

A parcel of land lying in the southeast quarter (s.e. 1/4) of Section 13, Township 41 South, Range 42 East, Palm Beach County, Florida; said parcel being more particularly described as follows:

Commencing at the Southwest corner of the Southeast quarter (S.E. 1/4) of said Section 13; thence North 01°33'18" East along the center line of Military Trail and the West line of the Southeast quarter (S.E. 1/4) of said Section 13, a distance of 60.04 feet; thence North 89°21'50" East, a distance of 60.04 feet to a point along the Easterly right-of-way line of Military Trail and the point of beginning; thence North 01°33'18" East along said right-of-way line, a distance of 41.56 feet to a point of cusp of a curve concave to the Northeast having a radius of 40.00 feet and whose radius at this point bears South 88°25'50" East; thence Southeasterly along the arc of the curve thru a central angle of 92°11'28", 64.36 feet to a point of tangency on the North right-of-way line of Frederick Small Road and a cusp to the left; thence South 89°21'50" West along the Westerly prolongation of the tangent 41.56 feet to the point of beginning.

Said lands situate, lying and being in the Town of Jupiter, Palm Beach County, Florida and containing 488,250 square feet or 11.2087 acres, more or less, has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 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.
- All Landscape Easements, as shown hereon, are hereby reserved for the owner or owners of Parcels "A", "B", "C" and "D", their successors and assigns, for landscape purposes and are the perpetual maintenance obligation of the said owner or owners, their successors and assigns, without recourse to the Town of Jupiter.
- The cross access easements, as shown hereon, are hereby reserved for the owner or owners of Parcels "A", "B", "C" and "D", their successors and assigns, as a driveway easement serving the abutting Parcels for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said owner or owners, their 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 shown by this plat including the right to utilize for public purposes any and all drainage, lake maintenance, lake maintenance access easements, roads private or public and parking and access tracts or easements associated with said drainage system. Should the Town deem it necessary to maintain any portion of the drainage shown by this plat, for public purposes, the Town may require the property owner or owners, assigns or successors to pay all or part of the maintenance cost.

Additional dedications under Surveyor's Certificate
 IN WITNESS WHEREOF: The JUPITER PALMS ASSOCIATES, LTD., a Florida Limited Partnership has caused these presents to be signed and sealed by its General Partner, K. SOUTH, INC., a Florida Corporation, licensed to do business in the State of Florida, this 21st day of April, 1998.

JUPITER PALMS ASSOCIATES, LTD., a Florida Limited Partnership
 By: K. SOUTH, INC., a Florida Corporation, as General Partner

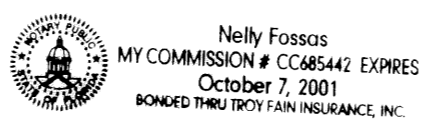
Witness: *[Signature]* Name printed *C. Donohue*
 Witness: *[Signature]* Name Printed *KRISTEN M. MIRROR* By: *[Signature]* Fred Steinmark, President of K. South, Inc.

ACKNOWLEDGEMENT

STATE OF FLORIDA SS
 COUNTY OF PALM BEACH

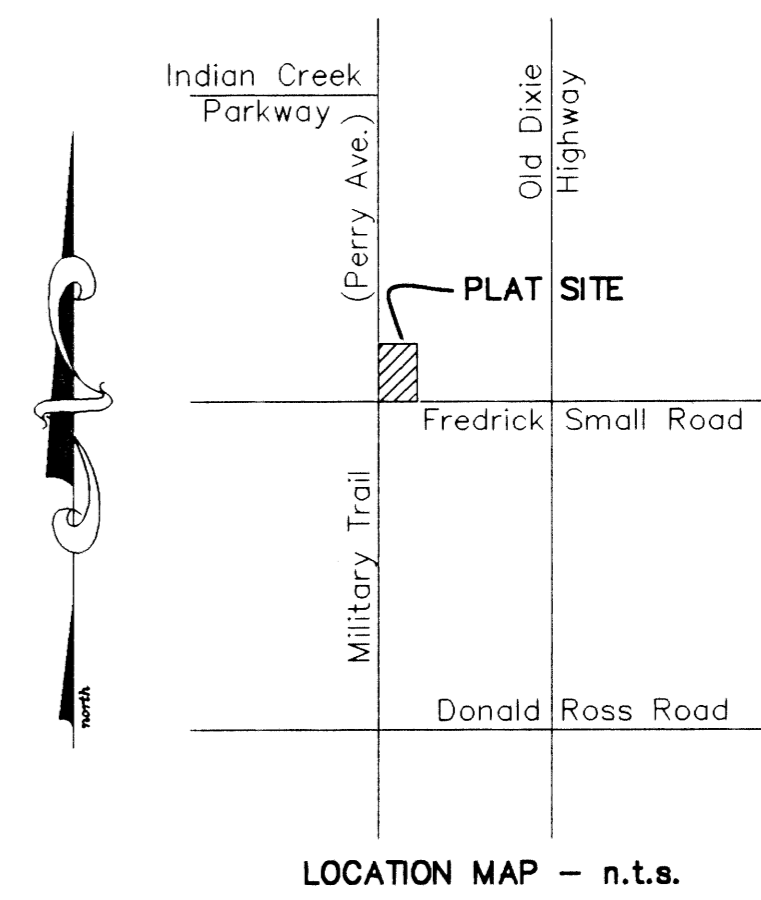
BEFORE ME personally appeared FRED STEINMARK, who is personally known to me, or has produced identification, and who executed the foregoing instrument as PRESIDENT of K. SOUTH, INC., a Florida Corporation, being a GENERAL PARTNER of JUPITER PALMS ASSOCIATES, LTD, a Florida Limited Partnership, and severally 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, on behalf of said partnership.

WITNESS my hand and official seal this 21st day of April, 1998
 NOTARY PUBLIC *[Signature]* STATE OF FLORIDA My commission expires: _____



"ADMIRAL'S CROSSING"

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4)
 SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
 SHEET 1 OF 2 SHEETS
 MARCH, 1998



TITLE CERTIFICATION

I, Robbin Newman, 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 is vested in JUPITER PALMS ASSOCIATES, LTD., a Florida Limited Partnership; the current taxes are not delinquent, that there are no mortgages of record, and that there are encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

By: *[Signature]* Name printed Robbin Newman
 Attorney-at-law, licensed in Florida
 Date: April 21, 1998

TOWN APPROVAL

It is hereby certified that this plat of "ADMIRAL'S CROSSING" has been officially approved for record by the Town of Jupiter, Palm Beach County, Florida.

By: *[Signature]* Doug Koennicke, P.E., Town Engineer, Date: 8-3-98
 By: *[Signature]* Karen Golonka, Mayor Date 2-4-98
 By: *[Signature]* Sally Boylan, Town Clerk Date 8/4/98

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 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, Palm Beach County, Florida.

By: *[Signature]* Jerald A McLaughlin, R.S.M.
 Florida Registration No. 5269

This instrument was prepared by: JERALD A. McLAUGHLIN, IN THE OFFICE OF McLAUGHLIN ENGINEERING COMPANY, 400 NORTHEAST 3rd AVENUE, FORT LAUDERDALE, FLORIDA 33301

DEDICATION CONTINUED

- Any structure or building of any kind or landscaping shall not be placed on or within any access, drainage, or utility easement without prior written consent of all easement beneficiary and the Town Engineer.
- The Limited Access Easements, as shown hereon, are hereby dedicated to Palm Beach County for the control and jurisdiction over access rights.

Northern Palm Beach County Improvement District Seal
 Town of Jupiter Seal
 Town of Jupiter Engineer's Seal
 Title Company or Attorney

SUBDIVISION # Admiral's Crossing
 BOOK 83 PAGE 39
 FLOOD ZONE - FLOOD MAP # -
 QUAD # - ZONING -
 SE - ZIP CODE -
 PUD NAME Town of Jupiter