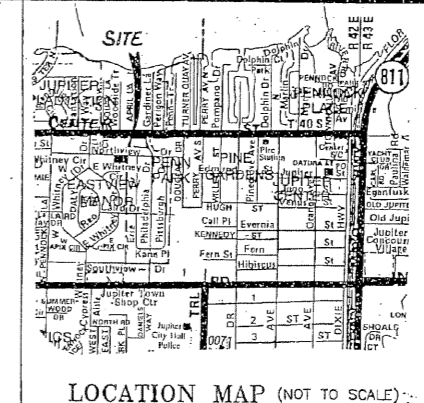
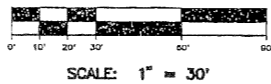


PLAT OF  
**CENTER STREET VILLAGE**

BEING A REPLAT OF LOTS 5 AND 6, BLOCK 6, EASTVIEW MANOR  
ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 25, PAGE 129,  
IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER  
PALM BEACH COUNTY, FLORIDA

FEBRUARY 1999



**73**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
AT 3:00 PM THIS 8  
DAY OF MARCH, A.D. 1999  
AND DULY RECORDED IN PLAT  
BOOK 25 ON PAGES 12  
AND  
DOROTHY H. WILKEN  
CLERK OF THE COURT  
BY: *[Signature]*  
DEPUTY CLERK

**DEDICATION AND RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
KNOW ALL MEN BY THESE PRESENTS THAT LIGHTHOUSE HABITAT FOR HUMANITY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, FLORIDA AS CENTER STREET VILLAGE BEING A REPLAT OF LOTS 5 AND 6, BLOCK 6, EASTVIEW MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 129, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
- THE ACCESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR A PRIVATE DRIVEWAY SERVING ABUTTING LOTS FOR INGRESS AND EGRESS, DRAINAGE AND UTILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
  - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY.
  - 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.
  - TRACT "A", INGRESS AND EGRESS EASEMENT, THE INGRESS, EGRESS AND PARKING EASEMENT BOTH FILED IN OFFICIAL RECORDS BOOK 2536, PAGE 1139, AND THE ADDITIONAL 11 FOOT INGRESS AND EGRESS EASEMENT ARE HEREBY RESERVED FOR THE CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.
  - THE PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH THIS PLAT LYING IN THE 25 FOOT DRAINAGE EASEMENT ACROSS LOTS 4 AND 6, SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, HOWEVER, THE TOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO PERFORM MAINTENANCE.
  - 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 BY THE TOWN OF JUPITER STORMWATER DEPARTMENT.
  - CONSTRUCTION AND PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
  - THE 25 FOOT DRAINAGE EASEMENT AS SHOWN HEREON IS DEDICATED TO THE TOWN OF JUPITER. THERE SHALL BE NO TREES, SHRUBS OR PERMANENT STRUCTURES PLACED WITHIN THE EASEMENT.
  - THE 10 FOOT LANDSCAPE EASEMENT, AS SHOWN HEREON, IS DEDICATED TO THE CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

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 26 DAY OF MARCH, 1999.

LIGHTHOUSE HABITAT FOR HUMANITY, INC.  
A FLORIDA CORPORATION  
BY: *[Signature]*  
JOY S. GOULD, PRESIDENT  
WITNESS: *[Signature]*

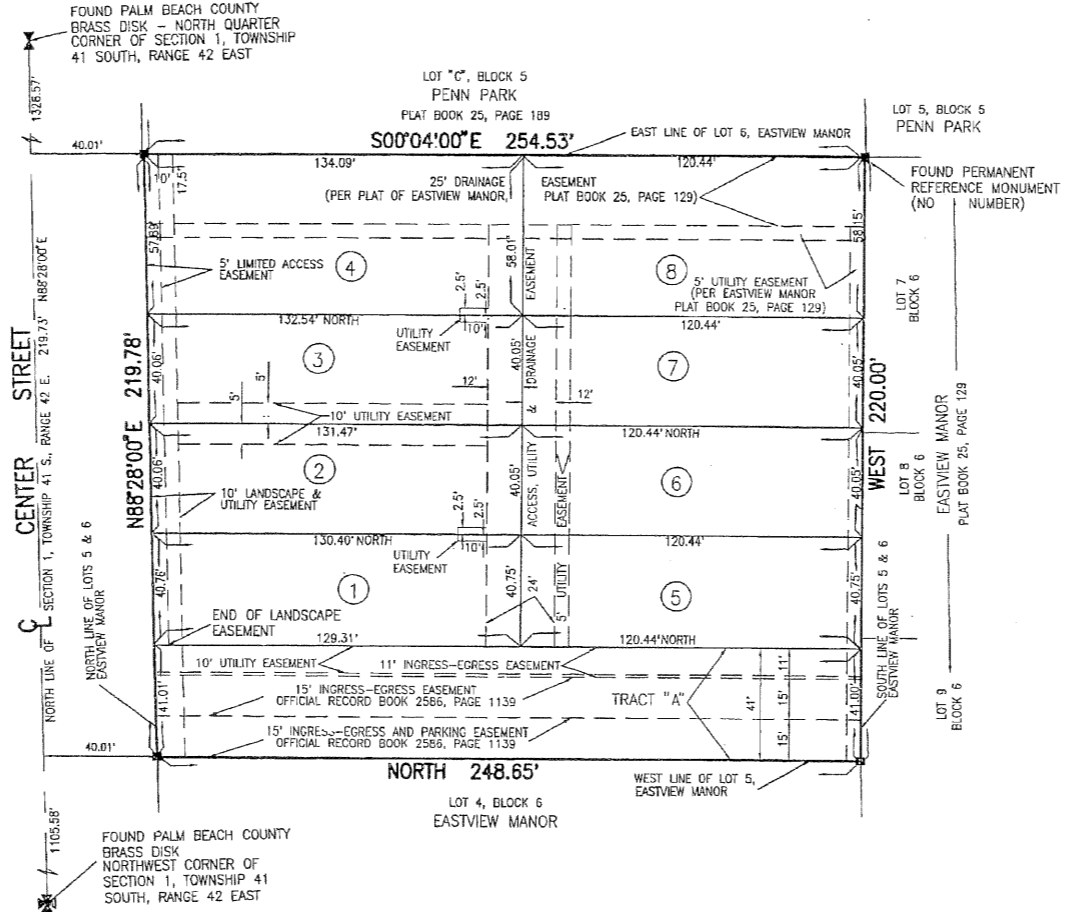
**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Joy S. Gould, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LIGHTHOUSE HABITAT FOR HUMANITY, 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 26 DAY OF March, 1999.  
MY COMMISSION EXPIRES: [Notary Seal] NOTARY PUBLIC: *[Signature]*

**CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., ACCEPTANCE:**

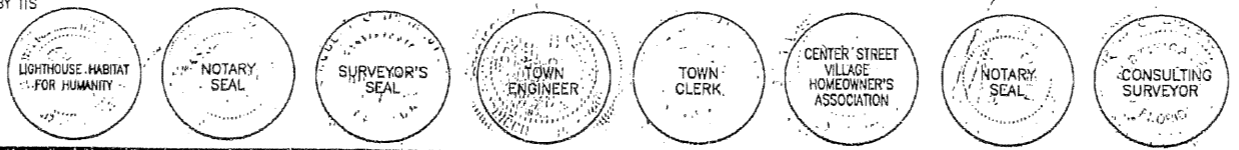
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO AND THE MAINTENANCE OBLIGATIONS INCURRED BY SAID ASSOCIATION AS SHOWN HEREON.  
IN WITNESS WHEREOF, CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS  
Director THIS 26 DAY OF March, 1999.  
BY: *[Signature]*  
PAMELA COFFEY, DIRECTOR  
ATTEST: *[Signature]*



**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Pamela Coffey, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF CENTER STREET VILLAGE HOMEOWNER'S ASSOCIATION, INC., A NOT-FOR-PROFIT 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 26 DAY OF MARCH, 1999.  
MY COMMISSION EXPIRES: [Notary Seal] NOTARY PUBLIC: *[Signature]*



**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, AMERICAN PIONEER TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO LIGHTHOUSE HABITAT FOR HUMANITY INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATE: April 6, 1999 BY: Donald C. Sleath  
AUTHORIZED OFFICER

**SURVEYOR'S CERTIFICATION:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s"), PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

(SEAL)  
ROBERT J. DEARLOVE, P.S.M.  
LICENSE NO. 3938, STATE OF FLORIDA  
DEARLOVE AND ASSOCIATES  
450 SOUTH OLD DIXIE HIGHWAY, SUITE #10  
JUPITER, FLORIDA 33458

**NOTES:**

- "NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY."
- BEARING BASIS: BEARINGS HEREON ARE BASED ON N88°28'00"E ALONG THE NORTH LINE OF SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST.
- INDICATES SET PERMANENT REFERENCE MONUMENT LS 3938 UNLESS NOTED OTHERWISE.

**TOWN APPROVAL:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
PLAT OF CENTER STREET VILLAGE, IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF APRIL, A.D. 1999.  
BY: *[Signature]*  
DOUG KOENNICKE, P.E., TOWN ENGINEER  
BY: *[Signature]*  
KAREN J. GOLONKA, MAYOR

**ATTEST:**

BY: *[Signature]*  
SALLY M. BOYLAN, TOWN CLERK

**PLAT APPROVAL:**

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.  
REVIEWED BY: *[Signature]*  
DAVID C. LIDBERG  
FLORIDA LICENSE NO. 3613  
DATE: 4/13/99

THIS INSTRUMENT WAS PREPARED BY ROBERT J. DEARLOVE, P.S.M.  
IN THE OFFICE OF:  
**DEARLOVE AND ASSOCIATES**  
450 South Old Dixie Highway, Suite 10  
Jupiter, Florida 33458  
(561) 746-8745