

AUGUST 1999

PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE

REPLAT OF LOTS 51 AND 52

BEING A REPLAT OF LOT 51 AND LOT 52, PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE, RECORDED IN PLAT BOOK 72, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, AND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

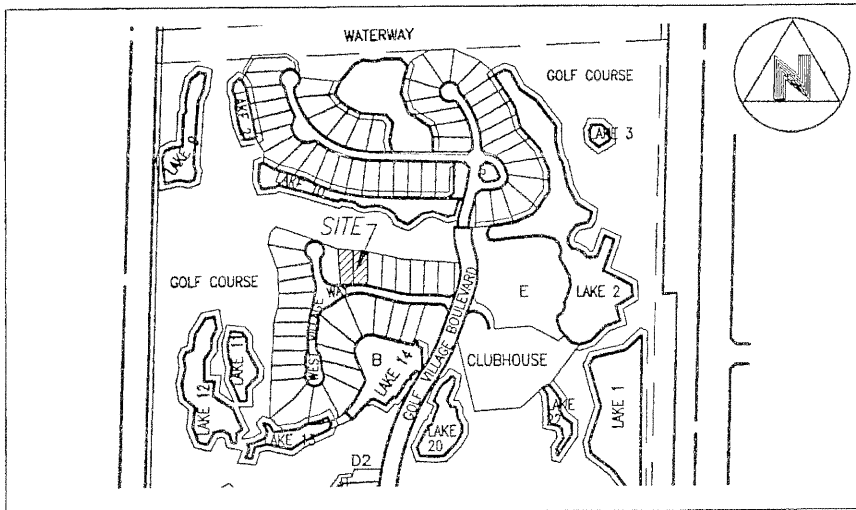
SHEET 1 OF 2

139

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 3:41 P.M. THIS 3 DAY OF December, 1999, AND DULY RECORDED IN PLAT BOOK 86, ON PAGES 129 THROUGH 140 THIS DAY OF 1999.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: [Signature] DEPUTY CLERK



LOCATION MAP (NOT TO SCALE)

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT JACK H. CASPER AND JUDITH C. CASPER, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 51 AND 52", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 51 AND LOT 52, PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 72, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH-WEST CORNER OF SAID LOT 52; THENCE, SOUTH 04°11'28" EAST, ALONG THE NORTH LINE OF SAID LOT 52 AND SAID LOT 51 A DISTANCE OF 141.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 51, THENCE, SOUTH 01°27'46" WEST, ALONG THE EAST LINE OF SAID LOT 51, A DISTANCE OF 158.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 51, SAID POINT BEING A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 218.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 09° 30' 16" WEST, THENCE, WESTERLY ALONG SAID CURVE AND ALONG THE SOUTH LINE OF SAID LOT 51, THROUGH A CENTRAL ANGLE OF 10°10'11", A DISTANCE OF 36.69 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 89°20'00" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID LOT 51 AND ALONG THE SOUTH LINE OF SAID LOT 52, A DISTANCE OF 88.47 FEET TO THE SOUTHWEST CORNER OF SAID LOT 52; THENCE, NORTH 03°06'15" WEST, ALONG THE WEST LINE OF SAID LOT 52, A DISTANCE OF 170.61 FEET TO THE POINT OF BEGINNING.

CONTAINING: 0.80 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED JACK H. CASPER AND JUDITH C. CASPER, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 1 DAY OF September, 1999.

Witness signatures: Jack H. Casper, Judith C. Casper, Pamela Jean Allen.

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JACK H. CASPER AND JUDITH C. CASPER, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTFULLY AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF September, 1999.

MY COMMISSION EXPIRES:

[Signature] Pamela Jean Allen, Notary Public

NOTARY PUBLIC, STATE OF FLORIDA
PAMELA JEAN ALLEN
COMMISSION EXPIRES JANUARY 31, 2002

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 DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 11253, PAGE 149, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

SUN TRUST BANK SOUTH FLORIDA
A NATIONAL ASSOCIATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF September, 1999.

ATTEST: [Signature] SECRETARY BY: [Signature] Sr. VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Thong Bamboevik, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND RESPECTFULLY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND VICE PRESIDENT, RESPECTIVELY, OF SUN TRUST BANK SOUTH FLORIDA, A NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SUCH 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 27th DAY OF September, 1999.

MY COMMISSION EXPIRES: 4/12/2000 [Signature] Commission No. CC538271

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

WE, SUN TITLE & ABSTRACT COMPANY, 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 JACK H. CASPER AND JUDITH C. CASPER, HUSBAND AND WIFE, THAT THE CURRENT TAXES HAVE BEEN PAID, AND 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.

SUN TITLE & ABSTRACT COMPANY

DATED: THIS 8th DAY OF October, 1999. BY: FRANCIS MCANAN, PRESIDENT

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.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I HEREBY 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 MONUMENTS, ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE REQUIRED IMPROVEMENTS; 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, FLORIDA.

BENCHMARK LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404
CERTIFICATE OF AUTHORIZATION NUMBER 162171

DATED THIS 10 DAY OF AUGUST, 1999. BY: [Signature] W.M. R. VAN CAMPEN, P.S.M. 2424

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR RELATIVE TO THE BEARING OF SOUTH 81°11'28" EAST ALONG THE NORTH BOUNDARY OF LOT 51 AND LOT 52, AS SHOWN ON THE PLAT OF PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE AS RECORDED IN PLAT BOOK 72, PAGE 26, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. [Symbol] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. [Symbol] DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
4. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES THEREIN.

TOWN OF JUPITER APPROVALS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

"PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 51 AND 52", IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF November, 1999.

BY: [Signature] KAREN GOLONKA, MAYOR BY: [Signature] DOUGLAS P. KOENNICKE, P.E., TOWN ENGINEER

ATTEST:

BY: [Signature] SALLY BOYLAN, TOWN CLERK

CERTIFICATE OF REVIEW:

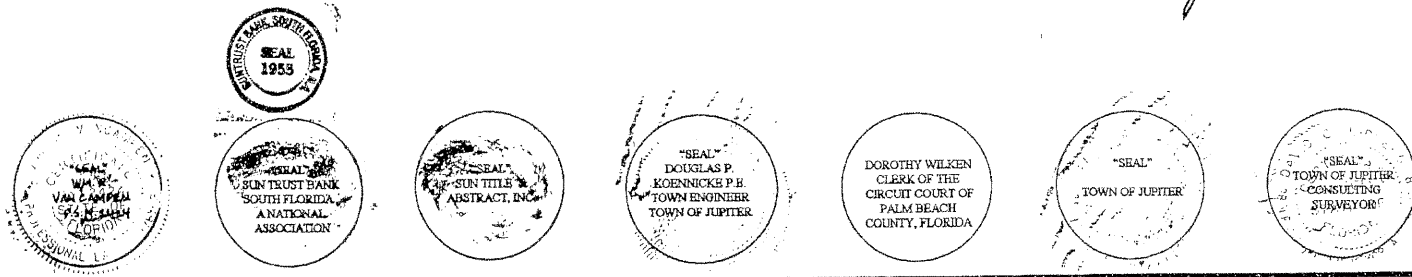
THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.061 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: [Signature] DAVID C. LUBERS, P.S.M.

FLORIDA LICENSE NO. 3613

DATE: OCTOBER 26, 1999

THIS INSTRUMENT WAS PREPARED BY W.M. R. VAN CAMPEN, P.S.M. NO 2424 IN AND FOR THE OFFICES OF BENCHMARK LAND SURVEYING & MAPPING INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.



BENCHMARK Land Surveying & Mapping Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, Fl. 33404
Phone 848-2102 L.B. 2171 Fax (561) 844-9659
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

RECORD PLAT
PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE
REPLAT OF LOTS 51 AND 52
DWN: MKH FB DATE: 8/01/99 WO: P151.51.1
CKD: BVC FILE: 51-52-PUB SCALE: NONE SHEET 1 OF 2