

# DOCKSIDE AT JUPITER HARBOUR

BEING A REPLAT OF PARCELS "F" AND "H", PLAT OF JUPITER HARBOUR,  
AS RECORDED IN PLAT BOOK 56, PAGES 5 THROUGH 7, LYING IN SECTION 31,  
TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
MARCH 2003

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HARBOR INVESTMENT, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, FLORIDA, SHOWN HEREON AS DOCKSIDE AT JUPITER HARBOUR, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS "F" AND "H" OF JUPITER HARBOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56 AT PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.04 ACRES, MORE OR LESS.

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

- 1) PARCEL F1 (COMMON AREA), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER HARBOUR PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, UTILITIES, INGRESS AND EGRESS, PARKING AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. LANDSCAPING LOCATED WITHIN THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND SHALL BE MAINTAINED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
- 2) PARCEL F2, AS SHOWN HEREON, IS HEREBY RESERVED AS A COMMERCIAL DEVELOPMENT SITE, SUBJECT TO SITE PLAN APPROVAL AND RESTRICTED TO A MAXIMUM OF 10,700 SQUARE FEET OF COMMERCIAL FLOOR AREA.
- 3) PARCEL H, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER HARBOUR PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, RECREATION AND LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. LANDSCAPING LOCATED WITHIN THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND SHALL BE MAINTAINED IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICE.
- 4) THE UTILITY EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 5) THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE JUPITER HARBOUR PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 6) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEMS WITHIN THE LIMITS OF 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 TRACT ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 7) THE PEDESTRIAN EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR PUBLIC ACCESS PURPOSES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER HARBOUR PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, EDWARD A. SASSO AND CHRIS A. HEINE, BOTH LICENSED TO DO BUSINESS IN FLORIDA, THIS 17th DAY OF MARCH, 2003.

HARBOR INVESTMENT, LTD  
A FLORIDA LIMITED PARTNERSHIP

WITNESS: [Signature]  
PRINT NAME: Gerald F. Martens EDWARD A. SASSO  
AS GENERAL PARTNER

WITNESS: [Signature]  
PRINT NAME: MARLENE M. STAHL

C. H. CONSULTING, INC.,  
A (STATE) CORPORATION

WITNESS: [Signature]  
PRINT NAME: Gerald F. Martens CHRIS A. HEINE, ITS PRESIDENT  
AS GENERAL PARTNER

WITNESS: [Signature]  
PRINT NAME: MARLENE M. STAHL

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD A. SASSO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MARCH, 2003.

MY COMMISSION EXPIRES: [Signature]  
APRIL 28, 2004  
#925578  
NOTARY PUBLIC

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRIS A. HEINE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MARCH, 2003.

MY COMMISSION EXPIRES: [Signature]  
APRIL 28, 2004  
#925578  
NOTARY PUBLIC

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE JUPITER HARBOUR PROPERTY OWNERS 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 17th DAY OF MARCH, 2003.

JUPITER HARBOUR PROPERTY OWNERS ASSOCIATION, INC.,  
A CORPORATION

WITNESS: [Signature]  
PRINT NAME: Gerald F. Martens EDWARD A. SASSO, PRESIDENT

WITNESS: [Signature]  
PRINT NAME: MARLENE M. STAHL

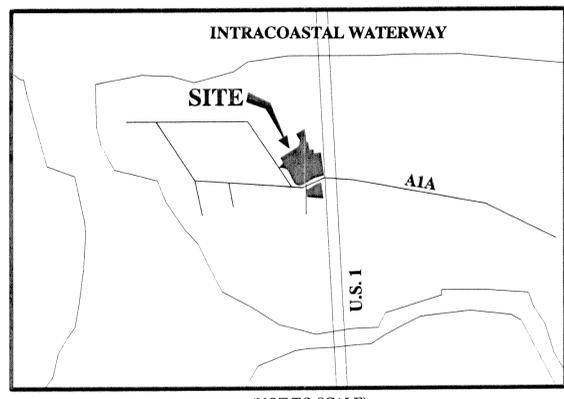
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED EDWARD A. SASSO WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVER LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JUPITER HARBOUR PROPERTY OWNERS ASSOCIATION, INC., A CORPORATION, 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MARCH, 2003.

MY COMMISSION EXPIRES: [Signature]  
APRIL 28, 2004  
#925578  
NOTARY PUBLIC



### MORTGAGEES CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

GRAND BANK OF FLORIDA 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 12537 AT PAGE 1961 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF GRAND BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS BANK SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF MARCH, 2003.

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Edward A. Sasso VICE PRESIDENT  
PRINT NAME: Gerald F. Martens

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GERALD F. MARTENS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF GRAND BANK OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE BANK SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF MARCH, 2003.

MY COMMISSION EXPIRES: [Signature]  
APRIL 28, 2004  
#925578  
NOTARY PUBLIC

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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

[Signature] March 13, 2003  
DOUGLAS J. BLANKENSHIP  
LICENSE NO. 4699  
STATE OF FLORIDA  
DAILEY & ASSOCIATES, INC.  
112 N. U.S. HIGHWAY NO. 1  
TEQUESTA, FLORIDA 33469  
LB# 2799

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JEFFREY D. KNEEN, 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 IN HARBOR INVESTMENT, LTD., A FLORIDA LIMITED PARTNERSHIP; AND THAT ALL MORTGAGES OF RECORD ARE SHOWN HEREON.

DATE: February 11, 2003 [Signature]  
JEFFREY D. KNEEN  
FLORIDA BAR NO. 147768

### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1, BEING N 07°23'19" W, ACCORDING TO THE PLAT OF JUPITER HARBOUR, AS RECORDED IN PLAT BOOK 56, PAGES 5 THROUGH 7, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS.
- 2) ROTATION TO GRID NORTH:  
N 07°23'19" W (PLAT BEARING)  
N 07°52'19" W (GRID BEARING)  
00°29'00" COUNTER CLOCKWISE ROTATION (PLAT TO GRID)
- 3) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000041909 TO CONVERT TO GRID DISTANCE.
- 4) COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
- 5) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 6) NO STRUCTURES, BUILDINGS, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT.
- 7) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 8) SEE SHEET 3 OF 3 FOR EASEMENT DETAILS.
- 9) THE FOLLOWING EASEMENTS HAVE BEEN ABANDONED PER INSTRUMENTS RECORDED IN PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS:
  - A. A PORTION OF A 10 FOOT WIDE DRAINAGE EASEMENT, OFFICIAL RECORD BOOK 14405, PAGE 979.
  - B. A PORTION OF A 10 FOOT WIDE DRAINAGE EASEMENT, OFFICIAL RECORD BOOK 9825, PAGE 1278.
  - C. A PORTION OF A 10 FOOT WIDE UTILITY EASEMENT, OFFICIAL RECORD BOOK 9825, PAGE 1278.
- 10) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
- 11) 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.
- 12) THIS INSTRUMENT WAS PREPARED BY DOUGLAS J. BLANKENSHIP, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

### TOWN APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 16th DAY OF MARCH, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.81(1), FLORIDA STATUTES.

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

DOCKSIDE AT JUPITER HARBOUR IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF MARCH, 2003.

BY: [Signature]  
KAREN J. GOONKA, MAYOR

ATTEST: [Signature]  
SALLY M. BOYLAN, TOWN CLERK

COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 2:24 P.M.,  
This 22 day of March, 2003,  
and duly recorded in Plat Book No. 97  
on page 174-176  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by [Signature], D.C.

