

BOTANICA

BEING A PARCEL OF LAND IN SECTION 12 AND 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

JANUARY, 2003 SHEET 2 OF 22

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 12200 AT PAGE 1216 AND OFFICIAL RECORD BOOK 12200, PAGE 1367 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5 DAY OF MARCH, 2003.

WITNESS: John G. ... OCEAN BANK, FLORIDA CORPORATION
BY: Ray R. ...

PRINT NAME: Ray R. ... PRESIDENT

WITNESS: Andr ...

PRINT NAME: Andr ...

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Ray R. ... WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS So. Vice President OF OCEAN BANK, A FLORIDA 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 5 DAY OF MARCH, 2003.

MY COMMISSION EXPIRES: Ann Marie ...

NOTARY PUBLIC, STATE OF FLORIDA
Ann Marie ...
Commission # CC 98765
Expires 2/21/2005

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD B. MacFARLAND, 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 NEW URBAN JUPITER PARTNERS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND TIMOTHY L. HERNANDEZ, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT DATED JULY 13, 2000 AND KNOWN AS THE "JUPITER 303 LAND TRUST"; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: 1/28/03

BY: R. MacFarland
RICHARD B. MacFARLAND
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA
FLORIDA BAR No. 293563

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE 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, FLORIDA.

BY: Wray D. Jordan

WRAY D. JORDAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 4244
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD SUITE 200
JUPITER, FLORIDA 33458
CERTIFICATE OF AUTHORIZATION LB No. 4431

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON. 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 14th 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 177.081 (1), FLORIDA STATUTES.

BY: Doug P. Koennick, P.E.
DOUG P. KOENNICK, P.E. TOWN ENGINEER

"BOTANICA" IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF MARCH, 2003.

BY: Karen J. Golonka

KAREN J. GOLONKA
MAYOR

ATTEST: Sally M. Boylan
SALLY M. BOYLAN
TOWN CLERK

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 86°17'48" EAST ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- 2.) NO STRUCTURES OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3.) THE PROPERTIES PLATTED HEREON LYING IN SAID SECTION 12 ARE SUBJECT TO TOWN OF JUPITER LAND USE ORDINANCE No. 44-86, RECORDED IN OFFICIAL RECORD BOOK 5166, PAGE 645, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4.) A 66 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY IN SECTION 13, ACCORDING TO PALM BEACH COUNTY COMMISSION BOOK 15, PAGE 376, HAS BEEN ABANDONED BY TOWN OF JUPITER ORDINANCE NO. 01-01, AS RECORDED IN OFFICIAL RECORD BOOK 13744, PAGE 1146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 5.) THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE LOCATED IN THE HOMEOWNERS' DOCUMENTS OF THE BOTANICA/SEA PLUM MASTER ASSOCIATION, INC. AND OR ANY SUB ASSOCIATIONS THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

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.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT: No. 27-01B

TABULAR DATA: (AREAS IN ACRES)

LOT #	AREA	LAND USE	LOT #	AREA	LAND USE	LOT #	AREA	LAND USE	LOT #	AREA	LAND USE
LOT 1	0.158	SFR1	LOT 81	0.145	SFR1	LOT 161	0.046	THR	LOT 241	0.184	SFR2
LOT 2	0.140	SFR1	LOT 82	0.110	SFR2	LOT 162	0.046	THR	LOT 242	0.069	THR
LOT 3	0.140	SFR1	LOT 83	0.138	SFR1	LOT 163	0.070	THR	LOT 243	0.046	THR
LOT 4	0.140	SFR1	LOT 84	0.136	SFR1	LOT 164	0.071	THR	LOT 244	0.046	THR
LOT 5	0.140	SFR1	LOT 85	0.066	THR	LOT 165	0.048	THR	LOT 245	0.046	THR
LOT 6	0.137	SFR1	LOT 86	0.044	THR	LOT 166	0.049	THR	LOT 246	0.046	THR
LOT 7	0.148	SFR1	LOT 87	0.043	THR	LOT 167	0.050	THR	LOT 247	0.046	THR
LOT 8	0.167	SFR1	LOT 88	0.042	THR	LOT 168	0.076	THR	LOT 248	0.046	THR
LOT 9	0.135	SFR1	LOT 89	0.041	THR	LOT 169	0.116	SFR2	LOT 249	0.069	THR
LOT 10	0.135	SFR1	LOT 90	0.064	THR	LOT 170	0.111	SFR2	LOT 250	0.069	THR
LOT 11	0.135	SFR1	LOT 91	0.079	THR	LOT 171	0.116	SFR2	LOT 251	0.046	THR
LOT 12	0.135	SFR1	LOT 92	0.053	THR	LOT 172	0.121	SFR2	LOT 252	0.046	THR
LOT 13	0.135	SFR1	LOT 93	0.053	THR	LOT 173	0.126	SFR2	LOT 253	0.047	THR
LOT 14	0.135	SFR1	LOT 94	0.053	THR	LOT 174	0.171	SFR2	LOT 254	0.047	THR
LOT 15	0.158	SFR1	LOT 95	0.079	THR	LOT 175	0.080	THR	LOT 255	0.047	THR
LOT 16	0.100	SFR2	LOT 96	0.069	THR	LOT 176	0.046	THR	LOT 256	0.047	THR
LOT 17	0.101	SFR2	LOT 97	0.046	THR	LOT 177	0.046	THR	LOT 257	0.079	THR
LOT 18	0.101	SFR2	LOT 98	0.046	THR	LOT 178	0.046	THR	LOT 258	0.134	SFR3
LOT 19	0.101	SFR2	LOT 99	0.046	THR	LOT 179	0.046	THR	LOT 259	0.133	SFR3
LOT 20	0.101	SFR2	LOT 100	0.069	THR	LOT 180	0.063	THR	LOT 260	0.131	SFR3
LOT 21	0.101	SFR2	LOT 101	0.069	THR	LOT 181	0.063	THR	LOT 261	0.174	SFR3
LOT 22	0.101	SFR2	LOT 102	0.046	THR	LOT 182	0.046	THR	LOT 262	0.220	SFR3
LOT 23	0.101	SFR2	LOT 103	0.046	THR	LOT 183	0.046	THR	LOT 263	0.220	SFR3
LOT 24	0.101	SFR2	LOT 104	0.046	THR	LOT 184	0.046	THR	LOT 264	0.233	SFR3
LOT 25	0.101	SFR2	LOT 105	0.065	THR	LOT 185	0.046	THR	LOT 265	0.137	SFR3
LOT 26	0.141	SFR1	LOT 106	0.069	THR	LOT 186	0.091	THR	LOT 266	0.177	SFR3
LOT 27	0.126	SFR1	LOT 107	0.046	THR	LOT 187	0.078	THR	LOT 267	0.179	SFR3
LOT 28	0.126	SFR1	LOT 108	0.046	THR	LOT 188	0.051	THR	LOT 268	0.144	SFR3
LOT 29	0.126	SFR1	LOT 109	0.046	THR	LOT 189	0.054	THR	LOT 269	0.124	SFR3
LOT 30	0.126	SFR1	LOT 110	0.080	THR	LOT 190	0.059	THR	LOT 270	0.132	SFR3
LOT 31	0.142	SFR1	LOT 111	0.070	THR	LOT 191	0.088	THR	LOT 271	0.148	SFR3
LOT 32	0.160	SFR1	LOT 112	0.046	THR	LOT 192	0.073	THR	LOT 272	0.169	SFR3
LOT 33	0.132	SFR1	LOT 113	0.046	THR	LOT 193	0.046	THR	TOTAL	25.029	
LOT 34	0.132	SFR1	LOT 114	0.046	THR	LOT 194	0.045	THR			
LOT 35	0.132	SFR1	LOT 115	0.073	THR	LOT 195	0.045	THR			
LOT 36	0.149	SFR1	LOT 116	0.067	THR	LOT 196	0.044	THR			
LOT 37	0.141	SFR1	LOT 117	0.036	THR	LOT 197	0.044	THR			
LOT 38	0.126	SFR1	LOT 118	0.035	THR	LOT 198	0.045	THR			
LOT 39	0.126	SFR1	LOT 119	0.075	THR	LOT 199	0.067	THR			
LOT 40	0.126	SFR1	LOT 120	0.047	THR	LOT 200	0.071	THR			
LOT 41	0.126	SFR1	LOT 121	0.036	THR	LOT 201	0.046	THR			
LOT 42	0.147	SFR1	LOT 122	0.036	THR	LOT 202	0.046	THR			
LOT 43	0.100	SFR2	LOT 123	0.036	THR	LOT 203	0.046	THR			
LOT 44	0.101	SFR2	LOT 124	0.036	THR	LOT 204	0.046	THR			
LOT 45	0.101	SFR2	LOT 125	0.036	THR	LOT 205	0.046	THR			
LOT 46	0.101	SFR2	LOT 126	0.036	THR	LOT 206	0.047	THR			
LOT 47	0.101	SFR2	LOT 127	0.066	THR	LOT 207	0.084	THR			
LOT 48	0.101	SFR2	LOT 128	0.173	SFR1	LOT 208	0.083	THR			
LOT 49	0.100	SFR2	LOT 129	0.137	SFR1	LOT 209	0.047	THR			
LOT 50	0.160	SFR1	LOT 130	0.137	SFR1	LOT 210	0.046	THR			
LOT 51	0.126	SFR1	LOT 131	0.137	SFR1	LOT 211	0.046	THR			
LOT 52	0.126	SFR1	LOT 132	0.137	SFR1	LOT 212	0.046	THR			
LOT 53	0.126	SFR1	LOT 133	0.137	SFR1	LOT 213	0.046	THR			
LOT 54	0.126	SFR1	LOT 134	0.177	SFR1	LOT 214	0.047	THR			
LOT 55	0.151	SFR1	LOT 135	0.138	SFR1	LOT 215	0.095	THR			
LOT 56	0.138	SFR1	LOT 136	0.101	SFR2	LOT 216	0.098	THR			
LOT 57	0.101	SFR2	LOT 137	0.126	SFR1	LOT 217	0.046	THR			
LOT 58	0.126	SFR1	LOT 138	0.101	SFR2	LOT 218	0.046	THR			
LOT 59	0.101	SFR2	LOT 139	0.126	SFR1	LOT 219	0.046	THR			
LOT 60	0.138	SFR1	LOT 140	0.101	SFR2	LOT 220	0.046	THR			
LOT 61	0.151	SFR1	LOT 141	0.126	SFR1	LOT 221	0.046	THR			
LOT 62	0.126	SFR1	LOT 142	0.117	SFR2	LOT 222	0.046	THR			
LOT 63	0.126	SFR1	LOT 143	0.131	SFR1	LOT 223	0.069	THR			
LOT 64	0.126	SFR1	LOT 144	0.101	SFR2	LOT 224	0.068	THR			
LOT 65	0.126	SFR1	LOT 145	0.101	SFR2	LOT 225	0.046	THR			
LOT 66	0.101	SFR2	LOT 146	0.101	SFR2	LOT 226	0.046	THR			
LOT 67	0.101	SFR2	LOT 147	0.101	SFR2	LOT 227	0.046	THR			
LOT 68	0.101	SFR2	LOT 148	0.101	SFR2	LOT 228	0.046	THR			
LOT 69	0.214	SFR2	LOT 149	0.101	SFR2	LOT 229	0.046	THR			
LOT 70	0.192	SFR2	LOT 150	0.113	SFR2	LOT 230	0.046	THR			
LOT 71	0.110	SFR2	LOT 151	0.113	SFR2	LOT 231	0.046	THR			
LOT 72	0.110	SFR2	LOT 152	0.101	SFR2	LOT 232	0.069	THR			
LOT 73	0.110	SFR2	LOT 153	0.101	SFR2	LOT 233	0.046	THR			
LOT 74	0.110	SFR2	LOT 154	0.101	SFR2	LOT 234	0.046	THR			
LOT 75	0.110	SFR2	LOT 155	0.101	SFR2	LOT 235	0.046	THR			
LOT 76	0.110	SFR2	LOT 156	0.101	SFR2	LOT 236	0.046	THR			
LOT 77	0.110	SFR2	LOT 157	0.101	SFR2	LOT 237	0.046	THR			
LOT 78	0.110	SFR2	LOT 158	0.130	SFR1	LOT 238	0.046	THR			
LOT 79	0.110	SFR2	LOT 159	0.068	THR	LOT 239	0.068	THR			
LOT 80	0.145	SFR1	LOT 160	0.046	THR	LOT 240	0.128	SFR2			

PRESERVE TRACTS	AREA	LAND USE
PT-1	44.105	EXM
PT-2	9.358	EXM
PT-3	2.643	EXM
PT-4	0.035	EXM
PT-5	0.153	EXM
PT-6	0.173	EXM
PT-7	0.442	EXM
PT-8	0.312	EXM
PT-9	0.032	EXM
PT-10	0.156	EXM
TOTAL	57.409	

OPEN SPACE TRACTS	AREA	LAND USE
O.S.-1	1.337	EXM
O.S.-2	0.033	EX