

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF JUPITER, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, AS "INLET VILLAGE MARINA", LYING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS

PARCELS OF LAND IN GOVERNMENT LOTS 6 AND 7, SECTION 31, TOWNSHIP 40 SOUTH RANGE 43 FAST DESCRIBED IN PALM BEACH COUNTY, FLORIDA OFFICIAL RECORDS BOOK 14665, PAGE 0490, OFFICIAL RECORDS BOOK 16227, PAGE 1309, AND OFFICIAL RECORDS BOOK 14778, PAGE 1277, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT STATION 1180+23.1 ON THE SOUTHERLY RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (NOW STATE ROAD A-1-A) AS SHOWN ON AN AMENDED PLAT OF JUPITER INLET ESTATES, INC. AS RECORDED IN PLAT BOOK 16, PAGE 25, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE FORDITION RELOADS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING THE BEGINNING OF A COVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 922.40 FEET AND A TANGENT HAVING A BEARING OF NE3*40'99"W; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 09'50'34", A DISTANCE OF 158.46 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE OLD JUPITER AND LAKE WORTH RAILWAY AS SHOWN ON THE TOWN PLAT OF JUPITER AS RECORDED IN PLAT BOOK 1, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S20'59'35"E, ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 182.01 FEET; THENCE S83'18'58"W, A DISTANCE OF 135.92 FEET TO THE SHORE OF THE LAKE WORTH CANAL; THENCE NORTHWESTERLY ALONG SAID SHORE FOR THE OLLOWING TWENTY ONE COURSES: (1) N5113'16"W, A DISTANCE OF 8.96 FEET; (2) N32'17'24"W, A DISTANCE OF 7.39 FEET; (3) N31'17'47"W, A DISTANCE OF 12.09 FEET; (4) N31'32'10"W, A DISTANCE OF 23.11 FEET; (5) N38'12'10"W, A DISTANCE OF 9.41 FEET; (6) N55'59'57"W, A DISTANCE OF 4.40 FEET; (7) N43'02'58"W, A DISTANCE OF 13.61 FEET; (8) S31°51'26"W, A DISTANCE OF 1.65 FEET; (9) S85'49'02"W, A DISTANCE OF 1.69 FEET; (10) N44'29'43"W, A DISTANCE OF 3.41 FEET; (11) N35'01'07"W, A DISTANCE OF 16.90 FEET; (12) N30'28'18"W, A DISTANCE OF 13.99 FEET; (13) OF 3.53 FEET; (16) N29'05'33"W, A DISTANCE OF 27.65 FEET; (17) N27'17'36"W, A DISTANCE OF 12.33 FEET; (18) N16'30'52"W, A DISTANCE OF 6.46 FEET; (19) N36'46'11"W, A DISTANCE OF 9.54 FEET; (20) N61'17'18"W, A DISTANCE OF 11.80 FEET; (21) N54'54'23"W, A DISTANCE OF 4.26 FEET; THENCE N32'15'51"E, A DISTANCE OF 112.07 FEET TO THE

CONTAINING 39,038 SQUARE FEET OR 0,90 ACRES, MORE OR LESS.

AVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOILOWS:

- 1.) TRACT "A" (RIGHT-OF-WAY), AS SHOWN HEREON, IS HEREBY RESERVED BY THE TOWN OF JUPITER, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES.
- THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO 960 A1A LLC, A FLORIDA LIMITED LIABILATY 2.) THE DRAIMAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO 960 ATA LLC, A FLORIDA LIMITED LIABILATY COMPANY, THEIR SUCCESSOR'S AND ASSIGNS FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. 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 ACCESS EASEMENT, ROADS PRIVATE OR PUBLIC AND PARKING ACCESS TRACTS ASSOCIATED WITH SUCH 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 OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 3.) THE UTILITY EASEMENT AS SHOWN HEREON, IS 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.
- 4.) THE MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE MAINTENANCE OF STORMWATER STRUCTURES AND PIPING.

IN WITNESS WHEREOF, THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF JUPITER, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRWOMAN AND ATTESTED TO BY IT'S EXECUTIVE DIRECTOR, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, DAY OF 2012.

COMMUNITY REDEVELOPMENT	AGENCY O	F THE	TOWN	OF JUF	PITER	\sim	
A FLORIDA AGENCY					121	~ 24.0	
WITNESS:				BY:	Dan	V V	
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PRINT NAME:					CHAR	WOMAN) ~
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WITNESS:				BÝ:	Juli		1
					ANDY	LUKASIK	
PRINT NAME:					EXECU	JTIVE DIRECT	OR

INLET VILLAGE MARINA

BEING A REPLAT OF PORTIONS OF GOVERNMENT LOTS 6 AND 7 AND TRACT K, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST OF JUPITER INLET ESTATES AS RECORDED IN PLAT BOOK 16, PAGE 25 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING WITHIN THE TOWN THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA JULY, 2012

5131-000 TER (ANNEX TO PLAT)

THIS PLAT HAS BEEN FILED FOR RECORD AT AMAIL, PAR aug AND DULY R

ON PAGES 180 THRU 181 SHARON R. BOCK, CLERK & COMPTR

LEGEND

DENOTES NO. 5 IRON ROD AND CAP STAMPED "BL LB 6852" DENOTES NAIL AND DISK STAMPED "PCP BL LB 6852" DENOTES SET 4"X4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB6852 PRM" DENOTES CERTIFIED CORNER RECORD DENOTES DEED BOOK C.C.R. DENOTES DRAINAGE EASEMENT DENOTES FAST DENOTES LIMITED ACCESS EASEMENT
DENOTES LANDSCAPE BUFFER EASEMENT
DENOTES LAKEWORTH DRAINDENOTES UTILITY EASEMENT L.A.E. DENOTES LICENSED BUSINESS DENOTES NORTH
DENOTES NORTHWEST N NW DENOTES NORTH AMERICAN DATUM DENOTES NATIONAL GEODETIC VERTICAL DATUM OF 1929
DENOTES OFFICIAL RECORDS BOOK
DENOTES PLAT BOOK O.R.B. O.R.B. P.B. P.B.C.R.B. PG. PCP PRM P.O.B. RGE. R/W DENOTES PAIM BEACH COUNTY ROAD BOOK DENOTES PAGE DENOTES PAGE
DENOTES PERMANENT CONTROL POINT
DENOTES PERMANENT REFERENCE MONUMENT DENOTES POINT OF BEGINNING DENOTES RANGE DENOTES RIGHT OF WAY
DENOTES SOUTH
DENOTES SECTION DENOTES SQUARE FEET DENOTES SOUTHWEST
DENOTES TOWNSHIP
DENOTES UTILITY EASEMENT

SURVEYORS NOTES:

1. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983/1990 ADJUSTED, FLORIDA EAST ZONE, REFERENCE A BEARING OF \$20.59'35"E ALONG THE EASTERLY RIGHT-OF-WAY LINE OF OF THE OLD JUPITER LAKE WORTH RAILWAY AS SHOWN ON THIS PLAT.

DENOTES WEST

- 2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE DEFICIAL DEPICTION OF THE SURDIVIDED. 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.
- 3. NO BUILDINGS; OR ANY KIND OF CONSTRUCTION; OR TREES; OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF JUPITER APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KAREN J. GOLONKA AND ANDY LUKASIK WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRWOMAN AND EXECUTIVE DIRECTOR OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF JUPITER, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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	DAY OF, 2012.
MY COMMISSION EXPIRES:	NOTARY PUBLIC STATE OF FLORIDA
	PRINT NAME:
(NOTARY SEAL)	COMMISSION NUMBER:

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, CURTIS L. SHENKMAN, ESQ., 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 THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF JUPITER, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA: THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE ARE NO MORTGAGES OF RECORD: AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Curtis J. Shenkman
CURTIS L. SHENKMAN, ESQ

TOWN OF JUPITER ACCEPTANCE:

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 3! DAY OF 5 LLY 2012, 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.



"INLET VILLAGE MARINA" IS HEREBY APPROVED FOR RECORD THIS 31 DAY OF JULY 2012.

SURVEYOR'S CERTIFICATION:

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 MONUMENTS ACCORDING TO SEC. 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

BY: ELIZABETH A. LINDSAY, P.L.S. LICENSE No: 4724 STATE OF FLORIDA

DATED: JULY 30, 2012

SEAL SURVEYOR OF RECORD REDEVELOPMENT AGENCY OF THE TOWN OF JUPITER TOWN ENGINEER

BETSY LINDSAY, INC. SURVEYING AND MAPPING

> 7997 SW JACK JAMES DRIVE STUART, FL 34997 (772)286-5753 (772)286-5933 FAX LICENSED BUSINESS NO. 6852 SHEET 1 OF 2