

CRAWFORD SUBDIVISION

BEING A REPLAT OF WEST HALF OF LOT 27, PLAT OF WILL BUSH ADDITION TO JUPITER, FLORIDA. RECORDED IN PLAT BOOK 23, PAGE 233, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

NOVEMBER, 2025

SHEET 1 OF 2

DEDICATION AND RESERVATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BD ASSET BUSH LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS CRAWFORD SUBDIVISION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST ONE HALF OF LOT 27, WILL BUSH ADDITION TO JUPITER, FLORIDA, AS RECORDED IN PLAT BOOK 23, PAGE 233, OF THE PUBLIC RECORD OF PALM BEACH COUNTY, FLORIDA. CONTAINING 21,881 SQUARE FEET OR 0.50 ACRES MORE OR LESS.

LOTS A, B & C AS SHOWN HEREON, ARE HEREBY RESERVED TO BD ASSET BUSH LLC FOR LOT DEVELOPMENT PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF JUPITER, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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

1. THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE DEDICATED TO THE FUTURE LOT OWNERS OF LOTS A, B AND C FOR SHARED SWALE DRAINAGE PURPOSES AND ARE THE PERPETUAL AND EQUAL MAINTENANCE RESPONSIBILITY OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA. OWNERS SHALL NOT OBSTRUCT THEIR RESPECTIVE SIDE/HALF OF THE SHARED DRAINAGE SWALE EASEMENT, INCLUDING ENSURING THAT NO LANDSCAPING IS PLANTED WITHIN THE EASEMENT LIMITS OF THEIR LOT.

3. THE TOWN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENT FOR PUBLIC PURPOSES, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENTS SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS TO PAY ANY AND ALL COSTS RELATED TO THAT MAINTENANCE ACTIVITY.

IN WITNESS WHEREOF, BD ASSET BUSH LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Mgr THIS 12 DAY OF Nov 2025

WITNESS: [Signature]
COMPANY: MacKenzie Ross
PRINTED NAME: MacKenzie Ross

BD ASSET BUSH LLC
A FLORIDA LIMITED LIABILITY

WITNESS: [Signature]
PRINTED NAME: Helen Denise Craig

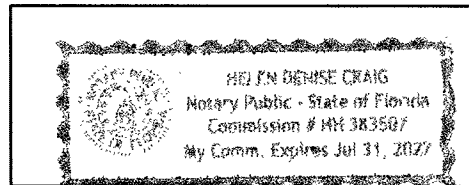
BY: [Signature]
PRINT NAME: Brandon Crawford
POSITION: Mgr

ACKNOWLEDGEMENT:

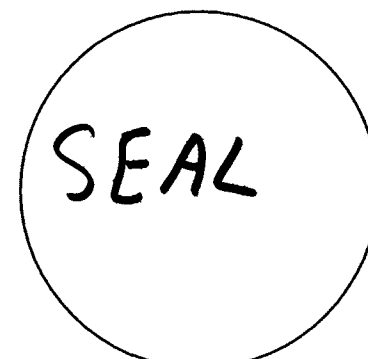
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 12 DAY OF November, 2025, BY BRANDON CRAWFORD, AS MANAGER FOR BD ASSET BUSH LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS ☐ PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED DL AS IDENTIFICATION.

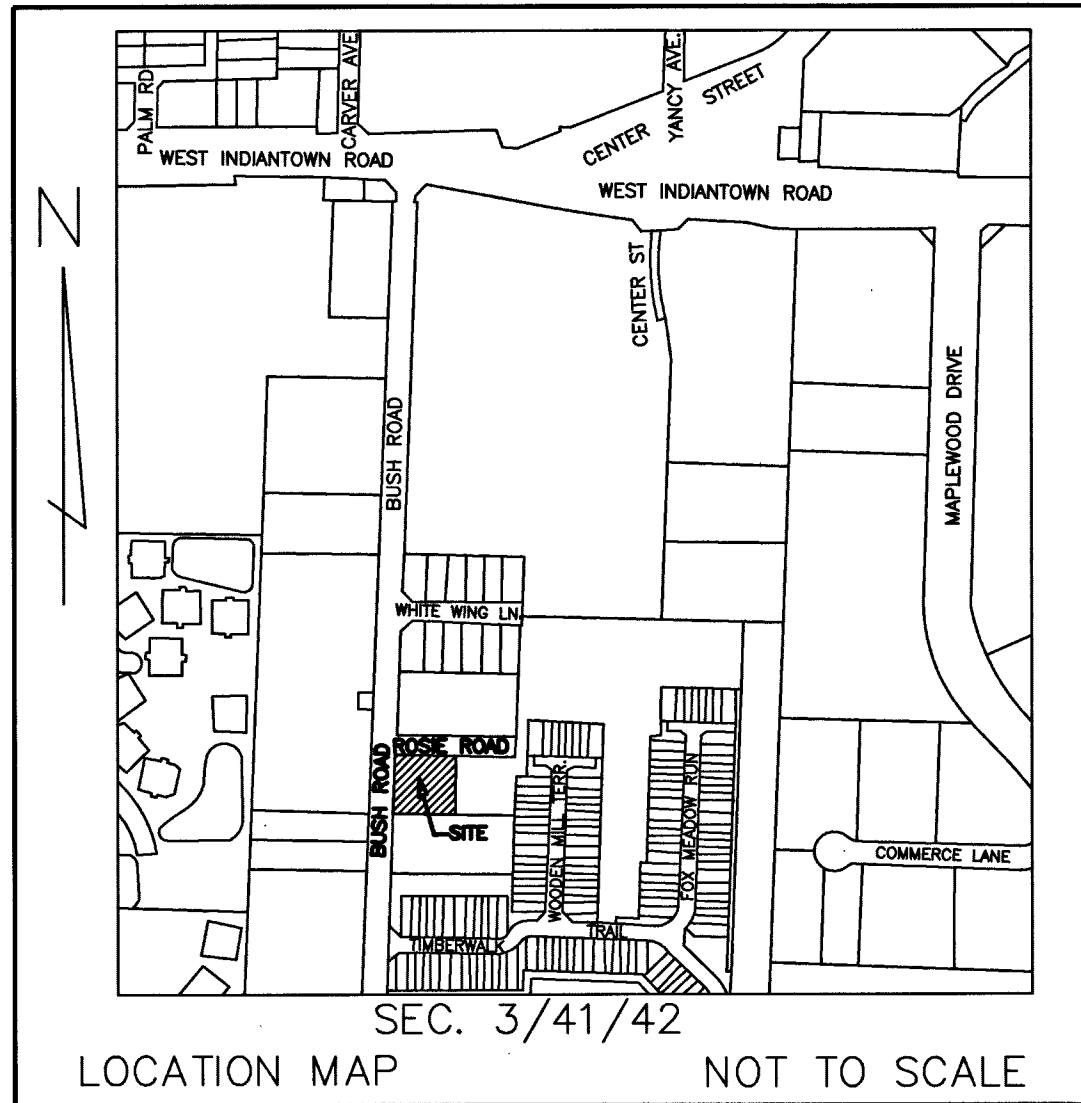
MY COMMISSION EXPIRES: 7/31/27
H4383507



PUBLIC NOTARY SEAL



BD ASSET BUSH LLC



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, MAC ROSS 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 BD ASSET BUSH LLC, A FLORIDA LIMITED LIABILITY COMPANY THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11-18-2025

[Signature]
ATTORNEY AT LAW

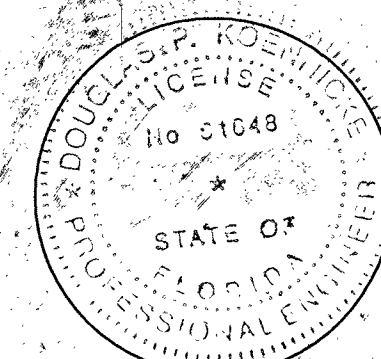
TOWN OF JUPITER APPROVAL:

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 177.071, FLORIDA STATUTES, THIS 19th DAY OF November, 2025, 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: [Signature]
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: [Signature]
GEORGE DZAMA, P.E.
DIRECTOR OF ENGINEERING DEPARTMENT



TOWN ENGINEER

BEARINGS & DISTANCES

LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND, UNLESS STATED OTHERWISE
SCALE FACTOR = 1.0000337
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

SURVEYOR'S NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF JUPITER ZONING REGULATIONS. A MINIMUM 10 FOOT BUILDING SETBACK, EXCLUDING ACCESSORY STRUCTURES MUST BE MAINTAINED ON THE NORTHERN AND SOUTHERN LINE OF THE PLAT HEREON.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. EACH LOT SHOWN HEREIN WILL COMPLY WITH AND MAINTAIN THE 40 PERCENT GREENSPACE MINIMUM PURSUANT TO SEC.27-1418(13).
5. BEARINGS ARE RELATIVE TO PLAT OF TIMBERWALK P.U.D. AS RECORDED IN PLAT BOOK 84, PAGE 71. ALL OTHER BEARINGS ARE RELATIVE THERETO.
6. 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 PALM BEACH COUNTY.

SURVEYOR AND MAPPER'S CERTIFICATE:

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), AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature]
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 11/14/25

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409



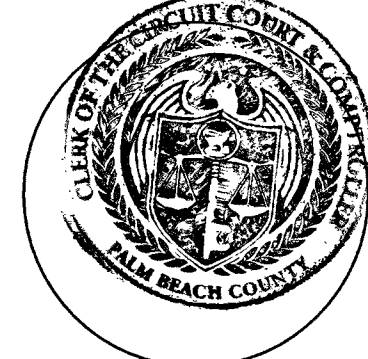
SURVEYOR OF RECORD

Dean Surveying & Mapping, Inc.
The Measuring Line Shall Go Forth Jer. 31:39
4201 Westgate Avenue, Suite A-3
West Palm Beach, Florida 33409
Tel: (561) 625-8748

DATE: 01-22-25
DRAWN: M.R. SCALE: N/A
SHEET: 1 of 2 JOB No.: 024-1108-P

108
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:35 P.M.
THIS 25 DAY OF November,
2025, AD AND DULY RECORDED
IN PLAT BOOK 140
AT PAGE 108-109
MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF CIRCUIT COURT
AND COMPTROLLER