

43/146

PLAT

OF

146

JUPITER GARDENS

BEING A PARCEL OF LAND LYING IN THE SOUTH WEST QUARTER OF SECTION 3, TWP. 41 S., RGE. 42 E., PALM BEACH COUNTY, FLORIDA OCTOBER 1981

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 9:34A
this 17 day of December
1981 and duly recorded in Plat Book No. 43 on page 146 and 147
JOHN B. DUNKLE, Clerk Circuit Court
By: *[Signature]*

THIS INSTRUMENT WAS PREPARED BY:
STEVEN MITCHELL
LINDAHL, BROWNING, FERRARI &
HELLSTROM, INC.
426 INDIANTOWN ROAD
P. O. BOX 727
JUPITER, FLORIDA 33458

DESCRIPTION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

A PARCEL OF LAND LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FROM THE WEST QUARTER CORNER OF SAID SECTION 3, BEAR S 89° 24' 50" E, ALONG THE EAST WEST QUARTER SECTION LINE OF SAID SECTION 3, A DISTANCE OF 1635.67 FEET TO A POINT IN THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHERLY ONE-QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 3; THENCE S 1° 25' 22" W, ALONG SAID WEST LINE, A DISTANCE OF 19.49 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF INDIANTOWN ROAD (S.R. 706) SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE S 01° 25' 22" W, ALONG SAID WEST LINE, A DISTANCE OF 1321.86 FEET, TO A POINT IN THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE S 89° 09' 44" E, ALONG SAID SOUTH LINE, A DISTANCE OF 485.01 FEET TO A POINT IN THE EAST LINE OF WEST ONE-QUARTER OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE N 01° 39' 52" E, ALONG SAID EAST LINE, A DISTANCE OF 1343.06 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID INDIANTOWN ROAD; THENCE S 88° 22' 25" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 163.80 FEET; THENCE S 01° 35' 02" W, A DISTANCE OF 450.00 FEET; THENCE S 88° 22' 25" W, A DISTANCE OF 165.10 FEET; THENCE N 01° 35' 02" E, A DISTANCE OF 450.00 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF SAID INDIANTOWN ROAD; THENCE S 88° 22' 25" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 162.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.
SAID PARCEL CONTAINING 13.22 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNER OF THE LAND HEREON, BEING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SHOWN HEREON AS JUPITER GARDENS, BEING MORE PARTICULARLY DESCRIBED ABOVE HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- STREETS:
THE STREETS AS SHOWN ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
A. UTILITY AND DRAINAGE EASEMENTS - THE UTILITY EASEMENTS AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE.
B. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- RECREATION AREAS:
TRACT "A" AS SHOWN HEREIN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED BY ITS CLERK AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF COMMISSIONERS THIS 15 DAY OF December, 1981.

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS
BY: *[Signature]* FRANK H. FOSTER, JR. CHAIRMAN
BY: *[Signature]* KATHRYN S. MILLER CLERK: JOHN B. DUNKLE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED FRANK H. FOSTER, JR. AND *[Signature]* TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND CLERK OF THE BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICIALS OF SAID COUNTY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COUNTY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COUNTY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15 DAY OF December, 1981.

MY COMMISSION EXPIRES: MAY 1, 1985
[Signature] NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 3604 AT PAGE 1145 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE DEPARTMENT OF COMMUNITY AFFAIRS OF THE STATE OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SECRETARY AND ATTESTED TO BY ITS PROGRAM ADMINISTRATOR AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE GOVERNOR OF THE STATE OF FLORIDA.

DEPARTMENT OF COMMUNITY AFFAIRS
STATE OF FLORIDA

[Signature] JOAN HEGGEN, SECRETARY

[Signature] JUDITH A. TRUETT, PROGRAM ADMINISTRATOR

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED JOAN HEGGEN AND JUDITH A. TRUETT TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December, 1981.

MY COMMISSION EXPIRES: *[Signature]*
Notary Public, State of Florida at Large
My Commission Expires March 24, 1986
Bonded This 1st Day of December 1981

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.N.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY 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 PALM BEACH COUNTY, FLORIDA.

[Signature] GARY H.T. RAYMAN, L.S.

REGISTERED SURVEY NO. 2633
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

I CHARLES F. SCHOECH, 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 TO PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

December 16, 1981
DATE
[Signature] CHARLES F. SCHOECH
COUNTY ATTORNEY

APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH S.S.

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF December, 1981.

BY: *[Signature]* FRANK H. FOSTER JR. CHAIRMAN

ATTEST: BY: *[Signature]* KATHRYN S. MILLER
JOHN B. DUNKLE
CLERK OF THE BOARD

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF December, 1981.

BY: *[Signature]* H. F. KAHLERT, COUNTY ENGINEER

ATTEST BY: *[Signature]* JOHN B. DUNKLE
CLERK OF THE BOARD

LINDAHL, BROWNING, FERRARI & HELSTROM, INC.	
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Quad 26
TURNOUT REQUIRED