

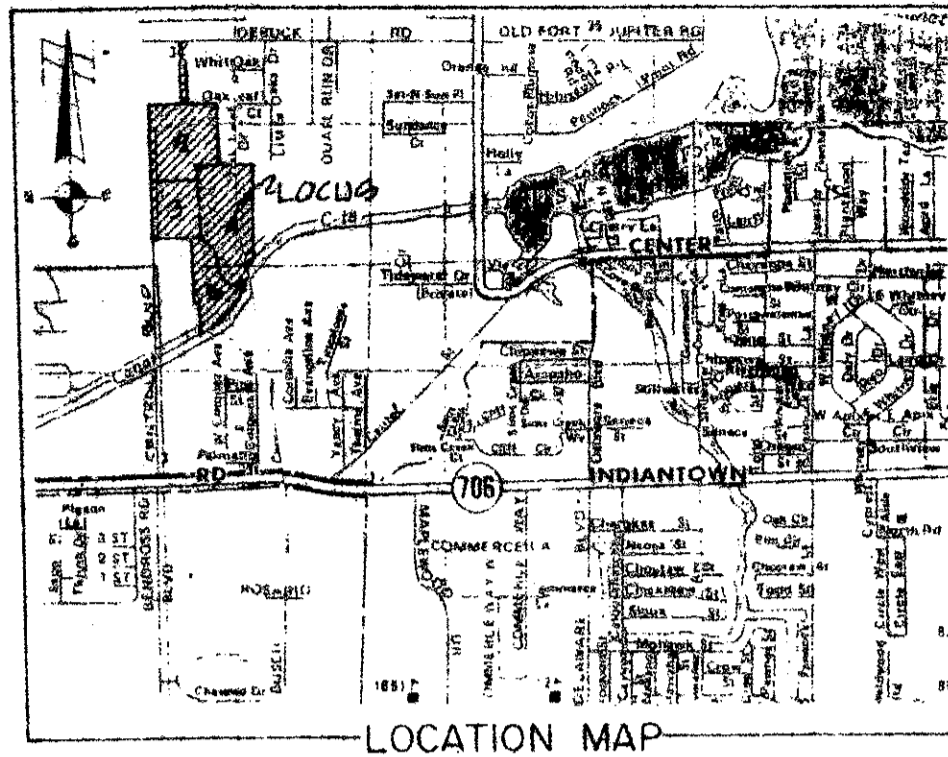
50/164

JUPITER LANDINGS

Being a replat of part of Loxahatchee Gardens Farms, plat book 2, page 68, lying in the south 1/2 of Section 34, Township 40 South, Range 42 East, together with a portion of the northwest 1/4 of the northeast 1/4 of Section 3, Township 41 South, Range 42 East, Palm Beach County, Florida.

SHEET 1 OF 5

JANUARY, 1985



**ANNEXED
TO JUPITER
ORD. 12/1/95
35-95**

AREA SUMMARY

TOTAL SINGLE FAMILY LOTS (162)	32,999 AC.
TOTAL WATER MANAGEMENT TRACTS (TRACTS "C" & "D")	5,599 AC.
TOTAL RECREATION TRACTS AND OPEN SPACE TRACTS (TRACTS "A", "B", "K", "L", & "N")	0.8012 AC.
TOTAL R/W	
INTERIOR R/W	10,394 AC.
ADD'L R/W - ROEBUCK RD. (TRACT "F")	0.0152 AC.
ADD'L R/W - CENTRAL BLVD. (TRACT "E")	2,203.0 AC.
TOTAL WETLANDS PRESERVE	1,808.0 AC.
TOTAL DRAINAGE TRACTS (TRACTS "H" & "J")	0.7789 AC.
LIFT STATION TRACT (TRACT "M")	0.0370 AC.
TOTAL ACRES	56,638 AC.
DENSITY	2.96 d.u./acre



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:28 P.M. THIS 30th DAY OF March, A.D. 1985 AND DUPLY RECORDED IN PLAT BOOK 50 ON PAGE 164 AND 165.

JOHN B. DUNKLE, CLERK
CIRCUIT COURT
By *Jacqueline R. ...*

Dedication

KNOW ALL MEN BY THESE PRESENTS THAT UNITED CITIZENS MORTGAGE CORPORATION, A CALIFORNIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF LANDS SHOWN HEREON, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS JUPITER LANDINGS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST LYING NORTH AND WEST OF CENTRAL AND SOUTH FLORIDA FLOOD CONTROL DISTRICT C-18 CANAL RIGHT-OF-WAY, TOGETHER WITH A PART OF LOT 25, LOXAHATCHEE GARDENS FARMS AS RECORDED IN PLAT BOOK 2, PAGE 68, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 25 OF SAID LOXAHATCHEE GARDENS FARMS, SAID CORNER BEING ALSO THE SOUTHWEST CORNER OF LOT 16 OF SAID LOXAHATCHEE GARDENS FARMS; THENCE EASTERLY, ALONG THE LINE BETWEEN SAID LOTS 16 AND 25, TO THE SOUTHEAST CORNER OF SAID LOT 16, THENCE SOUTHERLY, ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 16, TO THE ARC OF A CURVE IN THE NORTHERLY RIGHT-OF-WAY LINE OF SAID C-18 CANAL; THENCE SOUTHWESTERLY, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, TO THE WEST LINE OF SAID LOT 25; THENCE NORTHERLY, ALONG SAID WEST LINE, TO THE POINT-OF-BEGINNING;

TOGETHER ALSO WITH THE WEST 66 FEET OF LOT 3 OF SAID LOXAHATCHEE GARDENS FARMS AND THE WEST HALF OF LOT 10 OF SAID LOXAHATCHEE GARDENS FARMS, AND ALL OF LOTS 9, 16, 17, AND 18 OF SAID LOXAHATCHEE GARDENS FARMS; TOGETHER ALSO WITH LOT 24 OF SAID LOXAHATCHEE GARDENS FARMS LESS SAID C-18 CANAL RIGHT OF WAY.

SAID LANDS BEING ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 34; THENCE, N. 89°54'11" E., ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1981.21 FEET; THENCE, S. 00°16'45" W., A DISTANCE OF 30.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF ROEBUCK ROAD AND THE POINT OF BEGINNING; THENCE, S. 89°54'11" E., ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.00 FEET TO POINT ON THE EAST LINE OF THE WESTERLY 66.00 FEET OF SAID LOT 3; THENCE, S. 00°16'45" W., ALONG SAID EAST LINE, A DISTANCE OF 627.56 FEET TO THE WEST LINE OF SAID LOT 10; THENCE, S. 89°58'35" E., ALONG SAID NORTH LINE, A DISTANCE OF 627.56 FEET TO THE WEST LINE OF SAID LOT 10; THENCE, S. 89°58'35" E., ALONG SAID NORTH LINE, A DISTANCE OF 262.63 FEET TO THE WEST LINE OF SAID LOT 10; THENCE, S. 00°16'45" W., ALONG SAID WEST LINE, A DISTANCE OF 668.23 FEET TO THE EAST LINE OF SAID LOT 16; THENCE, S. 00°16'45" W., ALONG SAID EAST LINE, A DISTANCE OF 748.28 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1425.00 FEET, A RADIAL BEARING OF S. 27°16'16" E., SAID CURVE BEING THE NORTHERLY RIGHT OF WAY OF SAID C-18 CANAL; THENCE, SOUTHWESTERLY ALONG SAID RIGHT OF WAY THROUGH A CENTRAL ANGLE OF 42°35'54", AN ARC DISTANCE OF 1059.46 FEET TO THE POINT OF TANGENCY; THENCE, S. 20°07'50" W., A DISTANCE OF 58.36 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 440.50 FEET; THENCE, SOUTHWESTERLY THROUGH A CENTRAL ANGLE OF 41°25'50", AN ARC DISTANCE OF 318.53 FEET TO THE POINT OF TANGENCY; THENCE, S. 61°33'40" W., A DISTANCE OF 91.11 FEET; THENCE, N. 01°55'09" E., A DISTANCE OF 516.19 FEET TO SOUTH LINE OF SAID SECTION 34; THENCE, S. 89°33'35" W., ALONG SAID SOUTH LINE, A DISTANCE OF 29.39 FEET TO THE WEST LINE OF SAID LOT 24; THENCE, N. 00°16'45" E., ALONG SAID WEST LINE, A DISTANCE OF 672.01 FEET TO THE WEST LINE OF SAID LOT 18; THENCE, S. 89°42'00" W., ALONG SAID SOUTH LINE, A DISTANCE OF 952.21 FEET TO THE WEST LINE OF SAID LOT 18; THENCE, N. 00°15'46" E., ALONG SAID WEST LINE, A DISTANCE OF 1336.62 FEET TO THE NORTH LINE OF SAID LOT 9; THENCE, N. 89°56'11" E., ALONG SAID NORTH LINE, A DISTANCE OF 652.56 FEET TO THE WEST LINE OF SAID LOT 3; THENCE, N. 00°16'45" E., ALONG SAID WEST LINE, A DISTANCE OF 627.64 FEET TO THE POINT OF BEGINNING.

CONTAINING: 56,638 ACRES MORE OR LESS.
* Abandoned Per ORB 4408 PCB 807 thru 890

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE STREETS SHOWN HEREON ARE FOR PRIVATE ROAD PURPOSES, INGRESS, EGRESS, UTILITIES AND DRAINAGE AND ARE HEREBY DEDICATED TO THE JUPITER LANDINGS PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "A", "B", "K", "L", AND "N" ARE FOR RECREATION AND OPEN SPACE AND ARE HEREBY DEDICATED TO THE JUPITER LANDINGS PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "C" AND "D", WATER MANAGEMENT TRACTS, ARE FOR WATER MANAGEMENT PURPOSES, SHALL ACCOMMODATE SPECIFIC DRAINAGE EASEMENTS, AND ARE HEREBY DEDICATED TO THE JUPITER LANDINGS PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WETLANDS PRESERVES ARE HEREBY DEDICATED IN PERPETUITY TO THE JUPITER LANDINGS PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "E" IS FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR CENTRAL BOULEVARD AND IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS.

TRACT "F" IS FOR ADDITIONAL ROAD RIGHT-OF-WAY FOR ROEBUCK ROAD AND IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS.

TRACT "G", FOR EMERGENCY ACCESS ONLY, IS HEREBY DEDICATED TO JUPITER LANDINGS PROPERTY OWNERS' ASSOCIATION, INC., AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "H" AND "J" ARE FOR DRAINAGE PURPOSES AND ARE HEREBY DEDICATED TO THE JUPITER LANDINGS PROPERTY OWNERS' ASSOCIATION, INC., AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN JUPITER LANDINGS WHICH IS ASSOCIATED WITH PUBLIC RIGHTS-OF-WAY.

TRACT "M" IS HEREBY DEDICATED TO LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR LIFT STATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAME, ITS SUCCESSORS AND ASSIGNS.

THE 5 FOOT LIMITED ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE JUPITER LANDINGS PROPERTY OWNERS ASSOCIATION, INC. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSORS AND ASSIGNS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM WITHIN JUPITER LANDINGS WHICH IS ASSOCIATED WITH PUBLIC RIGHTS-OF-WAYS.

THE UTILITIES EASEMENTS ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES AND CABLE T.V. SERVICES.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND IT CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF Feb., 1985.

UNITED CITIZENS MORTGAGE CORPORATION
A CALIFORNIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA.

BY: *George E. Watts*
GEORGE E. WATTS - VICE PRESIDENT

ATTEST: *Carla Cinamon*
CARLA CINAMON, ASSISTANT SECRETARY

Acknowledgment STATE OF FLORIDA COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED GEORGE F. WATTS and CARLA CINAMON, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY OF UNITED CITIZENS MORTGAGE CORPORATION, A CALIFORNIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 27th DAY OF Feb., 1985.

MY COMMISSION EXPIRES: 2/12/88

David M. Nardick
DAVID M. NARDICK
NOTARY PUBLIC

Mortgagee's Consent STATE OF FLORIDA COUNTY OF PALM BEACH SS

THE UNDERSIGNED HEREBY CERTIFIES THAT I 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 4084 AT PAGE 201 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF WE BERNARDO CANTORA, PABLO ZALDUENDO, LUIS REDONDO, AND FERNANDO CARBALLO DO HEREUNTO SET OUR HANDS AND SEALS THIS 26 DAY OF Feb., 1985.

Ann S. Hogg
ANN S. HOGG
WITNESS TO ALL FOUR SIGNATURES

William C. Davis
WILLIAM C. DAVIS
WITNESS TO ALL FOUR SIGNATURES

Marjorie Vanderveer
MARJORIE VANDERVEER
WITNESS TO ALL FOUR SIGNATURES

Phyllis Marie
PHYLLIS MARIE
WITNESS TO ALL FOUR SIGNATURES

Pablo Zalduendo
PABLO ZALDUENDO

Fernando Carballo
FERNANDO CARBALLO

Bernardo Cantora
BERNARDO CANTORA

Luis Redondo
LUIS REDONDO

Title Certification STATE OF FLORIDA COUNTY OF PALM BEACH SS

I, PATRICK M. GORDON, DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HERE CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO UNITED CITIZENS MORTGAGE CORPORATION, A CALIFORNIA CORPORATION QUALIFIED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND, THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT THERE ARE NO ENCUMBRANCES OTHER THAN THOSE SHOWN.

Approvals

BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 19 DAY OF March, 1985.

BY: *K. Adams*
KENNETH M. ADAMS - CHAIRMAN

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF March, 1985.

BY: *Herbert Harbert*
HERBERT HARBERT - COUNTY ENGINEER

ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS

BY: *Ruehl H. Compton*
RUEHL H. COMPTON
DEPUTY CLERK

Surveyor's Certificate STATE OF FLORIDA COUNTY OF PALM BEACH SS

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 KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN SET AND (P.C.P.'S) PERMANENT CONTROL POINTS 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *Jay Alan Bonner*
JAY ALAN BONNER
REGISTERED SURVEYOR NO. 4088
STATE OF FLORIDA

0453-000

Notes

- THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST BEARS N. 00°21'02" W., RELATIVE TO STATE PLANE GRID AZIMUTH, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- THERE SHALL BE NO BUILDINGS OR OTHER STRUCTURES PLACED WITHIN UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS, NOR CONSTRUCTION, NOR PLANTING OF TREES OR SHRUBS WITHIN DRAINAGE EASEMENTS.
- WHERE DRAINAGE EASEMENTS AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER OR SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL OCCUPYING SAME.
- (P.R.M.) DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
—(P.C.P.) DENOTES EXISTING PERMANENT REFERENCE MONUMENT (P.R.M.)
—(C.P.) DENOTES PERMANENT CONTROL POINT (P.C.P.)
- THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, P.L.S., IN THE OFFICES OF JAMES E. NEUHAUS, INC., 450 AUSTRALIAN AVENUE, SUITE 406, WEST PALM BEACH, FLORIDA, 33401. TELEPHONE (305) 833-0100.
- LOT LINES SHOWN HEREON ARE RADIAL UNLESS OTHERWISE SHOWN.

59/164

Acknowledgment STATE OF ILLINOIS COUNTY OF COOK SS

BEFORE ME PERSONALLY APPEARED *Pablo Zalduendo* and *Fernando Carballo* WE 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 SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF Feb., 1985.

Patricia Murdoch
PATRICIA MURDOCK
My commission expires 10/10/87

Acknowledgment STATE OF ILLINOIS COUNTY OF COOK SS

BEFORE ME PERSONALLY APPEARED *Bernardo Cantora* and *Luis Redondo* 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 SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF Feb., 1985.

Patricia Murdoch
PATRICIA MURDOCK
My commission expires 10/10/87

DEEDS NUMBER



JUPITER LANDINGS
JAMES E. NEUHAUS, Inc.
Consulting Engineers, Surveyors, Planners

State 400 450 Australian Avenue West Palm Beach, FL 33401 305/833-0100