

Fisherman's Wharf

APRIL, 1988

PHASE I

SHEET 1 OF 2

LYING IN GOV'T LOT 3, SEC. 6, TWP 41 S, RGE. 43 E.
TOWN OF , FLORIDA

DESCRIPTION

A PARCEL OF LAND LYING IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENTING AT THE EAST ONE QUARTER CORNER OF SAID SECTION 6, PROCEED N 89°58'56" W ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 6, ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF JUDICIAL TOWN ROAD, AS RECORDED IN ROAD BOOK 3, PAGE 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 3021.15 FEET TO THE GOVERNMENT HEADQUARTERS LINE OF 1885, ALSO BEING THE WEST LINE OF MAINTENANCE SPOIL AREA 605, AS RECORDED IN DEED BOOK 523, PAGE 340, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE POINT OF BEGINNING; THENCE CONTINUE N 89°58'56" W ALONG SAID QUARTER SECTION LINE AND NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 487.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONVEX TO THE NORTH HAVING A RADIUS OF 17138.75 FEET; THENCE WESTERLY, LEAVING SAID QUARTER SECTION LINE, ALONG SAID CURVE AND NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 01°50'22", AN ARC DISTANCE OF 550.64 FEET TO A POINT IN THE EAST LINE OF THE WEST 109.0 FEET OF SAID GOVERNMENT LOT 3; THENCE LEAVING SAID RIGHT-OF-WAY, N 01°22'18" E ALONG SAID EAST LINE OF THE WEST 109.0 FEET, A DISTANCE OF 201.22 FEET TO A POINT IN THE NORTH LINE OF THE SOUTH 710.0 FEET OF SAID GOVERNMENT LOT 3; THENCE N 89°58'56" W ALONG SAID NORTH LINE OF THE SOUTH 710.0 FEET, A DISTANCE OF 109.04 FEET TO THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE N 01°29'18" E ALONG SAID WEST LINE, A DISTANCE OF 446.12 FEET; THENCE S 89°58'56" E, A DISTANCE OF 854.06 FEET TO A POINT IN SAID WEST LINE OF MAINTENANCE SPOIL AREA 605; THENCE S 17°07'56" E ALONG SAID WEST LINE OF MAINTENANCE SPOIL AREA 605, A DISTANCE OF 916.66 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 19.555 ACRES.

DEDICATION AND RESERVATION

STATE OF FLORIDA S.S.
TOWN OF JUPITER
KNOW ALL MEN BY THESE PRESENTS THAT JUPITER INTRACOASTAL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP AND JUPITER INTRACOASTAL ASSOCIATES III, A FLORIDA GENERAL PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN GOVERNMENT LOT 3, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, FLORIDA, AS FISHERMAN'S WHARF, BEING MORE PARTICULARLY DESCRIBED ABOVE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND TO HEREBY DEDICATE AS FOLLOWS:

- ROAD TRACES: THE TRACES FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- EASEMENTS:
 - UTILITY EASEMENTS: THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TV.
 - DRAINAGE EASEMENTS: THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
 - LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LEFT STATION: THE LEFT STATION, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE COASTAL ENVIRONMENTAL CONTROL DISTRICT FOR LEFT STATION PURPOSES.
- PRESERVATION AREA: THE PRESERVATION AREA, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY AS A NATURAL PRESERVE AND MAY NOT BE ALTERED WITHOUT PERMISSION FROM ALL GOVERNING AUTHORITIES.
- ADDITIONAL RIGHT-OF-WAY: THE ADDITIONAL RIGHT-OF-WAY FOR STATE ROAD NO. 706, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES.
- COMMON AREA: THE COMMON AREA, AS SHOWN HEREON, IS HEREBY DEDICATED TO FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR DRAINAGE AND COMMON AREA PURPOSES.

DEDICATION AND RESERVATION (cont.)

- ACCESS TRACT: THE ACCESS TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR ROADWAY, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- ROADWAY MAINTENANCE EASEMENTS: THE ROADWAY MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR ROADWAY MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- PARKING EASEMENT: THE PARKING EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FISHERMAN'S WHARF PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, FOR OVERLAP PARKING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED GENERAL PARTNERSHIPS, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY JACK M. DENHOLTZ AND STEVEN M. HRODETS, AS GENERAL PARTNERS, THIS 15 DAY OF September, 1988.

JUPITER INTRACOASTAL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
AND JUPITER INTRACOASTAL ASSOCIATES III, A FLORIDA GENERAL PARTNERSHIP

WITNESSES TO BOTH: Jack M. Denholtz GENERAL PARTNER
Steven M. Hrodets GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
TOWN OF JUPITER
BEFORE ME PERSONALLY APPEARED JACK M. DENHOLTZ, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September, 1988.

MY COMMISSION EXPIRES: May 19, 1990
PATRICIA A. KNOW
NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
TOWN OF JUPITER
BEFORE ME PERSONALLY APPEARED STEVEN M. HRODETS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF September, 1988.

MY COMMISSION EXPIRES: May 19, 1990
PATRICIA A. KNOW
NOTARY PUBLIC

NOTARY PUBLIC: Patricia A. Know
SUBURBAN BANK, A FLORIDA BANKING CORPORATION
BELL SAVINGS BANK, P.S.A.

MORTGAGEE'S CONSENT

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HEREIN, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN 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 John E. Poth AND ATTESTED TO BY ITS John E. Poth AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF September, 1988.

SUBURBAN BANK, A FLORIDA BANKING CORPORATION
BY: John E. Poth
ITS:

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED John E. Poth AND Patricia A. Know TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS John E. Poth AND Patricia A. Know AND HEREBY 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 THE SAID CORPORATION AND AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF September, 1988.

MY COMMISSION EXPIRES: May 19, 1990
PATRICIA A. KNOW
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THE MORTGAGE UPON THE HEREIN DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN THE DEDICATION HEREIN, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN 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 John E. Poth AND ATTESTED TO BY ITS John E. Poth AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF September, 1988.

BELL SAVINGS BANK, P.S.A. A CORPORATION
BY: John E. Poth
ITS:

NOTARY PUBLIC: Patricia A. Know
NOTARY PUBLIC: John E. Poth

ACKNOWLEDGEMENT

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Gerald Sabatino AND Patricia A. Know TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Gerald Sabatino AND Patricia A. Know AND HEREBY 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 THE SAID CORPORATION AND AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF September, 1988.

MY COMMISSION EXPIRES: May 19, 1990
PATRICIA A. KNOW
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
I, MICHAEL W. GRESER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS HELD BY JUPITER INTRACOASTAL ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP AND JUPITER INTRACOASTAL ASSOCIATES III, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.
Michael W. Greaser
MICHAEL W. GRESER
ROCKE, CASBY, CEFILIN, WARTERS,
MCNAME & O'CONNELL
515 N. FLAGLER DRIVE, 19TH FLOOR
WEST PALM BEACH, FLORIDA 33402

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
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.A.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE MONUMENT IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

John E. Poth
REGISTERED SURVEYOR NO. 4382
STATE OF FLORIDA

TOWN APPROVAL

STATE OF FLORIDA S.S.
TOWN OF JUPITER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF October, A.D., 1988.
BY: John E. Poth
TOWN CLERK
THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF October, A.D., 1988.
BY: John E. Poth
TOWN CLERK
ATTEST: JEAN BECK, TOWN CLERK
BY: John E. Poth

