

PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE

BEING A REPLAT OF ALL OF LAKE 14, AND PORTIONS OF PARCEL B, TRACT G, AND LAKE 13, THE GOLF VILLAGE AT ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY FLORIDA. JANUARY 1994 SHEET 1 of 4

26

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 10:40 THIS AM DAY OF Feb. 9, 1994, AND DULY RECORDED IN PLAT BOOK 72, ON PAGES 26 THROUGH 29.

DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
By: *L. A. Stottle*
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, AND GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS "PARCEL B - GOLF BEACH COUNTY FLORIDA AND BEING A REPLAT OF ALL OF LAKE 14 AND PORTIONS OF PARCEL B, TRACT G, AND LAKE 13, THE GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE 51, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

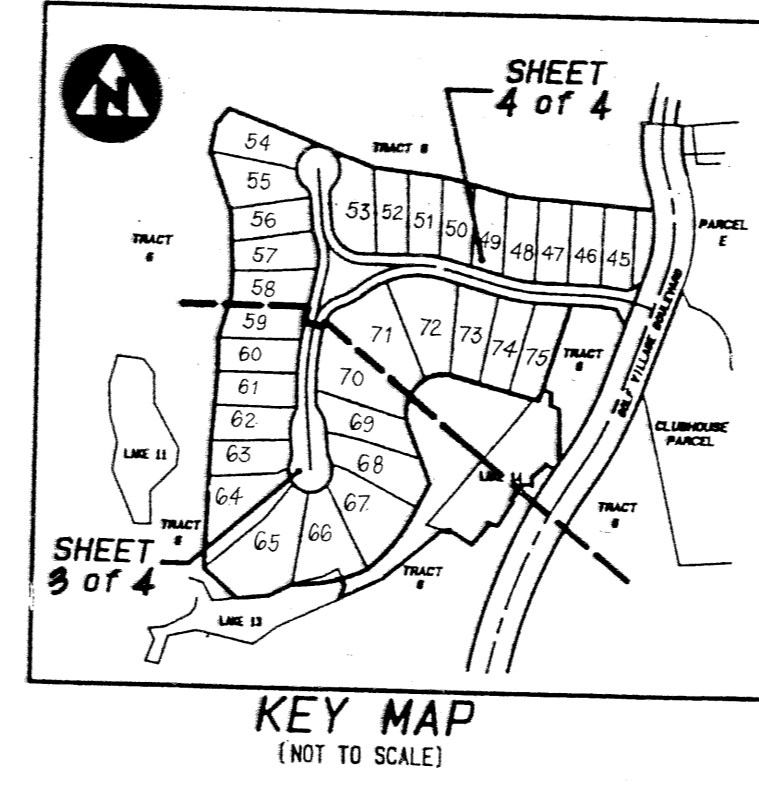
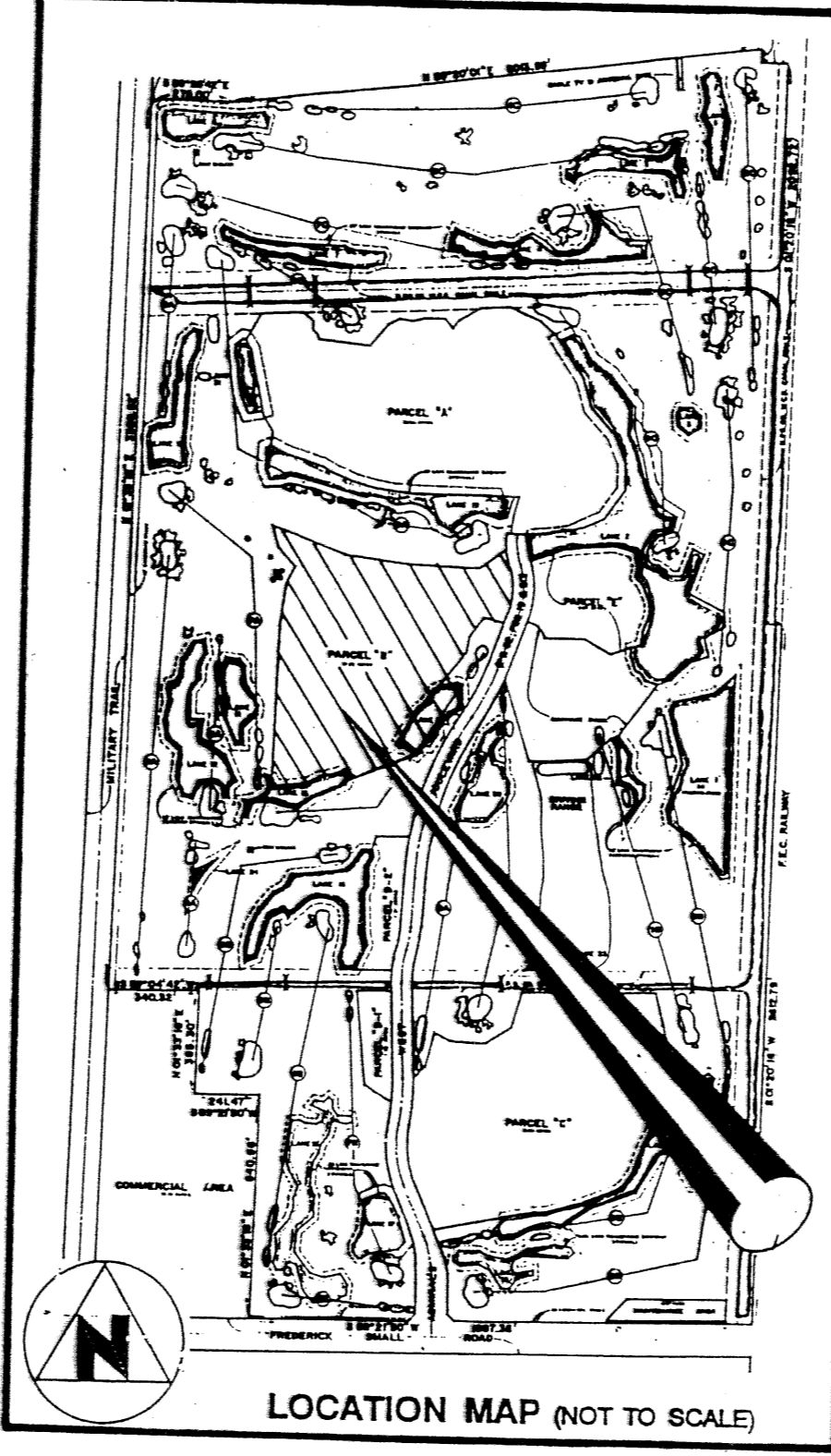
COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL B; THENCE, NORTH 83°59'28" EAST, ALONG THE BOUNDARY LINE COMMON TO SAID PARCEL B, AND SAID LAKE 13, A DISTANCE OF 51.00 FEET FOR A POINT OF BEGINNING;

THENCE, CONTINUE NORTH 83°59'28" EAST, ALONG SAID COMMON BOUNDARY LINE, A DISTANCE OF 63.63 FEET; THENCE, NORTH 63°55'29" EAST, DEPARTING SAID COMMON BOUNDARY LINE, A DISTANCE OF 52.33 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 5200 FEET AND WHOSE RADIUS POINT BEARS NORTH 01°28'43" EAST; THENCE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°02'16", A DISTANCE OF 106.33 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID LAKE 13; THENCE, SOUTH 29°21'28" EAST, ALONG SAID EASTERLY BOUNDARY, A DISTANCE OF 14.69 FEET; THENCE, SOUTH 23°11'55" WEST, CONTINUING ALONG THE BOUNDARY OF SAID LAKE 13, A DISTANCE OF 30.46 FEET TO THE SOUTHERLY BOUNDARY OF SAID LAKE 13; THENCE, NORTH 65°59'46" EAST, DEPARTING THE BOUNDARY OF SAID LAKE 13, A DISTANCE OF 123.00 FEET; THENCE, NORTH SAID SOUTHERLY BOUNDARY, A DISTANCE OF 17.12 FEET; THENCE, SOUTH 59°32'04" EAST, CONTINUING ALONG THE BOUNDARY OF SAID LAKE 14, A DISTANCE OF 59.17 FEET, (THE FOLLOWING 14 COURSES BEING ALONG THE BOUNDARY OF SAID LAKE 14); THENCE, NORTH 40°21'52" EAST, 59.64; THENCE, NORTH 15°56'43" WEST, A DISTANCE OF 7.28 FEET; THENCE, NORTH 34°45'21" OF 35.00 FEET; THENCE, NORTH 86°38'01" EAST, A DISTANCE OF 17.03 FEET; THENCE, NORTH 10°00'29" WEST, A DISTANCE OF 17.26; THENCE, NORTH 49°34'26" EAST, A DISTANCE OF 17.03 FEET; THENCE, SOUTH 67°25'16" EAST, A DISTANCE OF 20.59 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ADMIRAL'S WEST BOULEVARD (NOW KNOWN AS GOLF VILLAGE BOULEVARD) AS SHOWN ON ADMIRAL'S COVE WEST PLAT NO. 1, AS RECORDED IN PLAT BOOK 62, PAGE 19, OF SAID PUBLIC RECORDS, SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1140.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 56°19'44" EAST; THENCE, NORTHEASTERLY, ALONG SAID CURVE AND SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 01°03'20", A DISTANCE OF 21.00 FEET TO THE END OF SAID CURVE; THENCE, NORTH 01°37'11" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 99.58 FEET; THENCE, NORTH 63°26'06" WEST, A DISTANCE OF 23.72 FEET; THENCE, NORTH 02°58'25" WEST, A DISTANCE OF 20.92 FEET; THENCE, NORTH 56°46'39" WEST, ALONG THE BOUNDARY OF SAID LAKE 14 AND THE NORTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 15.47 FEET; THENCE, NORTH 17°41'23" EAST, A DISTANCE OF 172.13 FEET; THENCE, SOUTH 88°32'14" EAST, A DISTANCE OF 40.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 364.59 FEET; THENCE, EASTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°51'40", A DISTANCE OF 50.02 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 30°09'30" EAST, A DISTANCE OF 38.59 FEET TO THE SAID WESTERLY RIGHT OF WAY LINE OF ADMIRAL'S WEST BOULEVARD (NOW KNOWN AS GOLF VILLAGE BOULEVARD) AS SHOWN ON SAID ADMIRAL'S COVE WEST PLAT NO. 1; THENCE, NORTH 20°21'33" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 110.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 260.00 FEET; THENCE, NORTHERLY ALONG SAID CURVE AND ALONG SAID RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 28°12'35", A DISTANCE OF 128.01 FEET TO THE END OF SAID CURVE; THENCE, NORTH 86°01'27" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 274.03 FEET; THENCE, NORTH 76°23'08" WEST, A DISTANCE OF 194.29 FEET; THENCE, NORTH 84°11'28" WEST, A DISTANCE OF 40.08 FEET; THENCE, SOUTH 10°23'50" WEST, A DISTANCE OF 313.97 FEET; THENCE, SOUTH 40°26'46" WEST, A DISTANCE OF 141.00 FEET; THENCE, NORTH 69°53'30" WEST, A DISTANCE OF 154.29 FEET; THENCE, EAST, A DISTANCE OF 129.05 FEET; THENCE, SOUTH 02°02'59" EAST, A DISTANCE OF 86.79 FEET; THENCE, SOUTH 19°58'55" EAST, A DISTANCE OF 49.21 FEET TO THE INTERSECTION THEREOF WITH THE WESTERLY BOUNDARY LINE OF SAID PARCEL B; THENCE, SOUTH 16°01'47" WEST ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 86.79 FEET; THENCE, SOUTH 00°02'11" WEST, CONTINUING BOUNDARY LINE, A DISTANCE OF 144.32 FEET; THENCE, SOUTH 01°51'33" WEST, A DISTANCE OF 242.31 FEET; THENCE, SOUTH 49°23'13" EAST, A DISTANCE OF 89.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.02 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1) TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROADWAY PURPOSES AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 2) TRACT "O", AS SHOWN HEREON, IS HEREBY DEDICATED TO GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 3) THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 4) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY ADMIRAL'S COVE ASSOCIATES LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AND ARE NOT DEDICATED TO THE PUBLIC.
- 5) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 6) TRACT "G-1", AS SHOWN HEREON, IS HEREBY RESERVED BY THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ALL OTHER LAWFUL PURPOSES.
- 7) LAKE "14A", AS SHOWN HEREON, IS HEREBY DEDICATED TO GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE EASEMENT, AND OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 8) THE WATER LINE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF WATER FACILITIES AND APURTENANCES.



AREA TABULATION:

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|-------------|-------------------------|
| TRACT "A" | 1.52 ACRES |
| TRACT "O" | 0.12 ACRE |
| TRACT "G-1" | 0.08 ACRE |
| LAKE "14A" | 1.75 ACRES |
| LOTS (31) | 255 ACRES |
| TOTAL | 13.02 ACRES |
| DENSITY | 2.4 DWELLING UNITS/ACRE |

IN WITNESS WHEREOF, ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS GENERAL PARTNERS ON BEHALF OF THE PARTNERSHIP, THIS 17 DAY OF August, A.D., 1993.

BY: ADMIRAL'S COVE ASSOCIATES, LTD.
A FLORIDA LIMITED PARTNERSHIP

BY: B.L.W. ENTERPRISES
A FLORIDA GENERAL PARTNERSHIP,
A GENERAL PARTNER

BY: ADMIRAL'S COVE, INC.
ITS GENERAL PARTNER

ATTEST: *Thomas Frankel*
THOMAS FRANKEL
ASSISTANT SECRETARY

BY: *Benjamin Frankel*
BENJAMIN FRANKEL
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August, A.D., 1993, BY THOMAS FRANKEL AND BENJAMIN FRANKEL, AS ASSISTANT SECRETARY AND PRESIDENT, RESPECTIVELY, OF ADMIRAL'S COVE, INC. A FLORIDA CORPORATION, ON BEHALF OF B.L.W. ENTERPRISES, A FLORIDA GENERAL PARTNERSHIP, AS A GENERAL PARTNER OF ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, WHO ARE PERSONALLY KNOWN TO ME.

Sherry Lefkowitz Hyman
SHERRY LEFKOWITZ HYMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, ITS PRESIDENT, AND ATTESTED TO BY THOMAS FRANKEL, ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF August, A.D., 1993.

BY: THE CLUB AT ADMIRAL'S COVE, INC.
A FLORIDA CORPORATION

ATTEST: *Thomas Frankel*
THOMAS FRANKEL
ASSISTANT SECRETARY

BY: *Benjamin Frankel*
BENJAMIN FRANKEL
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17 DAY OF August, A.D., 1993, BY THOMAS FRANKEL AND BENJAMIN FRANKEL, AS ASSISTANT SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

Sherry Lefkowitz Hyman
SHERRY LEFKOWITZ HYMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES:

IN WITNESS WHEREOF, GOLF VILLAGE AT ADMIRAL'S COVE, MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JACK MAKRRANSKY, ITS PRESIDENT, AND ATTESTED TO BY THOMAS FRANKEL, ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF August, A.D., 1993.

BY: GOLF VILLAGE AT ADMIRAL'S COVE
MASTER PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: *Thomas Frankel*
THOMAS FRANKEL
SECRETARY

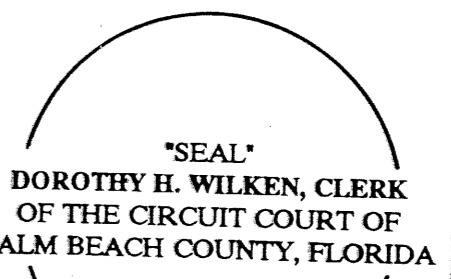
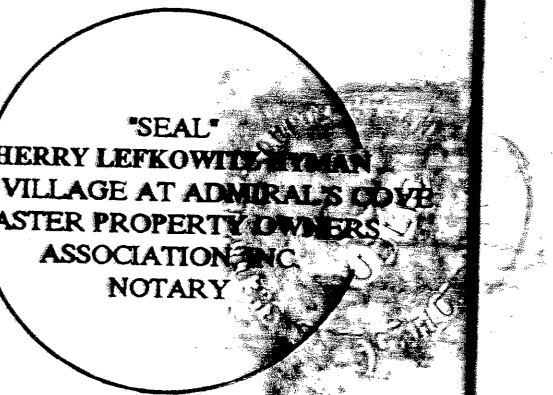
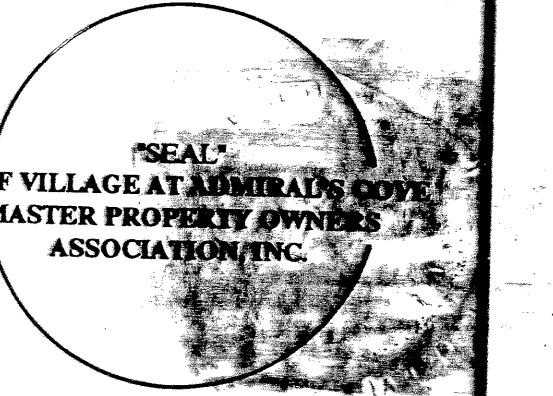
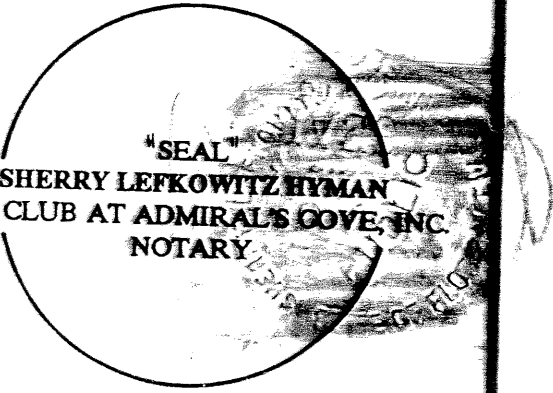
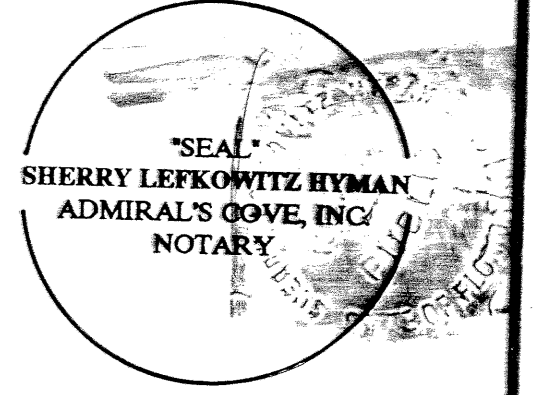
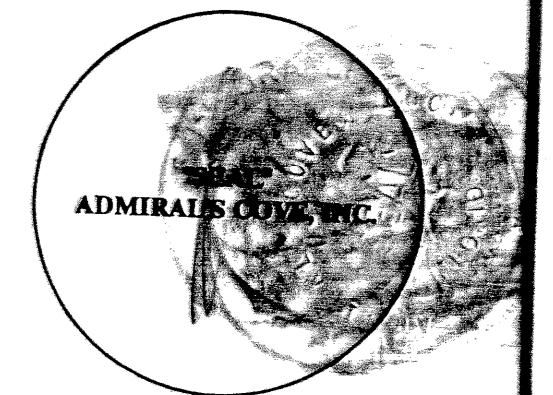
BY: *Jack Makrransky*
JACK MAKRRANSKY
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 SS
COUNTY OF PALM BEACH)

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Sherry Lefkowitz Hyman
SHERRY LEFKOWITZ HYMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES:



BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Fax (407) 844-8659 Phone (407) 848-2102

RECORD PLAT
PARCEL B - GOLF VILLAGE
AT ADMIRAL'S COVE

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|-----|------|--------------|--------------|
| DWN | FB | DATE 6-22-93 | WO.# P151 |
| CKD | FILE | SCALE | SHEET 1 OF 4 |

TAZ 39

Submission of Golf Village to Admirals Cove
 10/15/93
 12/14/93
 1/15/94