100

STATE OF FLORIDA

DOROTHY H. WILKEN

COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT

9:59 AM. THIS 10 DAY OF

RECORDED IN PLAT BOOK 76 , ON

PAGES 100 THROUGH 101

, Dawn a Martins

THE CLUB AT ADMIRAL'S COVE, IN

MASTER PROPERTY

ASSOCIATION.

SUN TITLE & ABSTRACT COMPANY

"SEAL"

M. R. VANCAMPEN, R.L.S

DEPUTY CLERK

CLERK OF THE CIRCUIT COURT

January , A.D., 1996, AND DUL

SEPTEMBER 1995 PARCELS D1 & D2 - GOLF VILLAGE AT ADMIRAL'S COVE - PARTIAL RE-PLAT SHEET 1 of 2

LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING A

RE-PLAT OF LOTS 82 AND 83, PARCEL D2 — GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, PAGE 8, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND BEING A

RE-PLAT OF PARCEL D1, 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.

DEDICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, THAT ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "PARCELS D1 & D2 - GOLF VILLAGE AT ADMIRAL'S COVE - PARTIAL RE-PLAT"; SAID LAND LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED

ALL OF LOTS 82 AND 83, PARCEL D2 - GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73. PAGE 8. PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

OGETHER WITH ALL OF PARCEL D1, 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.

CONTAINING: 1.58 ACRES, MORE OR LESS.

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

) TRACT "G". AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, FOR

RECREATIONAL PURPOSES AND ALL OTHER LAWFUL PURPOSES. 2) 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.

) THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION. INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER FURTHERMORE, THE TOWN OF JUPITER HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN TOWN MAINTAINED ROADS.

.) THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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 13 DAY OF October, A.D., 1995

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

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

NOTARY SEAL

SHENOW LENGUITZ HYMAN N COMMISSION / CE 188005 ENVIES April 24, 1986 Handler Table Trapy of the collection of Land.

NOTARY SEAL

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

BENJAMIN FRANKEL

ACKNOWLEDGEMENT:

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ /3___ DAY OF __Oxtobe/ FRANKEL AND BENJAMIN FRANKEL, AS 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 NOTARY PUBLIC

MY COMMISSION EXPIRES:

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE CLUB AT ADMIRALS COVE INC., A FLORIDA CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 13 DAY

A FLORIDA CORPORATION

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

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF ________, A.D., 1995, BY THOMAS FRANKEL AND BENJAMIN FRANKEL, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

SHERRY LEFKOWITZ HYMAN

NOTARY PUBLIC MY COMMISSION EXPIRES:

ACCEPTANCE OF DEDICATIONS:

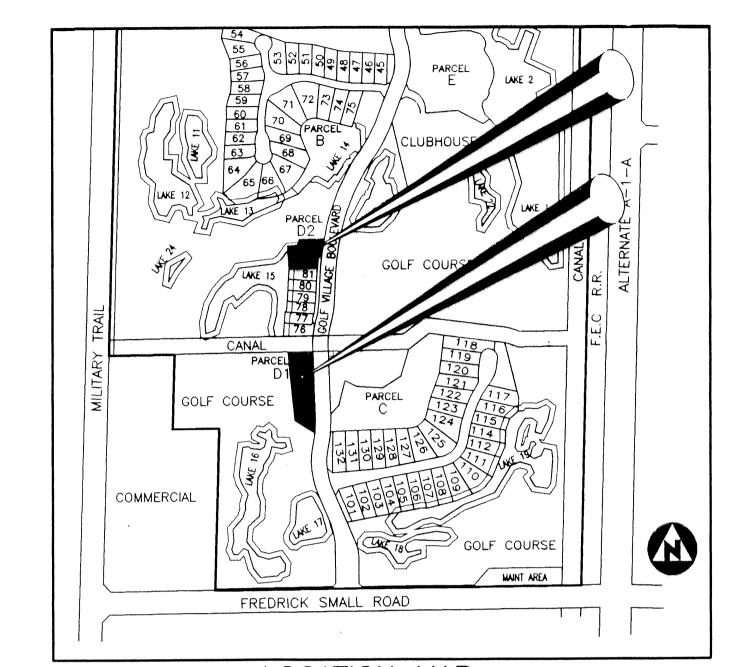
STATE OF FLORIDA

COUNTY OF PALM BEACH

THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13 DAY OF Q +0 bec 1995

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

will aller green JACK MAKRANSKY



LOCATION MAP

ACKNOWLEDGEMENT:

COUNTY OF PALM BEACH

PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

SHERRY LEFKOWITZ HYMAN NOTARY PUBLIC MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT AS TO PARCEL D-1

STATE OF FLORIDA

COUNTY OF PALM BEACH)

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 HEREON, AND AGREES THAT ITS MORTGAGE. WHICH IS RECORDED IN OFFICIAL RECORDS BOOK \$300, PAGE 1030, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THIS PLAT.

FIRST UNION NATIONAL BANK OF FLORIDA

IN WITNESS WHEREOF, FIRST UNION NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL I DYER, AND ATTESTED TO BY RUTH A CLORAL, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26 DAY OF QCC A.D., 1995.

ASSISTANT SECRETARY

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ______ DAY OF _______, A.D., 1995, BY MICHAEL J DYFR AND RUTH H CLORAWAS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF FIRST UNION NATIONAL BANK OF FLORIDA, WHO ARE PERSONALLY KNOWN TO ME.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

MUTARY PUBLIC, STATE OF FLORING Wy commission expires May 18, 1998 Certificate No. C C 2 0 2 2 1 4 Bonded thru Patterson - Becht Agency

MORTGAGEE'S CONSENT AS TO PARCEL D-2

COUNTY OF PALM BEACH

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 HEREON, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 8398, PAGE 1850, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SHALL BE

MIDLANTIC BANK, N.A.

IN WITNESS WHEREOF, MIDLANTIC BANK, N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY DARRIED OF CHARGO, AND ATTESTED TO BY ELEADOR A REMOLET, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF

ASSISTANT SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF NOVEY SEX DARRIN CO. CERTUN AND ELLANGE A. REMODE AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF MIDLANTIC BANK, N.A., WHO ARE PERSONALLY KNOWN TO ME.

NOTARY PUBLIC lacqueline D. Petty-Garcia, Notary Public City of Philadelphia, Phila. County My Commission Expires June 17, 1996 MY COMMISSION EXPIRES

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

WE, SUN TITLE & ABSTRACT COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ADMIRAL'S COVE ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP THAT THE CURRENT TAXES HAVE BEEN PAID: AND THAT ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS

SUN TITLE & ABSTRACT COMPANY

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN 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 THE TOWN OF

BENCH MARK LAND SURVEYING & MAPPING, INC.

WM. R. VAN CAMPEN, R.L.S. FLORIDA REGISTRATION NO. 2424

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR RELATIVE TO THE BEARING OF NORTH 87'09'49" EAST ALONG THE SOUTH LINE OF LOT 82, PARCEL D2 - GOLF VILLAGE AT ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 73, PAGE 8. 2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).

3. DENOTES FOUND #2424 PERMANENT REFERENCE MONUMENT (P.R.M.). 4. DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.)

5. A DENOTES FOUND #2424 PERMANENT CONTROL POINT (P.C.P.) 6. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

7. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA 33404. TELEPHONE (407) 848-2102.

8. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT FOUND ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOWN OF JUPITER APPROVALS:

STATE OF FLORIDA)

COUNTY OF PALM BEACH)

"PARCELS D1 & D2 - GOLF VILLAGE AT ADMIRAL'S COVE-PARTIAL RE-PLAT", IS HEREBY APPROVED FOR RECORD THIS 9+10 DAY OF J<u>anuary</u>, A.D., 1995.

BY: Kares KAREN GOLQNKA MAYOR

BY: CLARK JACKSON, P.E. TOWN ENGINEER

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida



Land Surveying and Mapping, Inc

RECORD PLAT

PARCELS D1 & D2 - GOLF VILLAGE AT ADMIRAL'S COVE - PARTIAL RE-PLAT

DATE 05/26/95 WO.# P167 SHEET 1 OF 2

4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404 Fax (407) 844-9659 Phone (407) 848-2102

SALLY BOYLAN, CLERK TOWN OF JUPITER, FLÒRIDA

"SEAL" CLARK JACKSON, P.E. TOWN ENGINEER TOWN OF JUPITER, FLORIDA

DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA

"SEAL" MIDLANTIC BANK, N.A.

"SEAL" FIRST UNION NATIONAL BANK OF FLORIDA

AREA TABULATION:

TRACT "G" 0.21 ACRES

<u>LOTS</u> <u>1.37 ACRES</u>