

TIMBERWALK PUD

BEING A REPLAT OF LOTS 7, 8, AND 9, PLAT OF TARAGRAY,
RECORDED IN PLAT BOOK 66, PAGES 112 THROUGH 114
LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

OCTOBER 1998

SHEET 1 OF 4

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 7, 8, AND 9, PLAT OF TARAGRAY, RECORDED IN PLAT BOOK 66, PAGES 112 THROUGH 114, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7, 8, AND 9, PLAT OF TARAGRAY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGE 112, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 27.823 ACRES, MORE OR LESS.

SHOWN HEREON AS:

TIMBERWALK PUD

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT S, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, UTILITY, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACTS C-1 THROUGH C-9 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS PARKING TRACTS, AND FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO OPERATE AND MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WHICH ARE ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS WHICH ARE DEDICATED TO THE TOWN.
- THE LAKE MAINTENANCE TRACT AS SHOWN HEREON IS HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR ACCESS FOR MAINTENANCE OF TRACT L, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THERE SHALL BE NO BUILDINGS, ABOVE-GROUND STRUCTURES OF ANY KIND, TREES, SHRUBS, OR LANDSCAPING OF ANY KIND PLACED WITHIN SAID LAKE MAINTENANCE TRACT.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE 5' LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACTS O-1 THROUGH O-5, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPING, AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. IT IS A PUNISHABLE VIOLATION OF THE TOWN OF JUPITER LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER OR TO CHEMICALLY OR PHYSICALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN OF JUPITER.
- TRACT P, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A CONSERVATION EASEMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

11. THE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE TIMBERWALK COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR ACCESS FOR MAINTENANCE OF TRACT P, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THERE SHALL BE NO BUILDINGS, OR ABOVE-GROUND STRUCTURES OF ANY KIND, PLACED WITHIN SAID MAINTENANCE EASEMENTS.

IN WITNESS WHEREOF, CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED TO BY ITS Asst. Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF January 1999.

BY: Trent Bass
PRINT NAME: Trent Bass
PRINT TITLE: President

BY: L.L. Hammond
PRINT NAME: Leona L. Hammond
PRINT TITLE: Assistant Secretary

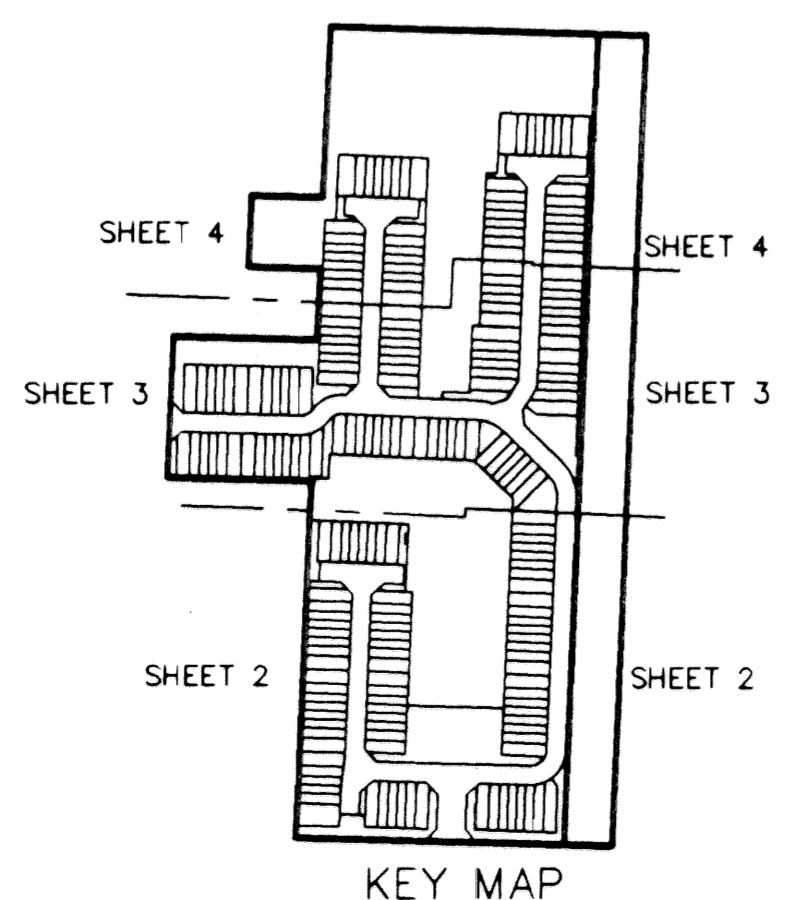
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Trent Bass AND L.L. Hammond WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President AND Asst. Secretary RESPECTIVELY, OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS MANAGING GENERAL PARTNER, AND THEY 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.

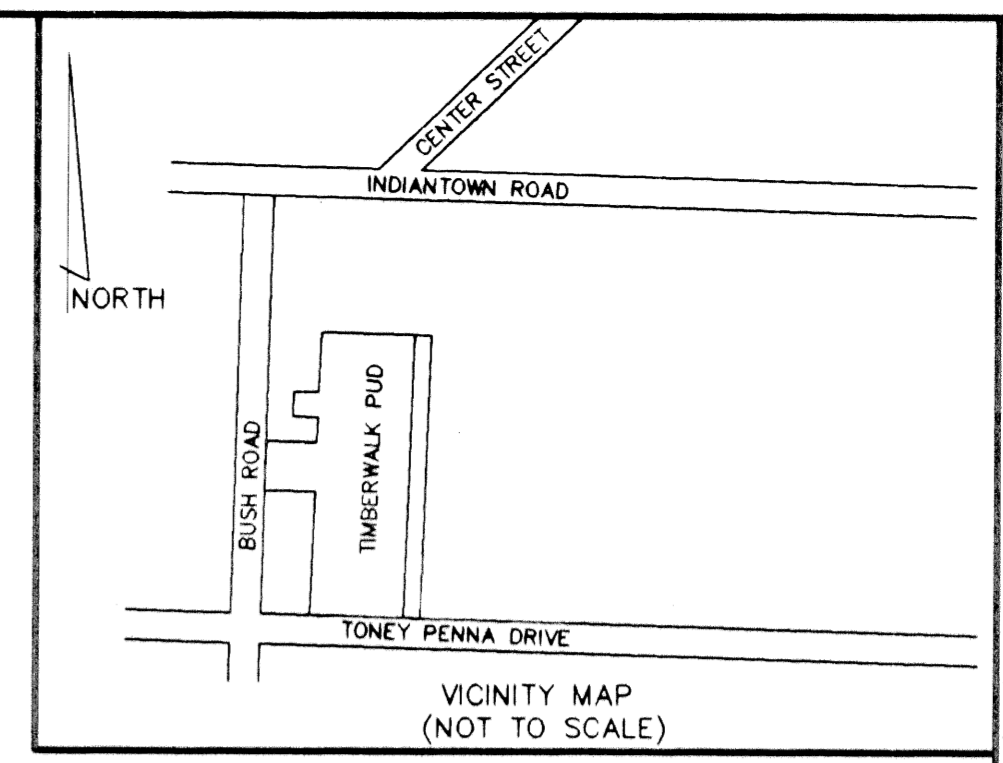
WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF January 1999.

MY COMMISSION EXPIRES: 2/19/02
NOTARY PUBLIC



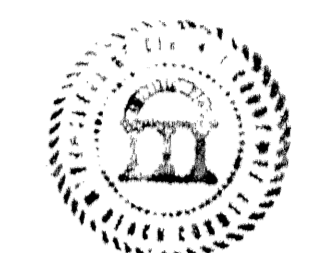
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

Messler & Associates
CONSULTING ENGINEERS
11211 Prosperity Farms Rd., Suite C-301, Palm Beach Gardens, Florida 33410
Phone (561) 627-2226 Fax (561) 624-1569
LICENSED BUSINESS No.3616



71

COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 12:09 P.M.
this 11th day of February 1999.
and duly recorded in Plat Book No. 84
on page 71-74
DOROTHY H. WILKEN, Clerk of Circuit Court
by [Signature] D.C.



SURVEYOR'S CERTIFICATE

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

BY: [Signature] 1-25-99
ROBERT P. BLASZYK, P.S.M.
License No. 4133
State of Florida

APPROVALS

JUPITER TOWN COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF FEBRUARY 1999.

BY: [Signature]
KAREN GOLONKA, MAJOR

ATTEST: [Signature]
SALLY BOYLAN, TOWN CLERK

TOWN ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10th DAY OF February 1999.

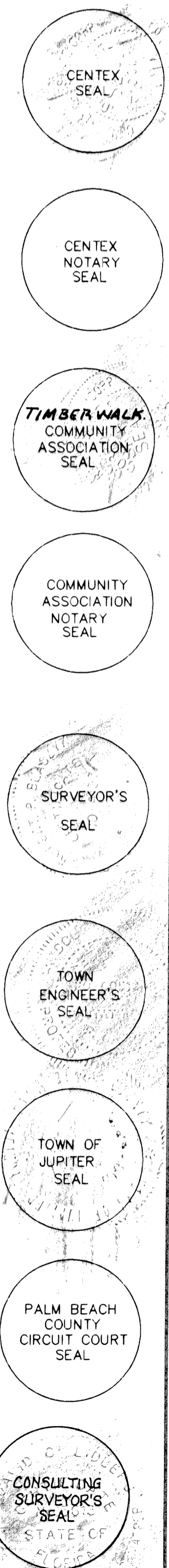
BY: [Signature]
DOUG KOENNICKE, P.E., TOWN ENGINEER

PLAT APPROVAL

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CHAPTER 177 FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF JUPITER. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: [Signature] 1/22/99
DAVID C. LIBBERG P.S.M. DATE
FLORIDA LICENSE No.3613

- NOTES:
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) No.4133 SET.
○ DENOTES PERMANENT CONTROL POINT (P.C.P.) No.4133 TO BE SET.
■ DENOTES FOUND 4"x4" CONCRETE MONUMENT #4351, UNLESS NOTED OTHERWISE.
 - BEARING REFERENCE: S02°04'03"W ALONG THE EAST LINE OF SECTION 3.
 - AREA = 27.823 ACRES, MORE OR LESS.
 - IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE, WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
 - CONSTRUCTION AND PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES.
 - A. COORDINATES SHOWN ARE GRID
B. DATUM - NAD 83, 1990 ADJUSTMENT
C. ZONE - FLORIDA EAST
D. LINEAR UNIT - US SURVEY FOOT
E. COORDINATE SYSTEM 1983 STATE PLANE
F. TRANSVERSE MERCATOR PROJECTION
G. ALL DISTANCES ARE GROUND
H. SCALE FACTOR = 1.0000337
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
J. ROTATION EQUATION:
N02°04'03"W (PLAT BEARING) 0019°09" COUNTER-CLOCKWISE PLAT TO GRID
N01°44'54"E (GRID BEARING)
 - UE - UTILITY EASEMENT
DE - DRAINAGE EASEMENT
ME - MAINTENANCE EASEMENT
rad - RADIAL
[] - BLOCK NUMBER
[] - LOT NUMBER
R - RADIUS
C - CENTRAL ANGLE
A - ARC LENGTH



SUBDIVISION Timberwalk
 PLAT BOOK 84
 PAGE 71
 FLOOD ZONE
 ZONING
 CADD #
 ZIP CODE
 TOWN NAME Town of Jupiter

THIS INSTRUMENT WAS PREPARED BY
ROBERT P. BLASZYK IN THE OFFICES OF
MESSLER & ASSOCIATES
11211 PROSPERITY FARMS ROAD
SUITE C301
PALM BEACH GARDENS, FLORIDA