

LOCATION MAP
(NOT TO SCALE)

MANGROVE BAY P.U.D.

A PLANNED UNIT DEVELOPMENT


A REPLAT OF PARCELS "B", "C", AND A PORTION OF "E", OF THE PLAT OF EXECUTIVE PARK AS RECORDED IN PLAT BOOK 42, PAGES 100 AND 101, LYING IN SECTIONS 7 AND 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 5

DECEMBER, 2000

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 SECTION 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.

 DATE: 12-11-00
MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR AND MAPPER
FLA. REG. NO. 4102

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN PIONEER TITLE, DBA CHELSEA TITLE 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 IN SENIOR LIFESTYLE JUPITER, LP, AN ILLINOIS LIMITED PARTNERSHIP; AND IN THE TOWN OF JUPITER, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 12-11-00  (OFFICER OF TITLE INSURANCE COMPANY)
Timothy S. Butts (PRINTED NAME) - (TITLE): Plant Manager

NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.
3. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
4. CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES.
5. LOT LINES ARE NOT RADIAL UNLESS NOTED (RAD. OR RADIAL).
6. BEARING BASIS: BEARINGS HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 AND IS ASSUMED TO BEAR SOUTH 02°06'52" WEST AND ALL OTHER BEARINGS MENTIONED HEREIN ARE RELATIVE THERETO.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



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THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.
PROFESSIONAL SURVEYOR AND MAPPER, NO. 4102

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