

BLOCK 63

LYING IN SECTION 22, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

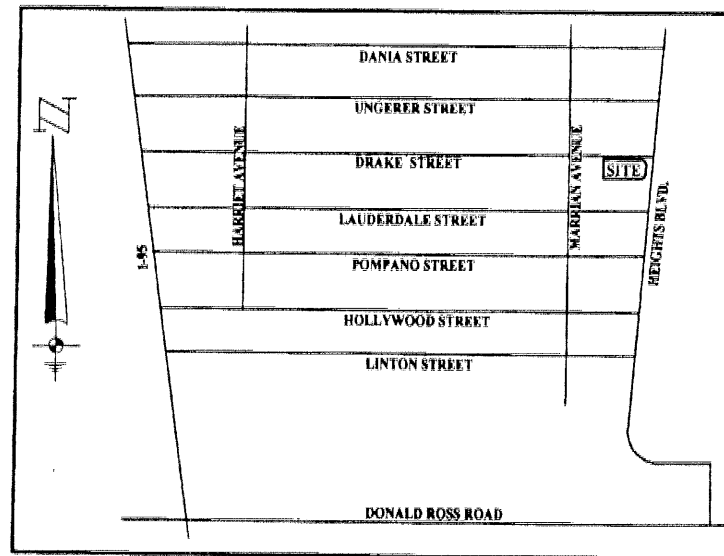
JANUARY, 2001

SHEET 1 OF 2



192

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This plat was filed by recorder 8:58A.M.
This day of MARCH, 2001.
and duly recorded in Plat Book No. 1891
on page 112
DOROTHY H. WILKIN, Clerk of Circuit Court
Cheryl J. Miller, D.C.



LOCATION MAP (N.T.S.)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that NORTH PALM BEACH HEIGHTS, INC., a Florida Corporation, licensed to do business in the State of Florida, owner of the land shown hereon, being in Section 22, Township 41 South, Range 42 East, Palm Beach County, Florida, shown hereon as BLOCK 63, being more particularly described as follows:

Block 63, NORTH PALM BEACH HEIGHTS, Section 22, unrecorded Preliminary Plat by E. Elliott Gross & Associates, Inc., dated March 25, 1960, more particularly described as follows:

Commencing at the Northeast corner of Section 22, Township 41 South, Range 42 East, Palm Beach County, Florida; thence S. 86° 01' 07" W., along the North line of said Section 22, a distance of 382.26 feet; thence S. 03° 58' 53" E., a distance of 51.76 feet to the Point of Beginning and the Northwest corner of Block 63; thence continue S. 03° 58' 53" E., a distance of 188.24 feet; thence N. 84° 01' 07" E., a distance of 299.84 feet to a point of curve concave to the Northwest, having a radius of 28 feet and a central angle of 85° 25' 28"; thence Northeastly along the arc of said curve, a distance of 37.27 feet to a point of tangent; thence N. 00° 35' 39" E., a distance of 136.63 feet to a point of curve concave to the Southwest having a radius of 25 feet and a central angle of 94° 11' 00"; thence Northwestly, along the arc of said curve, a distance of 41.10 feet to a point of tangent; thence S. 86° 23' 49" W., a distance of 310.91 feet to the Point of Beginning.

Containing in all 1.41 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and/or acknowledge as follows:

The Town of Jupiter shall have the right, but not the obligation, to maintain any portion of the drainage system shown by this plat, including the right to utilize for public purposes any and all drainage, lake maintenance, lake maintenance access easement's, roads private or public and parking and access tracts associated with such drainage system. Should the Town deem it necessary to maintain any portion of the drainage system by this plat, for public purposes, the Town may require the property owners, assigns or successors to pay all or part of the maintenance costs.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 14th day of February, 2001.

NORTH PALM BEACH HEIGHTS, INC., a Florida Corporation, licensed to do business in Florida.

WITNESS: Wally Baldwin BY: Joseph Uvanile
Joseph Uvanile, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Joseph Uvanile, who is personally known to me or has produced a Driver's License as identification, and who executed the foregoing instrument as Vice President of NORTH PALM BEACH HEIGHTS, INC., a Florida Corporation and severally acknowledged to and before me that he executed said instrument as such officer 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 14th day of February, 2001.

My commission expires: 11-15-2003
CC 888047 Notary Public



SURVEYOR'S NOTES:

- All bearings shown hereon are relative to the State Plane Coordinate System, NAD 83, 1990 adjustment and are based on the East line of Section 22 having a bearing of North 00°35'39" East.
- 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.
- Building setback lines shall be as required by the current Building and Zoning regulations of the Town of Jupiter, Palm Beach County and/or any restrictive covenants pertaining to that reflected by this plat.
- Abbreviations used on this plat are as follows:
 ⊙ = Set (P.C.P.) Permanent Control Point No. LB 4165.
 ⊠ = Set (P.R.M.) Permanent Reference Monument No. LB 4165, unless otherwise indicated.
 ○ = Set 5/8" iron rod and cap No. LB 4165
 C/L = Centerline
 F.O.C. = Point of Commencement
 F.O.B. = Point of Beginning
 R/W = Right of way
 O.R.B. = Official record Book
 R = Curve Radius
 L = Curve Length
 Δ = Curve Delta
 sq. ft. = Square Feet
 N: 00.00 = State Plane Coordinate Northing
 E: 00.00 = State Plane Coordinate Easting
- State Plane Coordinate Information.
 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 Transverse Mercator Projection
 F. All distances are ground
 G. Scale Factor = 1.00004178
 H. Ground distance x scale factor = grid distance

6. 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.

TOWN OF JUPITER APPROVALS & ACCEPTANCE

This plat is hereby approved for record pursuant to the Ordinances of the Town of Jupiter, and in accordance with Section 177.071 (2), Florida Statutes, this 21st day of FEBRUARY, 2001, and has been reviewed by a Professional Surveyor & Mapper under contract with the Town of Jupiter in accordance with Section 177.081 (1), Florida Statutes.

BY: Douglas P. Koennicke
Douglas P. Koennicke, P.E.
TOWN ENGINEER

BLOCK - 63 is hereby approved for record this 21st day of February, 2001.

BY: Karen J. Golonka
Karen J. Golonka, Mayor

ATTEST: Sally M. Boylan
Sally M. Boylan, Town Clerk



TITLE CERTIFICATION

I, George W. Baldwin, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the the herein property; that I find that the title to the property is vested to NORTH PALM BEACH HEIGHTS, INC., that the current taxes have been paid; that there are no mortgages of record; and that there are no other encumbrances of record.

Dated: FEBRUARY 14, 2001

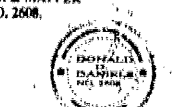
George W. Baldwin
George W. Baldwin, Attorney-at-law
licensed in the State of Florida

SURVEYOR & MAPPER'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"), Monuments and Permanent Control Points ("P.C.P.s") according to Section 177.091 (9), Florida Statutes, 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 the Ordinances of the Town of Jupiter, Florida.

Dated: FEB. 13, 2001

Donald D. Daniels
DONALD D. DANIELS, P.S.M.
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 2608.



THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICE OF DONALD D. DANIELS, INC.

DONALD D. DANIELS, INC. Consulting Surveyors & Mappers	BLOCK 63	
	Florida Certificate LB No. 4165 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 TEL: (561) 747-9894	REF: 22/41/42 OFFICE: DEB DATE: JANUARY, 2001