

CLOCKTOWER HAMMOCK

LYING IN SECTION 1, TOWNSHIP 41 SOUTH,
RANGE 42 EAST, TOWN OF JUPITER,
PALM BEACH COUNTY, FLORIDA
JULY 2002
SHEET 1 OF 2

DEDICATION & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CUSTOM QUALITY HOMES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, FLORIDA, SHOWN HEREON AS CLOCKTOWER HAMMOCK, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 1; THENCE N01°15'37"E (BEARING BASIS) ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, ALSO BEING THE EAST LINE OF THE PLAT OF GAETA COMMERCIAL CENTER, AS RECORDED IN PLAT BOOK 84, PAGES 197-199, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 355.14 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF GAETA COMMERCIAL CENTER AND THE POINT OF BEGINNING; THENCE CONTINUE N01°15'37"E ALONG SAID EAST LINE OF THE NORTHWEST QUARTER, 1004.93 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE PLAT OF IRONWOOD, AS RECORDED IN PLAT BOOK 29, PAGE 242, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S89°06'11"W ALONG SAID SOUTH LINE, 474.80 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE PLAT OF PENN PARK, AS RECORDED IN PLAT BOOK 25, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S01°15'37"W ALONG SAID EAST LINE, 984.30 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID PLAT OF GAETA COMMERCIAL CENTER; THENCE S89°24'22"E ALONG SAID NORTH LINE, 474.47 FEET TO THE POINT OF BEGINNING.

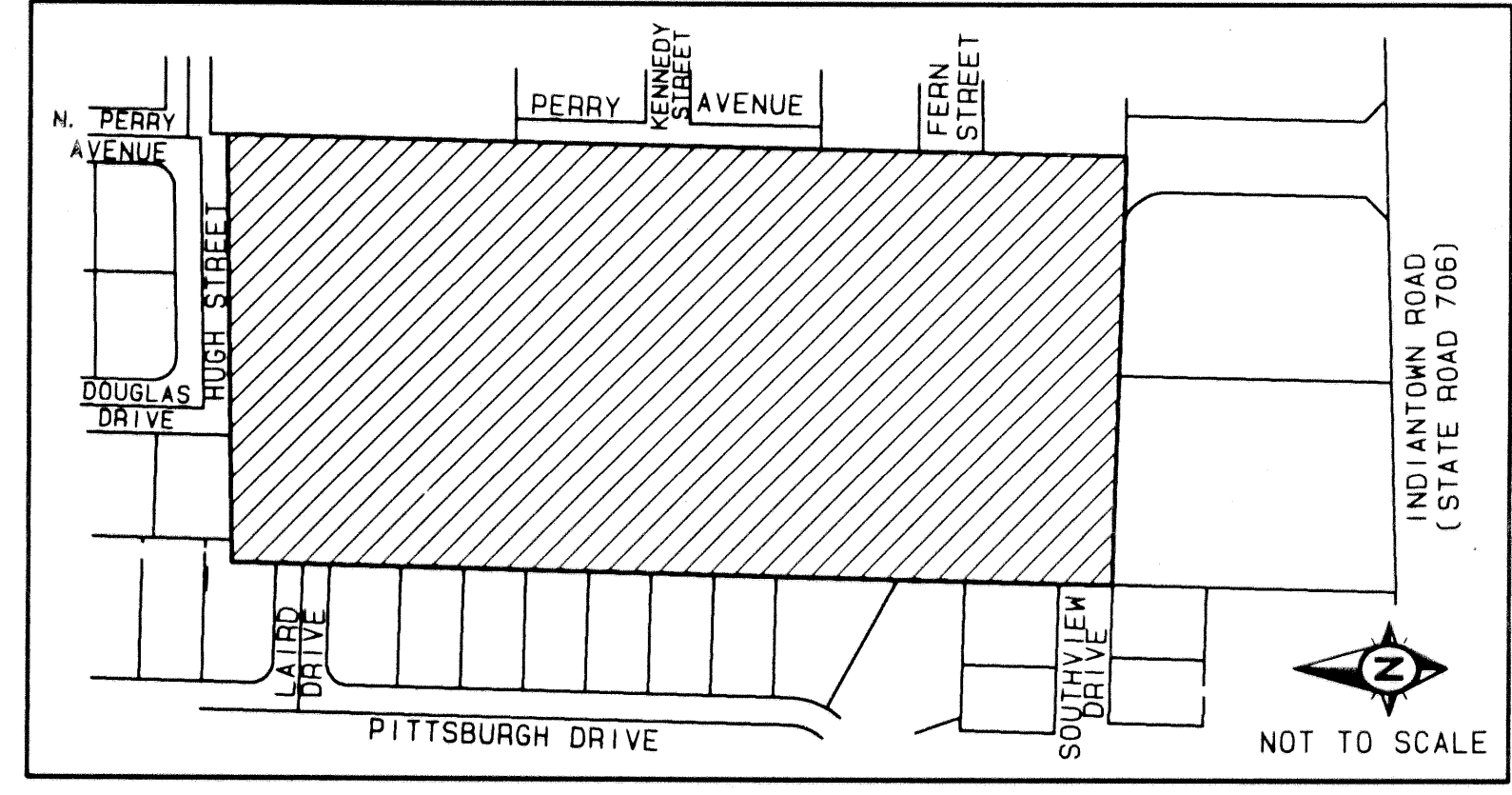
CONTAINING 10.834 ACRES, MORE OR LESS.

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

- TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS PRIVATE ROAD RIGHT-OF-WAY FOR PUBLIC INGRESS-EGRESS, UTILITY AND DRAINAGE 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, THE LANDSCAPING LOCATED WITHIN THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND SHALL BE MAINTAINED IN ACCORDANCE WITH GOOD HORTICULTURE PRACTICE.
- TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER 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 LANDSCAPING LOCATED WITHIN THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND SHALL BE MAINTAINED IN ACCORDANCE WITH GOOD HORTICULTURE PRACTICE.
- TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, THE LANDSCAPING LOCATED WITHIN THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION AND SHALL BE MAINTAINED IN ACCORDANCE WITH GOOD HORTICULTURE PRACTICE.
- THE UTILITY EASEMENTS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY LINES INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES, LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS, PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACT ASSOCIATED WITH SUCH DRAINAGE SYSTEM, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- THE PEDESTRIAN EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR PUBLIC ACCESS PURPOSES. THE MAINTENANCE OF ALL FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE 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.
- THE RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.) SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNER AND THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUILDING MAINTENANCE AND BUILDING OVERHANG PURPOSES.
- THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OVER CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, STRUCTURES, OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER.
- THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF October, 2002.

WITNESS: *Dan W. Dailey* BY: *Kenneth Davis*
PRINT NAME: DAN W. DAILEY PRESIDENT
PRINT NAME: KENNETH DAVIS



LOCATION MAP

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH DAVIS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ~~AS PRESIDENT OF CUSTOM QUALITY HOMES, INC.~~ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CUSTOM QUALITY HOMES, INC. A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 3rd DAY OF October, 2002.

MY COMMISSION EXPIRES: Aug 21, 2005 *Valerie Riske*
NOTARY PUBLIC



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS 3rd DAY OF October, 2002.

WITNESS: *Dan W. Dailey* BY: *Kenneth Davis*
PRINT NAME: DAN W. DAILEY PRESIDENT
PRINT NAME: KENNETH DAVIS

WITNESS: *Eleanor Mae Dailey*
PRINT NAME: ELEANOR MAE DAILEY

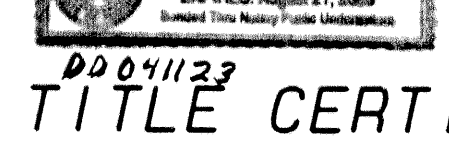
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH DAVIS WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED ~~AS PRESIDENT OF CUSTOM QUALITY HOMES, INC.~~ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CLOCKTOWER HAMMOCK HOMEOWNERS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH 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 3rd DAY OF October, 2002.

MY COMMISSION EXPIRES: Aug 21, 2005 *Valerie Riske*
NOTARY PUBLIC



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, M. RICHARD SAPIR, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN CUSTOM QUALITY HOMES, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ARE SHOWN; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/3/02
ATTORNEY NAME: M. RICHARD SAPIR
FLORIDA BAR NO. 263893

MORTGAGEES' CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BANKATLANTIC, SUCCESSOR TO COMMUNITY SAVINGS, A FEDERAL ASSOCIATION, 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 IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 13594 AT PAGE 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANKATLANTIC 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 3rd DAY OF October, 2002.

WITNESS: *Anthony C. Romeo* BY: *Ch. Hynes*
PRINT NAME: ANTHONY C. ROMEO VICE PRESIDENT
WITNESS: *Theresa L. Foster* BY: *Ch. Hynes*
PRINT NAME: THERESA L. FOSTER SENIOR VICE PRESIDENT

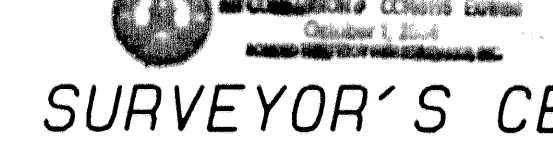
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Christopher Hynes* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANKATLANTIC AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF October, 2002.

MY COMMISSION EXPIRES: Oct 3, 2009 *Janice Deville*
NOTARY PUBLIC



SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 GUARANTEE 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10/3/2002 DATE
DAN W. DAILEY
LICENSE NO. 2439
STATE OF FLORIDA

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH AND THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, BEING N 01°15'37" E.
- ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000089456 TO CONVERT TO GRID DISTANCE.
- COORDINATES SHOWN HEREON ARE BASED UPON DATUM - NAD 83 1980 ADJUSTMENT, ZONE 4 FLORIDA EAST, LINEAR UNIT - US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- NO STRUCTURES, BUILDINGS, TREES OR SHUBS SHALL BE PLACED IN DRAINAGE SWALES UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
- ANGLES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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.
- THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.02 (2), FLORIDA STATUTES, THIS 4th DAY OF October, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

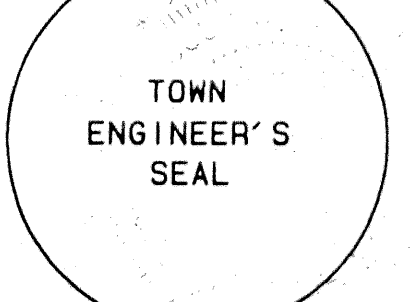
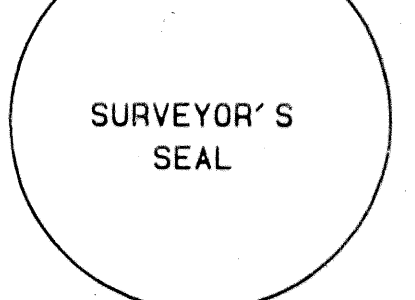
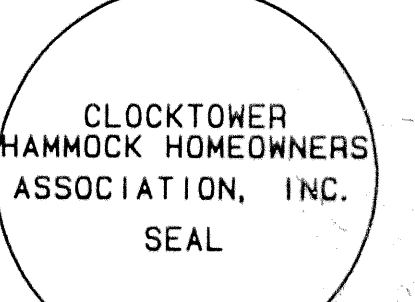
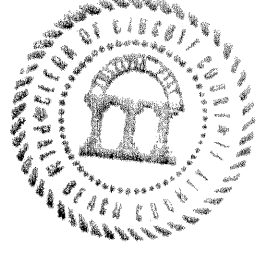
BY: *Doug P. Koennicke*
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

CLOCKTOWER HAMMOCK IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF October, 2002.

BY: *Paul J. Golonka*
PAUL J. GOLONKA, MAYOR

ATTEST: *Sally M. Boylan*
SALLY M. BOYLAN, TOWN CLERK

FILED IN PALM BEACH COUNTY, FLORIDA
RECORD BOOK 13594 AT PAGE 87
DATE OF RECORDING: OCT 03 2002
RECORDED IN PLAT BOOK NO. 96



DAILEY AND ASSOCIATES, INC.
SURVEYING & MAPPING
112 N. U.S. HIGHWAY No. 1
TEQUESTA, FLORIDA 33469
PHONE: (561) 746-8424