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JUNE 2004

SHEET 1 OF 5

JUPITER ISLES PLAT 2

183

DEDICATION: STATE OF FLORIDA ) COUNTY OF PALM BEACH )

LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 47A

SURVEYOR'S NOTE:

THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 89°56'44" EAST ALONG THE SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S CONSENT:

RESIDENTIAL FUNDING CORPORATION, A DELAWARE CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 16028, PAGE 695 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY Bryan K Murray, ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF June, 2004.

RESIDENTIAL FUNDING CORPORATION A DELAWARE CORPORATION
WITNESS: William Tillman BY: [Signature]
PRINTED NAME: William Tillman
WITNESS: Corina Ghile
PRINTED NAME: Corina Ghile

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THIS PLAT WAS FILED FOR RECORD AT PM THIS 6th DAY OF August, 2004. AND DULY RECORDED IN PLAT BOOK NO. 102 ON PAGES 183-187. DOROTHY WILKEN CLERK OF THE CIRCUIT COURT BY: Aloria S. Johnson DEPUTY CLERK

AREA SUMMARY
TRACT "A" 4.78 ACRES
TRACT "L-4" 2.09 ACRES
TRACT "L-5" 3.62 ACRES
TRACT "LB-2" 0.50 ACRES
TRACT "O-7" 0.07 ACRES
TRACT "O-8" 0.62 ACRES
TRACT "O-9" 0.17 ACRES
TRACT "O-10" 0.07 ACRES
TRACT "O-11" 0.15 ACRES
TRACT "O-12" 0.11 ACRES
TRACT "O-13" 0.14 ACRES
LOTS (122) 20.43 ACRES
TOTAL AREA= 32.75 ACRES

ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED Bryan K Murray WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [ID] AND [VA ID] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING AS [Signature] OF RESIDENTIAL FUNDING CORPORATION, A DELAWARE 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 18 DAY OF June, 2004.
NOTARY PUBLIC: [Signature] STATE OF VIRGINIA COMMISSION NO. [Number]
PRINTED NAME: Virginia A. McLean COMMISSION EXPIRES: 7-2005

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF JUPITER ZONING CODE.
2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. 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.

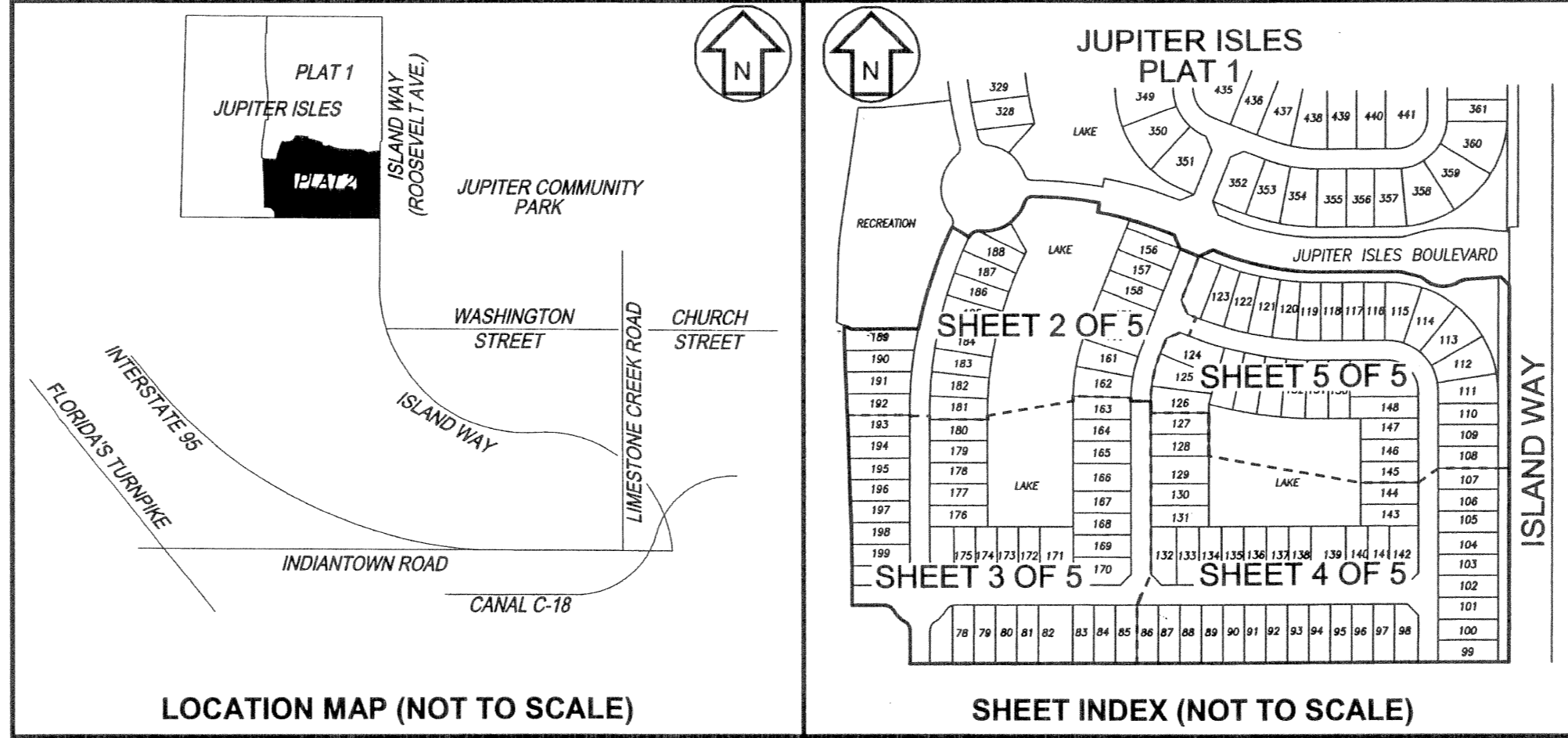
TITLE CERTIFICATION:

I, GERALD KNIGHT, 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 GMAC MODEL HOME FINANCE, INC., A VIRGINIA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; THERE ARE NO ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: 6/17/04 BY: [Signature] GERALD KNIGHT, ATTORNEY-AT-LAW LICENSED IN FLORIDA

TOWN APPROVAL:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE PLAT, "JUPITER ISLES PLAT 2", 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 27th DAY OF July, 2004, 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: [Signature] KAREN J. GOLONKA, MAYOR
BY: [Signature] DOUG KOENNICKE, P.E., TOWN ENGINEER
BY: [Signature] SALLY M. BOYLAN, TOWN CLERK
REVISED 2-18-04



KNOW ALL MEN BY THESE PRESENTS, THAT GMAC MODEL HOME FINANCE, INC., A VIRGINIA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "JUPITER ISLES PLAT 2", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 33; THENCE, SOUTH 89°46'29" EAST, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 1180.42 FEET; THENCE, SOUTH 00°13'31" WEST, DEPARTING SAID NORTH LINE, A DISTANCE OF 1882.12 FEET TO THE SOUTHEAST CORNER OF TRACT "R", JUPITER ISLES PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK     , PAGE     , PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, FOR A POINT OF BEGINNING.

THENCE, NORTH 89°56'32" WEST, ALONG THE SOUTH LINE OF SAID TRACT "R", A DISTANCE OF 154.77 FEET; THENCE, NORTH 66°29'34" WEST, CONTINUING ALONG THE SOUTH LINE OF SAID TRACT "R", A DISTANCE OF 18.88 FEET; THENCE, SOUTH 01°56'31" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 487.14 FEET; THENCE, SOUTH 00°00'46" WEST, A DISTANCE OF 161.67 FEET; THENCE, SOUTH 89°54'15" EAST, A DISTANCE OF 75.89 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°39'04", A DISTANCE OF 26.03 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 70.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 29°20'25", A DISTANCE OF 35.65 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 59°39'04", A DISTANCE OF 26.03 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 00°03'28" WEST, A DISTANCE OF 77.04 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 33; THENCE, SOUTH 89°56'44" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1395.07 FEET TO THE INTERSECTION THEREOF WITH THE WEST RIGHT-OF-WAY LINE OF S.E. ISLAND WAY, THENCE, NORTH 00°08'00" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A LINE 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SAID NORTHWEST ONE-QUARTER OF SECTION 33, A DISTANCE OF 851.50 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF JUPITER ISLES BOULEVARD AND SHOWN ON SAID JUPITER ISLES PLAT 1; SAID SOUTHERLY RIGHT-OF-WAY LINE ALSO BEING THE SOUTHERLY BOUNDARY OF SAID JUPITER ISLES PLAT 1; THENCE THE FOLLOWING TWENTY-TWO (22) COURSES ALONG THE BOUNDARY OF SAID JUPITER ISLES PLAT 1: THENCE, NORTH 46°53'29" WEST, A DISTANCE OF 58.53 FEET; THENCE, SOUTH 86°05'03" WEST, A DISTANCE OF 57.35 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 37.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 27°47'10", A DISTANCE OF 17.94 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 68.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 73°57'09", A DISTANCE OF 87.77 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 27°07'55", A DISTANCE OF 11.84 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 74°15'29" EAST, A DISTANCE OF 165.18 FEET TO THE END OF SAID CURVE; THENCE, NORTH 10°51'50" EAST, RADIAL TO THE NEXT DESCRIBED CURVE, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 889.50 FEET; THENCE, WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 10°13'34", A DISTANCE OF 158.76 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 18.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°11'24", A DISTANCE OF 22.05 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 100.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°19'58", A DISTANCE OF 131.48 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE, SOUTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 70°34'40", A DISTANCE OF 30.82 FEET TO THE END OF SAID CURVE; THENCE, NORTH 58°18'42" WEST, A DISTANCE OF 28 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1023.00 FEET AND WHOSE RADIIUS POINT BEARS SOUTH 64°30'16" EAST; THENCE, SOUTH 04°07'07", A DISTANCE OF 251.19 FEET TO THE POINT OF BEGINNING.

14. THE 10 FOOT WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THIS EASEMENT IS SUBJECT TO FURTHER UNDERGROUND USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS AND CABLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER THIS WATER MANAGEMENT EASEMENT UNLESS PREVIOUSLY APPROVED, IN WRITTEN PERMIT FORM, BY NORTHERN.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF June, 2004.

GMAC MODEL HOME FINANCE, INC. A VIRGINIA CORPORATION
ATTEST: [Signature] ASSISTANT SECRETARY BY: [Signature] VICE PRESIDENT

ACKNOWLEDGMENT: COMMONWEALTH OF VIRGINIA ) COUNTY OF HENRICO ) BEFORE ME PERSONALLY APPEARED Bryan K Murray AND Barbara Hart, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED [VA ID] AND [VA ID] RESPECTFULLY, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTFULLY, OF GMAC MODEL HOME FINANCE, INC., AND 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 18 DAY OF June, 2004.
MY COMMISSION EXPIRES 7/2005 BY: [Signature] NOTARY PUBLIC SEAL: [Notary Seal] PRINTED NAME: Virginia A. McLean

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 15 DAY OF June, 2004.
JUPITER ISLES COMMUNITY ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: [Signature] MARIO INDIVIGLIO, SECRETARY BY: [Signature] ROBERT W. DREWS, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED ROBERT W. DREWS AND MARIO INDIVIGLIO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND 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 15 DAY OF June, 2004.
[Signature] LANDI M. COOPER NOTARY PUBLIC SEAL: [Notary Seal] PRINT NAME: Sandi M. Cooper

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.
DATED THIS 1st DAY OF July, 2004.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: [Signature] BOARD SECRETARY BY: [Signature] BOARD OF DIRECTORS
Tanya W. Quickel Hal Valeche V.P.

- HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:
1. TRACT "A" (ROADWAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECURSE TO THE TOWN OF JUPITER, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
2. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE TOWN OF JUPITER, THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECURSE TO THE TOWN OF JUPITER.
3. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF THEIR RESPECTIVE WATER, SEWER AND DRAINAGE FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THEREON ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "A".
4. TRACT "LB-2" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE, BUFFER AND SIDEWALK EASEMENT FOR PUBLIC USE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECURSE TO THE TOWN OF JUPITER.
5. TRACTS "L-4" AND "L-5" (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES THE ROADWAYS AND ANY AND ALL DRAINAGE AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. TRACTS "L-4" AND "L-5" (LAKES) ARE SUBJECT TO THE REQUIRED LITTORAL PLANTINGS AND NATIVE UPLAND TRANSITIONAL BUFFER PLANTINGS SHOWN ON THE APPROVED LANDSCAPING MAINTENANCE AND MONITORING PLANS.
6. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES. SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECURSE TO THE TOWN OF JUPITER.
7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECURSE TO THE TOWN OF JUPITER. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
8. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON AND DESIGNATED AS U.E. ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES, INCLUDING CABLE TELEVISION, WITH THE RIGHT TO ENTER THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND/OR MAINTENANCE OF OTHER UTILITY FACILITIES.
9. TRACTS "O-7", "O-8", "O-9", "O-10", "O-11", "O-12" AND "O-13" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECURSE TO THE TOWN OF JUPITER.
10. THE FIVE FOOT LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
11. THE 5' OVERHANG EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO THE ADJACENT LOT OWNERS FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.
12. 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 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 DRAINAGE SHOWN 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.
13. THE PLANTING EASEMENTS WITHIN TRACTS "L-4" AND "L-5", AS SHOWN HEREON, ARE FOR THE REQUIRED LITTORAL PLANTINGS AND NATIVE UPLAND TRANSITIONAL BUFFER PLANTINGS SHOWN ON THE APPROVED LANDSCAPING MAINTENANCE AND MONITORING PLANS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

SEAL GMAC MODEL HOME FINANCE, INC. SEAL RESIDENTIAL FUNDING CORPORATION SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL JUPITER ISLES COMMUNITY ASSOCIATION, INC.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY AND PLAT ARE 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), FLORIDA STATUTES, 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 ORDINANCES OF THE TOWN OF JUPITER.
BY: [Signature] DATED THIS 10th DAY OF June, 2004.
W.M. VAN CAMPEN, P.S.M. 2424
BENCH MARK LAND SURVEYING & MAPPING, INC. (L.B. 2171)
4152 W. BLUE HERON BLVD., SUITE 121, RIVIERA BEACH, FLORIDA 33404

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 WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.
PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm

BENCH MARK LAND SURVEYING & MAPPING, INC. 4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404
PHONE: (561) 848-2102 FAX: (561) 844-9659 L.B. NO. 2171
EMAIL: bmlsm@aol.com WEB: http://members.aol.com/bmlsm