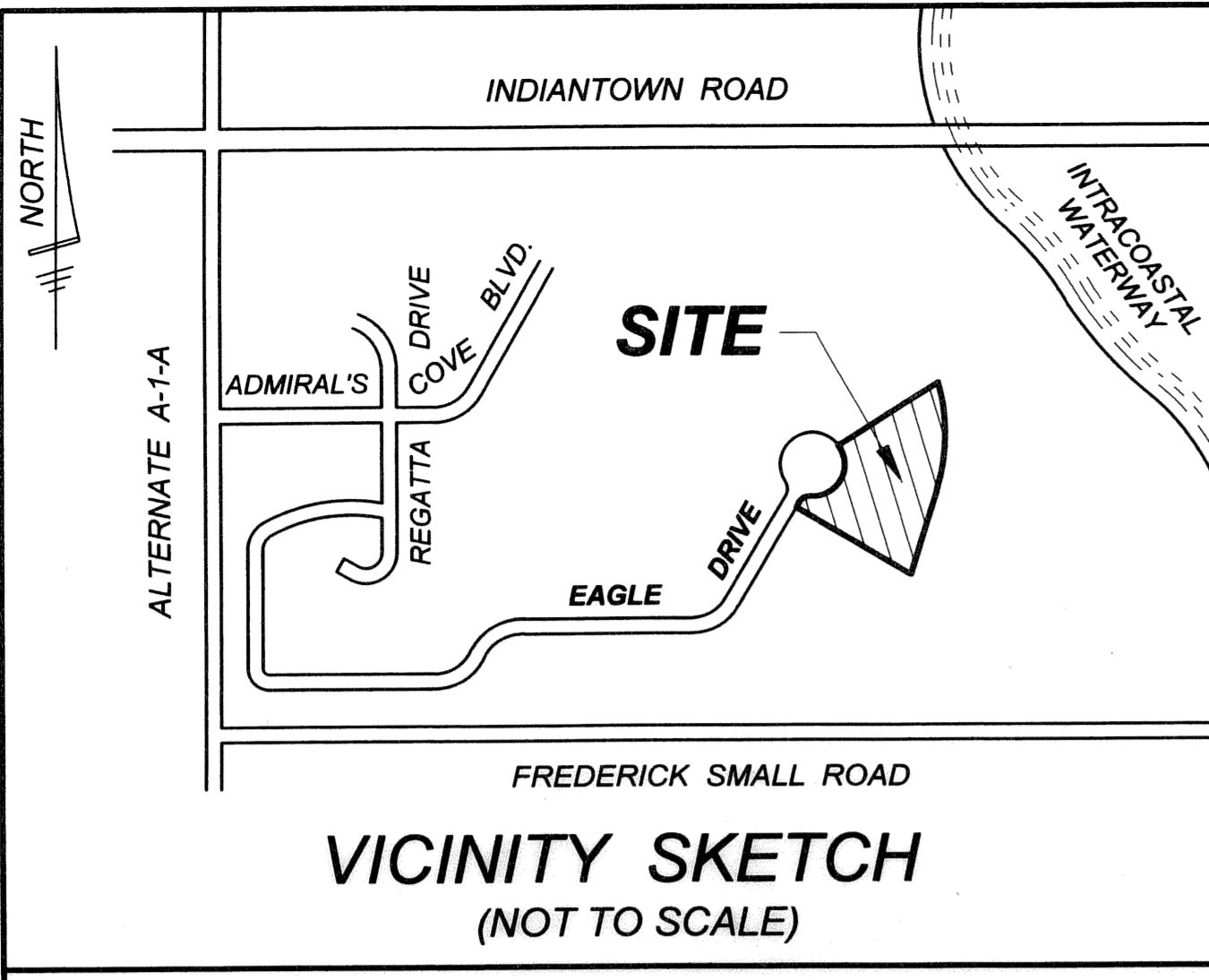
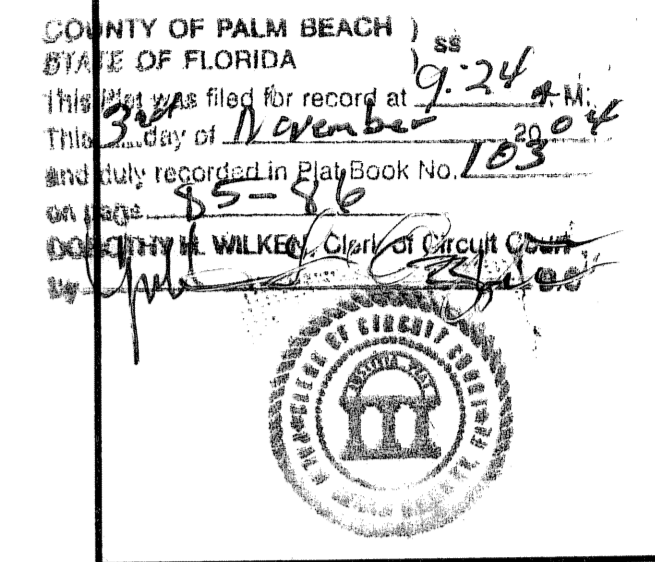


ADMIRAL'S COVE PARCEL "E" REPLAT No. 1

BEING A REPLAT OF LOTS 544 AND 545, ACCORDING TO THE PLAT OF PARCEL "E" AT ADMIRAL'S COVE, AS RECORDED IN PLAT BOOK 62, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

SEPTEMBER, 2004

20040625566



IN WITNESS WHEREOF, the above named company has caused these presents to be signed by its Managing Member and its company seal to be affixed hereto by and with the authority of its Members this 7 day of October, 2004.

JAMND Realty Trust, LLC, a Florida limited liability company

Witness: Lorraine Esposito
Lorraine Esposito
Printed Name

By: Chris Esposito
Chris Esposito,
Managing Member

SHEET 1 OF 2

TITLE CERTIFICATION

I, Conrad Damon, Esquire, 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 to Cribb Construction of South Florida, Inc. a Florida Corporation and JAMND Realty Trust, LLC, a Florida limited liability company; 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: Sept. 8, 2004 By: [Signature]
Conrad Damon, Esquire
Attorney-at-law licensed in Florida
Florida Bar No. 212454

TOWN OF JUPITER APPROVALS

This plat is hereby approved for record pursuant to the ordinances of the Town of Jupiter and in accordance with Section 177.07(2), Florida Statutes, this 21 day of October, 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: D.P. Koennicke, P.E.
Doug P. Koennicke, P.E.,
Town Engineer

Admiral's Cove Parcel "E" Replat No. 1 is hereby approved for record this 21 day of October, 2004.

ATTEST: [Signature] BY: [Signature]
Sally Boylan, Town Clerk Karen Golonka, Mayor

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) have been placed as required by law, and that 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 ordinances of the Town of Jupiter, Florida.

Date: 10/19/2004 BY: [Signature]
Craig L. Wallace
Professional Surveyor and Mapper
Florida's Certificate No. 3357
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
Licensed Business No. 4569

NOTES

- 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 supported 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.
- 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.
- 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 tracts associated with said 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.
- Bearings shown hereon are based on the center line of Eagle Drive as shown hereon and is assumed to bear North 11° 55' 00" East and all other bearings are relative thereto.
- This instrument prepared by: Craig L. Wallace
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
561/640-4551

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Cribb Construction of South Florida, Inc., a Florida corporation, and JAMND Realty Trust, LLC, a Florida limited liability company, owners of the land shown hereon being a replat of Lots 544 and 545, according to the Plat of PARCEL "E" AT ADMIRAL'S COVE, as recorded in Plat Book 61, Page 1, Public Records of Palm Beach County, Florida, lying in Section 18, Township 41 South, Range 43 East, Town of Jupiter, Palm Beach County, Florida, shown hereon as ADMIRAL'S COVE PARCEL "E" REPLAT No. 1, being more particularly described as follows:

LEGAL DESCRIPTION:

Lots 544 and 545, PARCEL "E" AT ADMIRAL'S COVE, according to map or plat thereof, as recorded in Plat Book 62, Page 1, in the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at a Permanent Control Point, stamped "H2424 P.C.P.", marking the point of curvature of the centerline of Eagle Drive (Tract "A", a private 40' right-of-way) lying between Lots 539 and 548 as shown on said plat; thence North 11° 55' 00" East, along said centerline (the centerline of said Eagle Drive is assumed to bear North 11° 55' 00" East and all other bearings are relative thereto) a distance of 311.59 feet to the center of a cul-de-sac having a 50 foot radius as shown on said plat, said center point of radius and cul-de-sac being marked by straddler cuts on a manhole rim; thence North 28° 22' 23" East, along a radial line, a distance of 50.00 feet to the Southwest corner of said Lot 544 (said corner being common with the Southeast corner of Lot 543 as shown on said plat) and the POINT OF BEGINNING of the hereinafter described parcel of land; thence North 37° 31' 00" East, along the North line of said Lot 544 (said North line being non-radial to the previously described cul-de-sac) a distance of 253.41 feet to the Northwest corner of said Lot 544 (said corner being common with the Northeast corner of said Lot 543) said corner also being the beginning of a non-tangent curve, concave to the West, having a radius of 275.00 feet, a central angle of 38° 21' 36" and a chord bearing of South 38° 28' 57" East; thence Southwesterly, along the arc of said curve and East line of said Lot 544 a distance of 188.91 feet to the beginning of a tangent line; thence South 02° 00' 00" West along said tangent line (said tangent line being the East line of said Lots 544 and 545) a distance of 163.13 feet to the Southeast corner of said Lot 545; thence North 82° 45' 05" West, along the South line of said Lot 545 a distance of 223.97 feet to the Southwest corner of said Lot 545 said corner being common with the East right-of-way line of said Eagle Drive; thence North 11° 55' 00" East, along said right-of-way line and West line of said Lot 545 a distance of 3.50 feet to the beginning of a curve, concave to the Southeast, having a radius of 25.00 feet and a central angle of 53° 07' 48"; thence Northeasterly, along the arc of said common line, a distance of 23.18 feet to the beginning of a reverse curve concave to the West, having a radius of 50.00 feet and a central angle of 126° 40' 37"; thence Easterly, Northerly and Westerly along the arc of said curve common to said right-of-way and the West line of said Lot 545 and Lot 544, a distance of 110.55 feet to the Southwest corner of said Lot 544 and the POINT OF BEGINNING.

Containing in all 1.114 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and hereby dedicate and reserve as follows:

UTILITY EASEMENTS

The existing utility easements as shown hereon are hereby rededicated 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.

Lots 544A and 545A, as shown hereon, are hereby reserved by Cribb Construction of South Florida, Inc., a Florida corporation, and JAMND Realty Trust, LLC, a Florida limited liability company, their successors and assigns, for residential purposes and other purposes not inconsistent with this reservation.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and attested by its Secretary, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 31 day of August, 2004.

ATTEST: [Signature] BY: [Signature]
Cribb Construction of South Florida, Inc., a Florida corporation
Victor J. Cribb, Jr., President
[Signature] Christine S. Jones, Witness

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Victor J. Cribb, Jr. who is personally known to me and who executed the foregoing instrument as President of Cribb Construction of South Florida, Inc., a Florida corporation, and severally acknowledged 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 31 day of August, 2004.

My Commission Expires: October 31, 2004
My Commission Number: 00902364
[Signature]
Signature of Notary Public
Conrad Damon
Printed Name of Notary Public

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME PERSONALLY APPEARED Chris Esposito, whom is personally known to me or has produced his Florida driver's license as identification, and did not take an oath, and who executed the foregoing instrument as Managing Member, on behalf of JAMND Realty Trust, LLC, a Florida limited liability company and severally acknowledged to and before me that he executed such instrument as such official of said company and that the seal affixed to the foregoing instrument is the company seal and that it was affixed to said instrument by due and regular authority, and is the free act and deed of said company.

WITNESS my hand and official seal this 7th day of October, 2004.

My Commission Expires: 12/31/05
My Commission Number: 017504795342
[Signature]
Laura J. Tsonis
Notary Public, State of Florida
State of Florida At Large
Printed Name

MORTGAGEE'S CONSENT

State of Florida
County of Palm Beach

The undersigned 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 15476 at Page 1079 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said 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 19th day of September, 2004.

WITNESS: [Signature] BY: [Signature]
M. J. Moreland
M. J. Moreland
Printed Name
Jennifer Brancaccio, Vice President

WITNESS: [Signature]
Yvonne E. Miner
Yvonne E. Miner
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

Before me personally appeared Jennifer Brancaccio, who is personally known to me or has produced as identification and who executed the foregoing instrument as Vice President of First National Bank & Trust, a national banking association, and severally acknowledged before me that she 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 1st day of Sept., 2004.

My Commission Expires: 10/16/04
My Commission Number: 00975635
[Signature]
Yvonne E. Miner
Signature of Notary Public
Yvonne E. Miner
Printed Name of Notary Public

CRIBB CONSTRUCTION SEAL:	NOTARY SEAL/STAMP:	JAMND REALTY TRUST SEAL:	NOTARY SEAL/STAMP:	FIRST NATIONAL BANK & TRUST SEAL:	NOTARY SEAL/STAMP:	SURVEYOR SEAL:	TOWN ENGINEER SEAL:	TOWN OF JUPITER SEAL:

ADMIRAL'S COVE PARCEL "E" REPLAT No. 1

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4569
901 NORTHPOINT PARKWAY, SUITE 117, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD:	JOB No.: 03-1153 "H"	F.B.:	PG.:
OFFICE: R.C.	DATE: MAY, 2004	DWG. No.:	03-1153-3
C/K'D:	REF: 03-1153P.ZAK	SHEET	1 OF 2