

DEDICATION

KNOWN BY ALL MEN BY THESE PRESENTS THAT INLET VILLAGE INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS INLET WATERS, LYING IN GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

(ORIGINAL LEGAL DESCRIPTION) THE SOUTH 345 FEET OF THE NORTH 570 FEET OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, LYING WEST OF STATE ROAD A-1-A, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 15.0 FEET OF THE NORTH 225.0 FEET OF GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING WESTERLY OF STATE ROAD A-1-A, AND LYING EASTERLY OF OLD COUNTY ROAD (NOW ABANDONED).

(ALSO DESCRIBED AS FOLLOVED) COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID GOVERNMENT LOT 1 WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, (66' R.O.W.) SAID POINT BEING 954.69 FEET WEST OF THE NORTH EAST CORNER OF SAID SECTION 6; THENCE S 31° 20' 27" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 263.51 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 225.00 FEET OF SAID GOVERNMENT LOT 1 AND THE POINT OF BEGINNING; THENCE CONTINUE S 31° 20' 27" E ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 403.78 FEET TO THE INTERSECTION WITH THE NORTH LINE OF JUPITER RIVER PARK, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORD BOOK 1752, PAGE 1151 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 89° 54' 09" W, ALONG THE NORTH LINE OF SAID JUPITER RIVER PARK, A DISTANCE OF 568.20 FEET TO THE MEAN HIGH WATER LINE OF THE JUPITER RIVER; THENCE NORTHERLY ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING COURSES; N 04° 27' 50" W, A DISTANCE OF 3.50'; THENCE N 11° 36' 43" E, A DISTANCE OF 9.40 FEET; THENCE S 77° 37' 04" E, A DISTANCE OF 1.82 FEET; THENCE N 12° 22' 56" E, A DISTANCE OF 20.37 FEET; THENCE N 53° 03' 28" W, A DISTANCE OF 6.17 FEET; THENCE N 06° 05' 58" W, A DISTANCE OF 33.34 FEET; THENCE N 04° 41' 46" W, A DISTANCE OF 32.50 FEET; THENCE N 06° 48' 20" W, A DISTANCE OF 32.46 FEET; THENCE N 10° 36' 48" W, A DISTANCE OF 4.87 FEET; THENCE N 22° 58' 42" W, A DISTANCE OF 20.97 FEET; THENCE N 05° 30' 09" W, A DISTANCE OF 39.34 FEET; THENCE N 01° 45' 47" E, A DISTANCE OF 31.24 FEET; THENCE N 00° 23' 11" E, A DISTANCE OF 16.69 FEET; THENCE N 09° 12' 22" W, A DISTANCE OF 27.30 FEET; THENCE N 14° 50' 33" W, A DISTANCE OF 30.70 FEET; THENCE N 11° 56' 04" W, A DISTANCE OF 21.04 FEET; THENCE N 10° 57' 17" W, A DISTANCE OF 14.53 FEET; THENCE N 08° 51' 26" W, A DISTANCE OF 7.85 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF THE NORTH 225.00 FEET OF SAID GOVERNMENT LOT 1; THENCE SOUTH 89° 58' 26" E ALONG SAID SOUTH LINE, A DISTANCE OF 397.73 FEET, TO THE POINT OF BEGINNING.

CONTAINING 164,369 SQUARE FEET, OR 3.773 ACRES, MORE OR LESS.

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

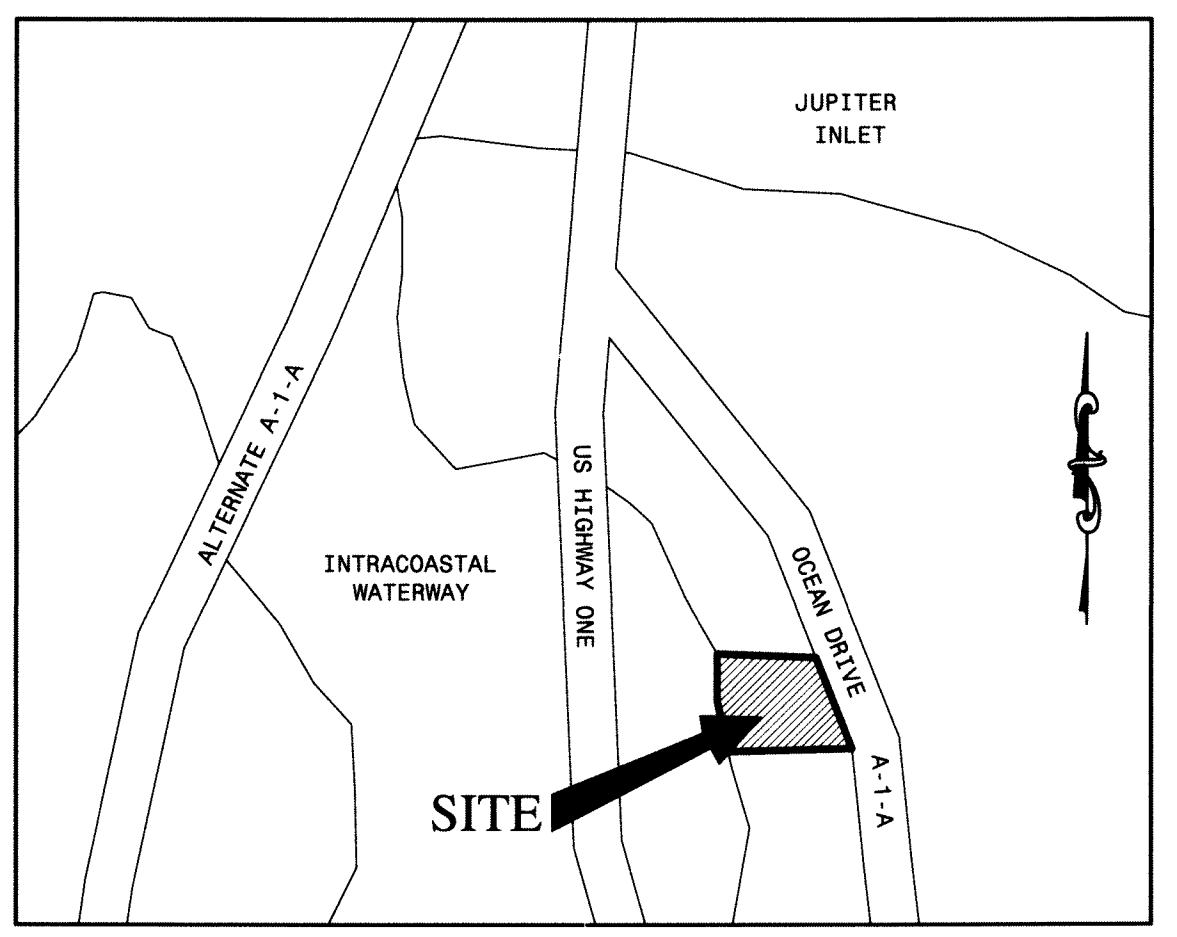
- 1. TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, AND DRAINAGE PURPOSES. ANY LANDSCAPING, IRRIGATION, SOD OR PAVER BRICKS OR PRIVATE SIDEWALKS WITHIN THE RIGHT OF WAY TRACT SHALL BE PERPETUALLY MAINTAINED BY THE INLET WATERS CONDOMINIUM ASSOCIATION, INC.
2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED BY INLET VILLAGE INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF JUPITER, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.
3. 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 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 COST.
4. THE ACCESS AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO INLET WATERS CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEHICULAR AND PEDESTRIAN INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
5. THE SAFE SIGHT EASEMENTS (SSE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHIN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER LARRY E. WRIGHT, THIS 25th DAY OF FEBRUARY 2019.

INLET VILLAGE INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY BY: LARRY E. WRIGHT AS MANAGER

WITNESS: GREGORY TUCKER PRINTED NAME: GREGORY TUCKER WITNESS: SALLY BOYLAN PRINTED NAME:

INLET WATERS LYING IN GOVERNMENT LOT 1, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA FEBRUARY 2019



LOCATION MAP (NOT TO SCALE)

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED LARRY E. WRIGHT WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF INLET VILLAGE INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF FEBRUARY 2019. SIGNED by SOROKA VASSILEV, Notary Public.

MY COMMISSION EXPIRES: 10-28-2022 FLORIDA COMMISSION NO.: 271570

MORTGAGEES CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK PAGE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, CENTENNIAL BANK, AN ARKANSAS BANKING CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF MARCH 2019.

WITNESS: Jack A. Buell Jr. (PRINT NAME) SVP (PRINT TITLE)

ACKNOWLEDGEMENT

STATE OF Florida COUNTY OF Palm Beach BEFORE ME PERSONALLY APPEARED Jack Buell WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. OF CENTENNIAL BANK, AN ARKANSAS BANKING 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 15th DAY OF March 2019.

SIGNED by Susan Messenger, Notary Public.

MY COMMISSION EXPIRES: 3/07/2022 FLORIDA COMMISSION NO.: GG 180360

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH COUNTY I, DANIEL J. SHEPHERD, 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 INLET VILLAGE INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 MAP.

DATED: 03-05-19 DANIEL J. SHEPHERD, FLORIDA BAR NO. 717576

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 SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES 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.

SIGNED by GREGORY T. TUCKER, License No. 6147, State of Florida. DATE: 2/21/2019

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE GRID BASED UPON THE NORTH LINE OF SECTION 6 TOWNSHIP 41S, RANGE 43E, BEING S 89°58'26" E.
2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000044006 TO CONVERT TO GRID DISTANCE.
3) COORDINATES SHOWN HEREON ARE BASED UPON DATUM=NAD 83 1990 ADJUSTMENT, ZONE = 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.
4) 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.
5) NO STRUCTURES, BUILDINGS, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES OR DRAINAGE EASEMENTS UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT, AND AS APPROVED BY THE LANDSCAPING AND SITE PLANS AS PROVIDED FOR UNDER THE TOWN'S USE BY RIGHT APPROVAL OF APRIL 25, 2003.
6) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
7) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
8) "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."
9) NO UNDERLYING EASEMENTS ARE BEING ABANDONED BY THIS PLAT.
10) THIS INSTRUMENT WAS PREPARED BY GREGORY T. TUCKER, P.S.M., LEGACY SURVEYING AND MAPPING, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

SURVEYOR'S SEAL

BANK SEAL

TOWN ENGINEER

TOWN OF JUPITER

TOWN OF JUPITER ACCEPTANCE

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 177.07(2), FLORIDA STATUTES, THIS 4th DAY OF April 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

BY: Doug P. Koenicke, P.E. TOWN ENGINEER

THE PLAT OF INLET WATERS, IS HEREBY APPROVED FOR RECORD THIS 4th DAY OF April, 2019.

BY: TODD WODRASKA, MAYOR ATTEST: SALLY BOYLAN TOWN CLERK

SHEET 1 OF 2 Legacy Surveying and Mapping, Inc. 112 N. U.S. Highway No. 1 Tequesta, FL 33469 Phone: (561) 746-8424 BUSINESS LICENSE: LB# 8130