

54/129

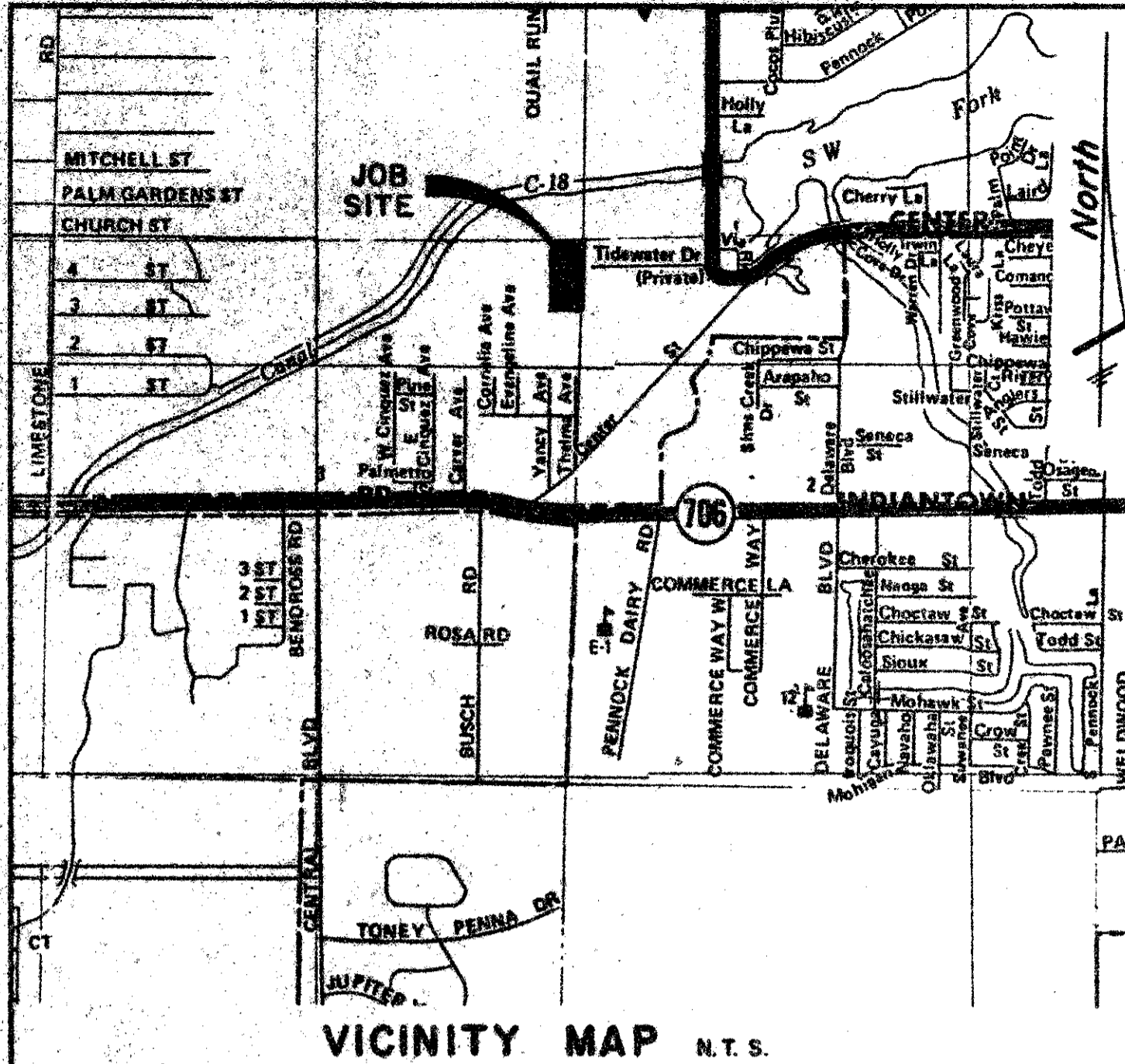
129

BOUNDARY PLAT OF JUPITER COVE

BEING A PARCEL LYING IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA
OCTOBER, 1985

3/4/142
SUBDIVISION *Jupiter Cove*
BOOK *54* PAGE *129-130*
FLOOD HAZARD MAP # *1058*
QUAD # *20* ZONE *2*
SE *1*
PUD NAME

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on *10/28/85*
the *28th* day of *October*
1985, and duly recorded in Plat Book No. *54* on page *129-130*
JOHN B. DUNKLE, Clerk Circuit Court
Antonia A. Platt, D.C.



VICINITY MAP N.T.S.

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

- STREETS:
THE RIGHT-OF-WAY FOR THELMA AVENUE AS SHOWN IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- EASEMENTS:
A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

IN WITNESS WHEREOF, JUPITER COVE APARTMENTS, III, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, *CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION BY AND THROUGH 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 10th DAY OF March, 19 86.

JUPITER COVE APARTMENTS, III, LTD., A FLORIDA LIMITED PARTNERSHIP THROUGH *CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION GENERAL PARTNER

BY: James S. Casey
JAMES S. CASEY
VICE PRESIDENT

ATTEST:
Peggy A. Fletcher
PEGGY A. FLETCHER
ASSISTANT SECRETARY

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF

WE, 1ST FLORIDA TITLE SERVICES CORP., A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO PARCEL I IS VESTED TO JUPITER COVE APARTMENTS, LTD., PARCEL II IS VESTED TO JUPITER COVE APARTMENTS III, LTD.; BY AND THROUGH THEIR GENERAL PARTNER, CARDINAL INDUSTRIES, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: 8-29-86
John G. Morris
JOHN G. MORRIS
FIRST FLORIDA TITLE SERVICES CORP.

SURVEYOR'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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Dennis J. Meierer
DENNIS J. MEIERER
REGISTERED SURVEYOR NO. 2977
STATE OF FLORIDA

APPROVALS

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF Sept, 19 86.
BY: John B. Dunkle
HONORABLE KAREN T. MARCUS
CHAIR

ATTEST: JOHN B. DUNKLE, CLERK
BY: Kathryn S. Miller
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF Sept, 19 86.
BY: Herb Kahler
HERB KAHLERT
COUNTY ENGINEER

| TABULAR DATA | |
|---|---------|
| TOTAL AREA (ACRES) | 15.2156 |
| TOTAL UNITS (SINGLE STORY SINGLE FAM. RENTAL) | 189 |
| GROSS DENSITY (UNITS/ACRE) | 12.421 |
| R/W DEDICATION (ACRES) | 1.1661 |
| NET AREA (ACRES) | 14.0495 |

THIS INSTRUMENT PREPARED BY:
DENNIS J. MEIERER
WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
9176 ALTERNATE A1A
LAKE PARK, FLORIDA 33410

0482-001

BOUNDARY PLAT OF
JUPITER COVE

WILLIAM G. WALLACE, INC.
CONSULTING ENGINEERS, LAND PLANNERS & SURVEYORS
9176 ALTERNATE A1A, LAKE PARK, FL. 33410 • 305/642-4233

FIELD: F.G. JOB NO: 85-248 "G" F.B. J 17 PG. 85
OFFICE: R.R. DATE: OCTOBER, 1985 DWS. NO: 85-248 "G"
C'KD: DJM REF: SHEET 1 OF 2

54/129

IN WITNESS WHEREOF, JUPITER COVE APARTMENTS, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, *CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION BY AND THROUGH 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 10th DAY OF March, 19 86.

JUPITER COVE APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP THROUGH *CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION GENERAL PARTNER

BY: James S. Casey
JAMES S. CASEY
VICE PRESIDENT

ATTEST:
Peggy A. Fletcher
PEGGY A. FLETCHER
ASSISTANT SECRETARY

IN WITNESS WHEREOF, JUPITER COVE APARTMENTS, II, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, *CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION BY AND THROUGH 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 10th DAY OF March, 19 86.

JUPITER COVE APARTMENTS, II, LTD., A FLORIDA LIMITED PARTNERSHIP THROUGH *CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION GENERAL PARTNER

BY: James S. Casey
JAMES S. CASEY
VICE PRESIDENT

ATTEST:
Peggy A. Fletcher
PEGGY A. FLETCHER
ASSISTANT SECRETARY

NOTE: THIS PLAT DOES NOT REPRESENT A SUBDIVISION OF LAND. JUPITER COVE IS INTENDED TO BE A RENTAL COMMUNITY.

* CARDINAL INDUSTRIES INC., AN OHIO CORPORATION, IS LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

SEAL
CARDINAL INDUSTRIES INC.

SEAL
NOTARY

SEAL
NOTARY

SEAL
LAND SURVEYOR

SEAL
DEPUTY CLERK

SEAL
COUNTY ENGINEER

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT, JUPITER COVE APARTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, THROUGH ITS GENERAL PARTNER, CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION, OWNER OF PARCEL I, AND

JUPITER COVE APARTMENTS, II, LTD., A FLORIDA LIMITED PARTNERSHIP, THROUGH ITS GENERAL PARTNER, CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION, OWNER OF PARCEL II; AND

JUPITER COVE APARTMENTS, III, LTD., A FLORIDA LIMITED PARTNERSHIP, THROUGH ITS GENERAL PARTNER, CARDINAL INDUSTRIES, INC., AN OHIO CORPORATION, OWNER OF PARCEL III.

LAND SHOWN HEREON BEING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SHOWN HEREON AS JUPITER COVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL I

A PORTION OF THE EAST ONE-HALF (E 1/2), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 01° 57' 35" WEST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 701.85 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 01° 57' 35" WEST ALONG SAID EAST LINE, A DISTANCE OF 314.38 FEET; THENCE NORTH 89° 47' 59" WEST ALONG A LINE 332.76 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF CINQUEZ PARK; AND ADDITION, AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, A DISTANCE OF 654.76 FEET; THENCE NORTH 01° 56' 47" EAST ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SAID SECTION 3, A DISTANCE OF 334.48 FEET; THENCE SOUTH 89° 02' 25" EAST, A DISTANCE OF 654.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL II

A PORTION OF THE EAST HALF (E 1/2), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 01° 57' 35" WEST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 361.92 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 01° 57' 35" WEST, ALONG SAID EAST LINE, A DISTANCE OF 339.93 FEET; THENCE NORTH 88° 02' 25" WEST, A DISTANCE OF 454.53 FEET; THENCE NORTH 01° 56' 47" EAST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1008.89 FEET; THENCE SOUTH 88° 02' 25" EAST, A DISTANCE OF 654.61 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

PARCEL III

A PORTION OF THE EAST HALF (E 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF THE NORTHEAST ONE-QUARTER (NE 1/4), OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 01° 57' 35" WEST ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 1016.23 FEET; THENCE NORTH 89° 47' 59" WEST ALONG A LINE 332.76 FEET NORTH OF AND PARALLEL WITH THE NORTH LINE OF CINQUEZ PARK; AND ADDITION AS SHOWN ON THE PLAT RECORDED IN PLAT BOOK 21, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 654.76 FEET; THENCE NORTH 01° 56' 47" EAST, ALONG THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1008.89 FEET; THENCE NORTH 89° 33' 35" EAST, ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 655.26 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT PARCEL I AND PARCEL II AS HEREIN DESCRIBED

SUBJECT TO: EASEMENTS OF RECORDS

BEARINGS BASED: ON THE FLORIDA STATE PLANE COORDINATE SYSTEM TRANSVERSE MERCATOR EAST ZONE

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER