

CLUBHOUSE PARCEL - GOLF VILLAGE AT ADMIRAL'S COVE

LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
 DECEMBER 1992 SHEET 1 OF 2

93-012745

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DEDICATION:
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT THE CLUB AT ADMIRAL'S COVE, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS CLUBHOUSE PARCEL - GOLF VILLAGE AT ADMIRAL'S COVE; SAID LANDS LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF VILLAGE BOULEVARD WITH THE SOUTH LINE OF THE PLAT OF PARCEL A - GOLF VILLAGE AT ADMIRAL'S COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 67, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 87°08'00" EAST, ALONG THE SOUTH LINE OF SAID PLAT OF PARCEL A - GOLF VILLAGE AT ADMIRAL'S COVE, A DISTANCE OF 32.73 FEET; THENCE SOUTH 03°04'00" EAST DEPARTING SAID SOUTH LINE AND ALONG THE EASTERLY RIGHT OF WAY LINE OF ADMIRAL'S WEST BOULEVARD, ADMIRAL'S COVE WEST PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE 19, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 2.49 FEET; TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 360.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 15°13'55", A DISTANCE OF 95.71 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 360.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 38°39'58", A DISTANCE OF 229.45 FEET TO THE POINT OF TANGENCY AND FOR A POINT OF BEGINNING (P.O.B.):

THENCE, SOUTH 20°21'33" WEST, CONTINUING ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 212.29 FEET; THENCE, SOUTH 12°57'56" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 350.74 FEET; THENCE, NORTH 86°13'51" EAST, A DISTANCE OF 215.00 FEET; THENCE, NORTH 47°43'53" EAST, A DISTANCE OF 141.98 FEET; THENCE, NORTH 65°41'44" EAST, A DISTANCE OF 340.1 FEET; THENCE, NORTH 37°06'42" EAST, A DISTANCE OF 27.00 FEET; THENCE, NORTH 74°13'09" WEST, A DISTANCE OF 40.80 FEET; THENCE, NORTH 41°54'29" WEST, A DISTANCE OF 43.54 FEET; THENCE, SOUTH 51°11'38" WEST, A DISTANCE OF 41.36 FEET; THENCE, NORTH 42°29'47" WEST, A DISTANCE OF 147.51 FEET; THENCE, SOUTH 85°36'33" WEST, A DISTANCE OF 166.04 FEET; TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 22.00 FEET, AND WHOSE POINT BEARS NORTH 60°20'30" EAST; THENCE, NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°40'25", A DISTANCE OF 13.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE, NORTHWESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 74°39'25", A DISTANCE OF 183.0 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 69°38'27" WEST, A DISTANCE OF 19.94 FEET; THENCE, NORTH 25°12'35" WEST, A DISTANCE OF 33.36 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3.94 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1) CLUBHOUSE TRACT, AS SHOWN HEREON, IS HEREBY RESERVED BY THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, FOR RECREATION PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 2) ACCESS/MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR MAINTENANCE AND DRAINAGE EASEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 3) THE SANITARY SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT, AND REPAIR OF SANITARY SEWER FACILITIES AND APPURTENANCES.
- 4) THE WATER LINE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT, AND REPAIR OF WATER FACILITIES AND APPURTENANCES.
- 5) THE DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 6) TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR PRIVATE ROADWAY PURPOSES AND ALL OTHER LAWFUL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 7) A UTILITY EASEMENT OVER TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT, AND REPAIR OF WATER FACILITIES AND APPURTENANCES.

IN WITNESS WHEREOF, THE CLUB AT ADMIRAL'S COVE, INC. A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY BENJAMIN FRANKEL, ITS PRESIDENT AND ATTESTED TO BY THOMAS FRANKEL, 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 November, 1992.

THE CLUB AT ADMIRAL'S COVE, INC.
 A FLORIDA CORPORATION
 BY: Benjamin Frankel
 PRESIDENT
 ATTEST: Thomas Frankel
 ASSISTANT SECRETARY

ACKNOWLEDGEMENT:

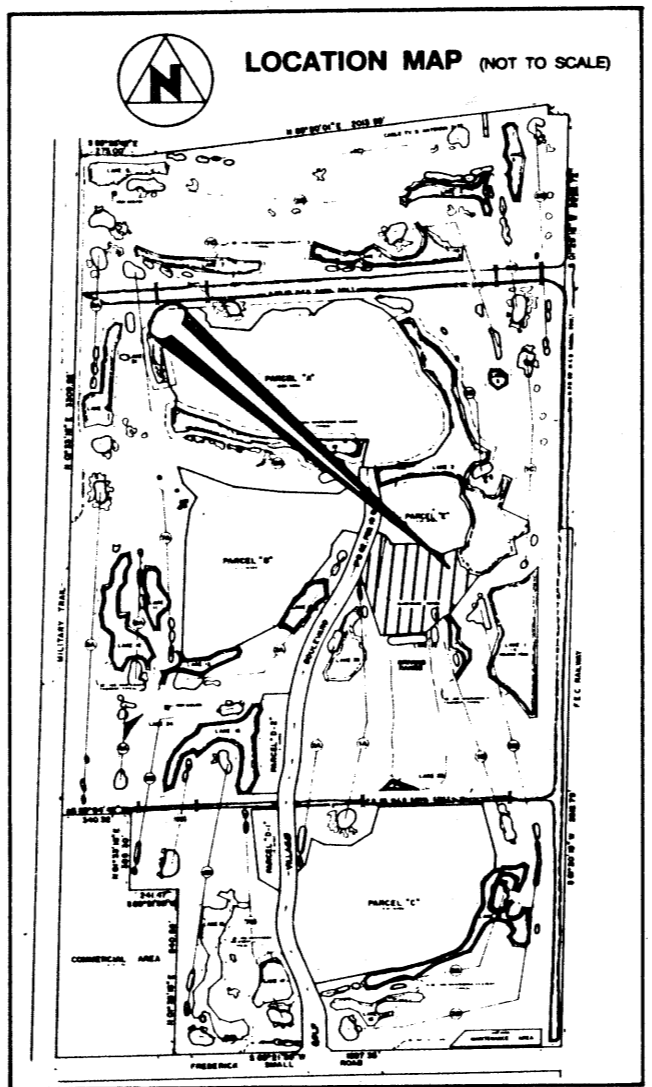
STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18 DAY OF November, A.D. 1992, BY THOMAS FRANKEL, AND BENJAMIN FRANKEL, AS ASSISTANT SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

Shermy Lepowitz Hyman
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Aug 24, 1993

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 WE, SUN TITLE & ABSTRACT COMPANY, A TITLE & ABSTRACT COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO THE CLUB AT ADMIRAL'S COVE, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

SUN TITLE & ABSTRACT COMPANY
 DATED: THIS 14 DAY OF December, A.D. 1992.
 BY: Francis Malachuk
 PRESIDENT



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF November, 1992.

GOLF VILLAGE AT ADMIRAL'S COVE
 MASTER PROPERTY OWNERS ASSOCIATION, INC.
 A FLORIDA NOT-FOR-PROFIT CORPORATION
 ATTEST: Thomas Frankel SECRETARY
 BY: Jack Makransky PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF November, A.D. 1992, BY THOMAS FRANKEL AND JACK MAKRANSKY, AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF THE GOLF VILLAGE AT ADMIRAL'S COVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME.

Shermy Lepowitz Hyman
 NOTARY PUBLIC
 MY COMMISSION EXPIRES: Aug 24, 1993

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE ACQUIRED IMPROVEMENTS; AND FURTHER THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 21H14, F.A.C.

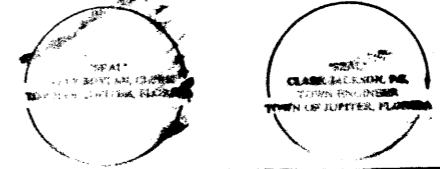
BENCH MARK LAND SURVEYING & MAPPING, INC.
 DATED: THIS 27 DAY OF November, A.D. 1992.
 BY: Wm. R. Van Campen
 Wm. R. VAN CAMPEN, R.L.S.
 FLORIDA REGISTRATION NO. 2424

SURVEYOR'S NOTES:

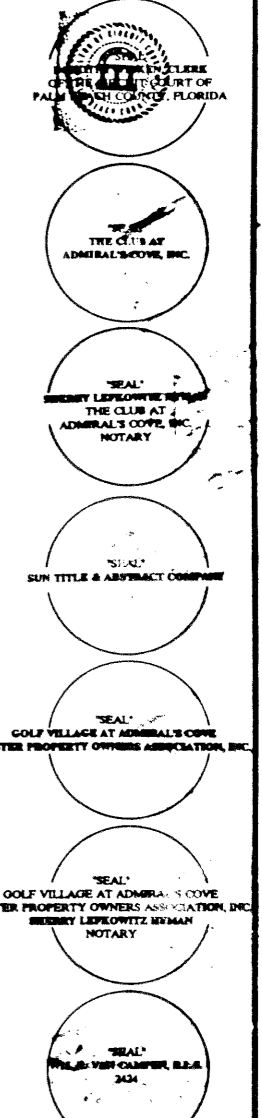
1. BEARINGS SHOWN HEREON ARE BASED ON, OR RELATIVE TO THOSE SHOWN ON THE PLAT OF ADMIRAL'S COVE WEST PLAT NO. 1, AS RECORDED IN PLAT BOOK 62, PAGE 19, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
2. (P) DENOTES A SET #204 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. (C) DENOTES A SET #204 PERMANENT CONTROL POINT (P.C.P.).
4. WHERE DRAINAGE EASEMENTS ARE INTERSECTED BY OTHER EASEMENTS, THE CONSTRUCTION AND MAINTENANCE OF FACILITIES INSTALLED WITHIN THESE EASEMENTS SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES THEREIN.
5. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOWN OF JUPITER APPROVALS:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 CLUBHOUSE PARCEL - GOLF VILLAGE AT ADMIRAL'S COVE, IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF December, A.D. 1992.
 BY: Karen Goloria MAYOR
 BY: Clark Jackson TOWN ENGINEER
 BY: Sally Boylan TOWN CLERK



STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR RECORD AT 2:58 P.M. THIS 19 TH DAY OF JANUARY, A.D. 1993, AND DULY RECORDED IN PLAT BOOK 70, ON PAGES 23 THROUGH 24.
 Dorothea Williams
 CLERK OF THE CIRCUIT COURT
 BY: Laura A. Martin
 DEPUTY CLERK



11770
 THIS INSTRUMENT WAS PREPARED BY Wm. R. VAN CAMPEN, IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, MIAMI BEACH, FL.

BENCH MARK
 Land Surveying and Mapping, Inc.
 4152 West Blue Heron Blvd., Suite 121, Miami Beach, FL 33409
 Tel: (305) 666-0888 Fax: (305) 666-2102

RECORD PLAT
 CLUBHOUSE PARCEL -
 GOLF VILLAGE AT ADMIRAL'S COVE

OWN	FB	DATE	NO. OF
CD	FILE	SCALE	SHEET 1 OF 2