

Refer to ORB 6352/1129 Aff.
December, A.D. Nineteen Hundred Eighty Eight

Sheet One of Six

1

-Parcel "E" At Admiral's Cove-

A Part of Admiral's Cove, A Planned Unit Development, Lying On Section 18, Township 41 South, Range 43 East, Town Of Jupiter

Being A Part of 'Portions Of Parcel 'C', Portions Of Tract 'G', And Portions Of Tract 'W', Admiral's Cove, (Plat Book 54, Pages 141 - 151) Public Records, Palm Beach County, Florida

Dedication:
November, A.D. Nineteen Hundred Eighty Eight

State of Florida
County of Palm Beach

Know all men by these presents, that Admiral's Cove Associates, Ltd., a Florida Limited Partnership, owner of the lands shown hereon as Parcel "E" At Admiral's Cove, and said lands being a portion of Parcel "C" portions of Tract "G" and portions of Tract "W", Admiral's Cove, according to the Plat thereof, as recorded in Plat Book 54, Pages 141 through 151, inclusive, Public Records, Palm Beach County, Florida, said lands being more particularly described as follows:

Beginning at the southwest corner of said Admiral's Cove, Thence North 01°19'29" East, along the Western boundary of said Admiral's Cove, a distance of 1708.47 feet; Thence South 08°53'30" East, a distance of 292.81 feet; to the point of curvature of a curve to the right having a radius of 125.00 feet; Thence, Southwesterly along said curve through a central angle of 97°00'00" to a distance of 260.60 feet to the point of tangency; Thence, South 01°29'30" West, a distance of 750.00 feet; to the point of curvature of a curve concave Northwesterly, having a radius of 200.00 feet; Thence, Southwesterly along said curve through a central angle of 98°05'41" to a distance of 612.80 feet to the point of tangency; Thence, South 09°02'11" East, a distance of 469.60 feet; Thence, North 06°00'00" East, a distance of 121.90 feet; Thence, South 09°34'20" East, a distance of 122.84 feet; Thence, North 02°57'30" East, a distance of 137.50 feet; Thence, South 07°51'30" East, a distance of 156.16 feet; Thence, North 07°00'40" East, a distance of 122.14 feet; Thence, North 03°00'00" East, a distance of 119.70 feet; Thence, North 03°00'00" East, a distance of 114.60 feet; Thence, North 77°21'18" East, a distance of 114.60 feet; Thence, North 09°19'59" East, a distance of 1183.51 feet; Thence, North 09°33'00" East, a distance of 115.47 feet; Thence, North 09°00'00" East, a distance of 121.71 feet; Thence, North 09°30'00" East, a distance of 139.10 feet; Thence, North 72°02'57" East, a distance of 170.95 feet; Thence, North 09°06'23" East, a distance of 108.95 feet; Thence, North 08°18'30" East, a distance of 119.80 feet; Thence, South 07°17'30" East, a distance of 78.21 feet; Thence, South 08°57'00" East, a distance of 78.91 feet; Thence, North 09°00'00" East, a distance of 121.64 feet; Thence, North 07°05'20" East, a distance of 46.70 feet; Thence, North 07°41'00" East, a distance of 14.42 feet; Thence, North 09°00'00" East, a distance of 65.18 feet; Thence, North 08°32'43" East, a distance of 88.09 feet; Thence, North 37°00'00" East, a distance of 78.12 feet; Thence, North 09°00'00" East, a distance of 75.68 feet; Thence, North 19°47'00" East, a distance of 106.77 feet; Thence, North 09°18'00" East, a distance of 86.33 feet; Thence, North 19°14'00" East, a distance of 45.78 feet; Thence, North 02°43'00" East, a distance of 54.13 feet; Thence, North 02°00'00" East, a distance of 83.85 feet; Thence, North 02°00'00" East, a distance of 72.36 feet; Thence, North 03°38'00" East, a distance of 91.23 feet; Thence, North 19°14'00" East, a distance of 62.12 feet; Thence, North 09°47'30" East, a distance of 90.00 feet; Thence, North 03°12'18" East, a distance of 56.17 feet; to a point on a curve concave Southwesterly, having a radius of 445.00 feet, and whose radial point bears South 02°14'30" West, Thence, Southwesterly along said curve, through a central angle of 464.14 feet to the point of tangency; Thence, South 02°00'00" West, a distance of 741.83 feet; to the point of curvature of a curve concave Northwesterly, having a radius of 390.00 feet; Thence, Southwesterly along said curve through a central angle of 97°00'00" to a distance of 544.09 feet to the point of tangency; Thence, South 21°58'00" West, a distance of 214.97 feet; Thence, North 08°58'57" West, a distance of 109.61 feet; Thence, North 09°33'00" West, a distance of 144.14 feet; Thence, North 02°00'00" West, a distance of 55.55 feet; to the point of curvature of a curve concave Northwesterly, having a radius of 320.00 feet; Thence, Southwesterly along said curve through a central angle of 129°00'00" to a distance of 144.14 feet to the point of tangency; Thence, South 79°05'10" West, a distance of 144.11 feet; to the point of curvature of a curve concave Northwesterly, having a radius of 970.00 feet; Thence, Southwesterly along said curve through a central angle of 149°00'00" to a distance of 751.97 feet to the point of tangency; Thence, North 09°01'50" West, a distance of 462.20 feet; to the point of curvature of a curve concave Southerly, having a radius of 300.00 feet; Thence, Southwesterly along said curve through a central angle of 327°54" to a distance of 170.07 feet to the point of said curve; Thence, South 09°08'10" West, a distance of 128.07 feet; to the intersection thereof with the Southerly boundary of said Admiral's Cove; Thence, North 09°01'50" West, along the Southerly boundary of said Admiral's Cove, a distance of 1987.72 feet to the point of beginning.

Containing 73.88 acres, more or less

Has Caused The Same to be surveyed and platred, and does hereby make the following dedications/reservations:
1. Parcel "One" & "Two", as shown hereon, are hereby reserved by Admiral's Cove Associates, Ltd., a Florida Limited Partnership, for common area housing purposes and all other lawful purposes, and are the perpetual maintenance obligation of said Partnership; its successors and assigns, without recourse to the Town of Jupiter.
2. Parcel "Three", as shown hereon, is hereby reserved by Admiral's Cove Associates, Ltd., a Florida Limited Partnership, for itself, its successors, and assigns for common housing and recreational purposes, and all other lawful purposes, and are the perpetual maintenance obligation of said Partnership; its successors and assigns, without recourse to the Town of Jupiter.
3. Tract "A", as shown hereon, is hereby dedicated to the Admiral's Cove Master Property Owners' Association, Inc., a Florida Corporation not for profit, for private residential purposes and all other lawful purposes, and is the perpetual maintenance obligation of said Association; its successors and assigns, without recourse to the Town of Jupiter.
4. "Well Casing Encasement", as shown hereon, is hereby reserved by Admiral's Cove Associates, Ltd., a Florida Limited Partnership, for itself; its successors and assigns, for recreational purposes and all other lawful purposes.
5. Tract "B", as shown hereon, is hereby reserved by Admiral's Cove Associates, Ltd., a Florida Limited Partnership, for itself; its successors and assigns, for recreational purposes and all other lawful purposes.
6. "Dock Access Encasement", as shown hereon, is hereby dedicated to the Villalotus At Admiral's Cove Condominium Association, Inc., a Florida Corporation not for profit; its successors and assigns for access and for all other lawful purposes.
7. Tracts "C-1" & "C-2", as shown hereon, are hereby dedicated to the Admiral's Cove Master Property Owners' Association, Inc., a Florida Corporation not for profit, for open space, and all other lawful purposes, and are the perpetual maintenance obligation of said Association; its successors and assigns, without recourse to the Town of Jupiter.
8. Tract "D", as shown hereon, is hereby dedicated to the Admiral's Cove Master Property Owners' Association, Inc., a Florida Corporation not for profit, for recreational, drainage, and all other lawful purposes, and are the perpetual maintenance obligation of said Association; its successors and assigns, without recourse to the Town of Jupiter.
9. The utility easements, as shown hereon, are hereby reserved to the Admiral's Cove Associates, Ltd., its successors and assigns, and are not dedicated to the public.
10. The drainage easements, as shown hereon, are hereby dedicated to the Admiral's Cove Property Owners' Association, Inc., a Florida Corporation not for profit, for recreational, drainage, and all other lawful purposes, and are the perpetual maintenance obligation of said Association; its successors and assigns, without recourse to the Town of Jupiter; Furthermore, the Town of Jupiter, has the right, but not the obligation, to maintain these portions of the drainage system which drain Town maintained roads.
11. The limited access easements, as shown hereon, are hereby dedicated to the Town of Jupiter, Florida, for the purpose of contact and jurisdiction over access rights.

On Witness Whereof, Admiral's Cove Associates, Ltd., a Florida Limited Partnership, has caused these presents to be signed by a general partner, on behalf of the partnership, this 2nd day of Feb., A.D. 1988.

Admiral's Cove Associates, Ltd., by **D. J. W. Enterprises**
A Florida Limited Partnership, its general partner

Admiral's Cove One,
as General Partner
By **Benjamin Frankel**, President

Acknowledgment:

State of Florida
County of Palm Beach

Before Me, personally appeared Thomas Frankel, and Benjamin Frankel, and severally acknowledged to me and before me that they executed said instrument as Assistant Secretary and President, respectively of Admiral's Cove, Inc., a Florida Corporation on behalf of D. J. W. Enterprises, a Florida General Partnership, as General Partner of Admiral's Cove Associates, Ltd., a Florida Limited Partnership; and that they well understood the foregoing instrument in the full sense and effect thereof, and that they were not induced to execute said instrument by fraud, duress, coercion, or any other wrongful means, and that they were not under any legal disability at the time they executed said instrument.

Witness My Hand and official seal, this 2nd day of Feb., A.D. 1988
My Commission Expires: 11/15/88
Notary Public: **Barbara Jean Allen**

Mortgagee's Consent:

State of Pennsylvania
County of Philadelphia
The undersigned, hereby certifies that it is the holder of a mortgage upon the property described herein and does hereby consent to and acquiesce in 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 5993, at Page 87 et seq., of the Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

Melion Bank (East) National Association
On Witness Whereof, the Melion Bank (East) National Association has caused these presents to be signed by its Vice President and attested to by its Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors this 2nd day of Feb., A.D. 1988.

Admitted Notary Public: **Charles T. Pedaso, Vice President**

Acknowledgment:

State of Pennsylvania
County of Philadelphia

Before Me, personally appeared Richard B. Werner, Jr. and Charles T. Pedaso, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Vice President and Vice President, respectively of Melion Bank (East) National Association, and severally acknowledged to me and before me that they executed such instrument as such officers of Melion Bank (East) National Association, and that the seal affixed hereto to the well of Melion Bank (East) National Association, and that it was attested by due and regular authority, and that said instrument is a free act and deed of Melion Bank (East) National Association.

Witness My Hand and official seal, this 2nd day of Feb., A.D. 1988
My Commission Expires: May 11, 1993
Notary Public: **Charles A. Anderson**

Title Certification:

State of Florida
County of Palm Beach
W/S, Sun Title & Abstract Company, a duly licensed Title & Abstract Company in the State of Florida, hereby certifies that we have examined the title to the herein described property; that we find the title to the property is vested in Admiral's Cove Associates, Ltd., a Florida Limited Partnership; that the correct taxes have been paid; that the property is not encumbered by the mortgage shown hereon, and that all mortgages are shown, and are true and correct; and that there are no other encumbrances of record.

Sun Title & Abstract Company
Dated this 2nd day of Feb., A.D. 1988
By **Bruce H. Bell, Vice President**

Witness **Steven Heagan**
Witness **Thomas Frankel**

Surveyor's Certification:

State of Florida
County of Palm Beach
I, Meredy 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.B.M.) Permanent Reference Monuments have been placed as required by law, and permanent control points (P.C.P.'s) will be set under the guidance of 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; and further that the boundary survey encompassing the property shown hereon is in compliance with the minimum minimum standards adopted by the Florida Board of Professional Land Surveyors in Chapter 12B05, F.A.C.

Bench Mark Contd. Surveying & Mapping, Inc.
Dated this 2nd day of Feb., A.D. 1988
By **William R. Deen Campen**
Wm. R. Deen Campen, S.L.S.
Florida Registration No. 2424

Surveyor's Notes:

1. Bearing shown hereon are based on the bearing structure used throughout the Plat of Admiral's Cove.
2. (P.B.M.) Permanent Reference Monuments (P.R.M.)
3. (P.C.P.) Permanent Control Points (P.C.P.)
4. All tract lines or boundary lines which intersect curves are set radial to said curves unless otherwise noted.
5. There shall be no buildings, or other structures, placed on utility easements.

General & Easement Notes & Restrictions Comments:
1. Building set-back lines shall be as required by current Town of Jupiter Zoning Regulations.
2. There shall be no buildings, or other structures, placed on utility easements.
3. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements.
4. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utility occupying same.
5. In instances where drainage and utility easements intersect, the area within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
6. NOTE: 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:

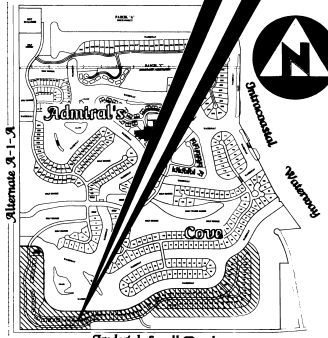
State of Florida
County of Palm Beach
"Parcel 'E' At Admiral's Cove", is hereby approved for record this 2nd day of Feb., A.D. 1988.
By **Maya J. Hester**, Mayor
By **John Potts, P.E.**, Town Engineer
Attest:
John Beck, Town Clerk
By **Steven J. Beck**

This instrument was prepared by Wm. R. Deen Campen, S.L.S. & Geo. D. Bowling, Jr. in and for the office of Bench Mark, Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Brevard Beach, FL 32944.

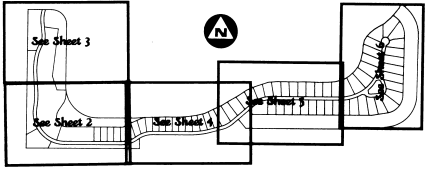


Record Plat:
"Parcel 'E' At Admiral's Cove"

OWN	CRD	DATE	REV	NO



-Location Map-
Not To Scale



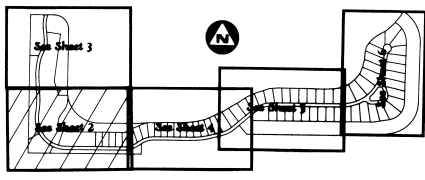
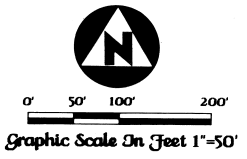
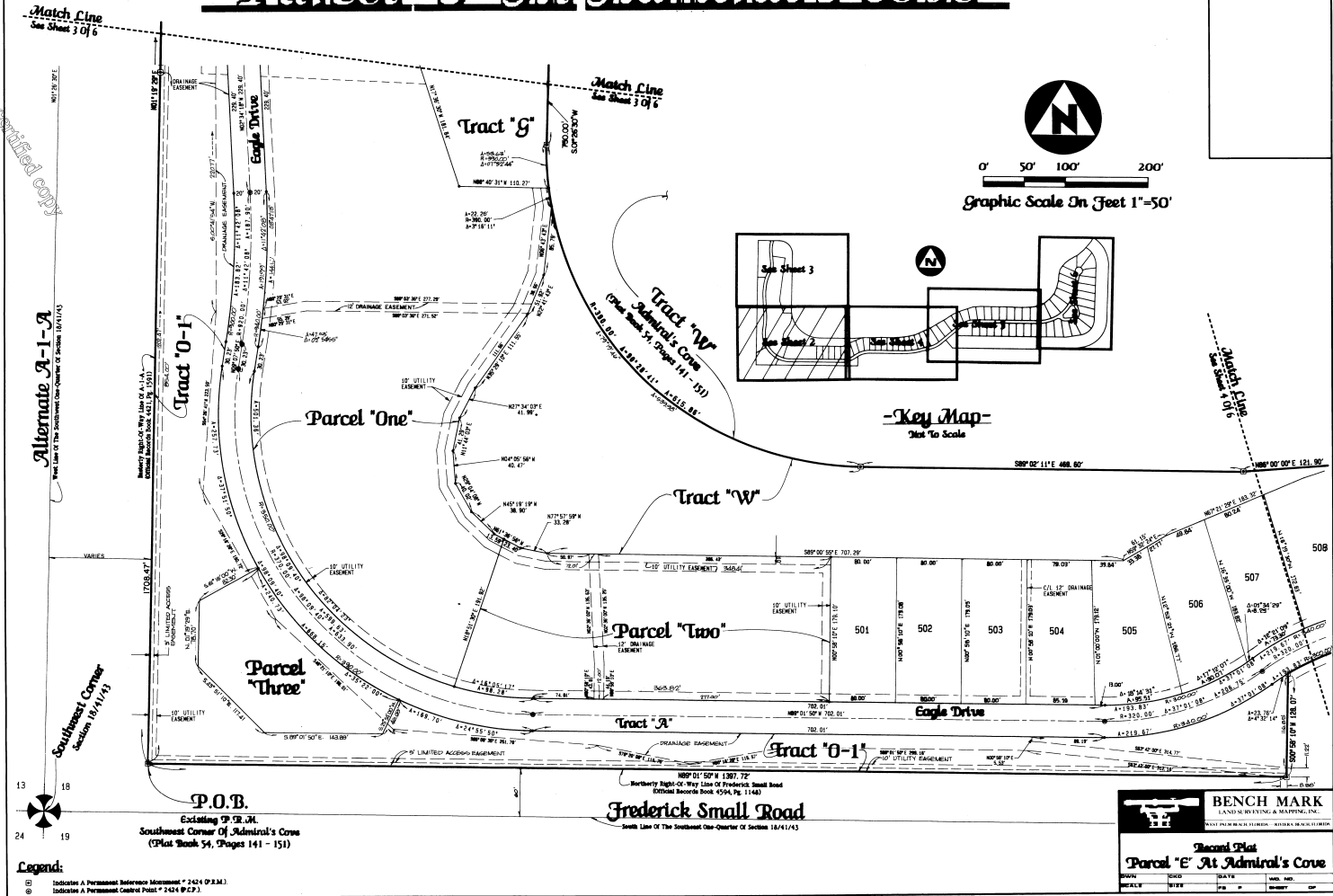
-Key Map-
Not To Scale

AREA SUMMARY

TRACT "A"	16.56 ACRES
TRACTS "C"	4.48 ACRES
TRACT "D"	5.44 ACRES
TRACT "E"	0.64 ACRES
PARCEL "ONE"	7.00 ACRES
PARCEL "TWO"	1.78 ACRES
R/W TRACT	6.50 ACRES
LOTS (67)	31.90 ACRES
TOTAL	73.88 ACRES

- Parcel "E" At Admiral's Cove -

This is not a certified copy



Alternate A-1-A
West Line Of The Southwest One-Quarter Of Section 18/41/13

Southwest Corner
Section 18/41/13

P.O.B.
Existing P.O.B.
Southwest Corner Of Admiral's Cove
(Plot Book 54, Pages 141 - 151)

Frederick Small Road
South Line Of The Southwest One-Quarter Of Section 18/41/13

Legend:
 (Symbol) Indicates A Permanent Reference Monument - 2424 (P.R.M.)
 (Symbol) Indicates A Permanent Control Point - 2424 (C.P.)

BENCH MARK
 L.A.S. & S.W.F.T. & MAPPING, INC.
 1001 W. 10th Street, Suite 100, Los Angeles, CA 90015
 (310) 437-1111

Second Plat
Parcel "E" At Admiral's Cove

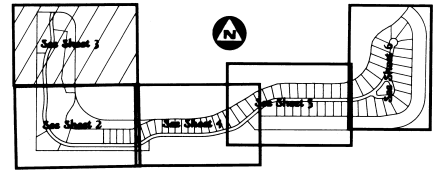
BLK.	CHG.	DATE	APP. NO.

- Parcel "E" At Admiral's Cove -

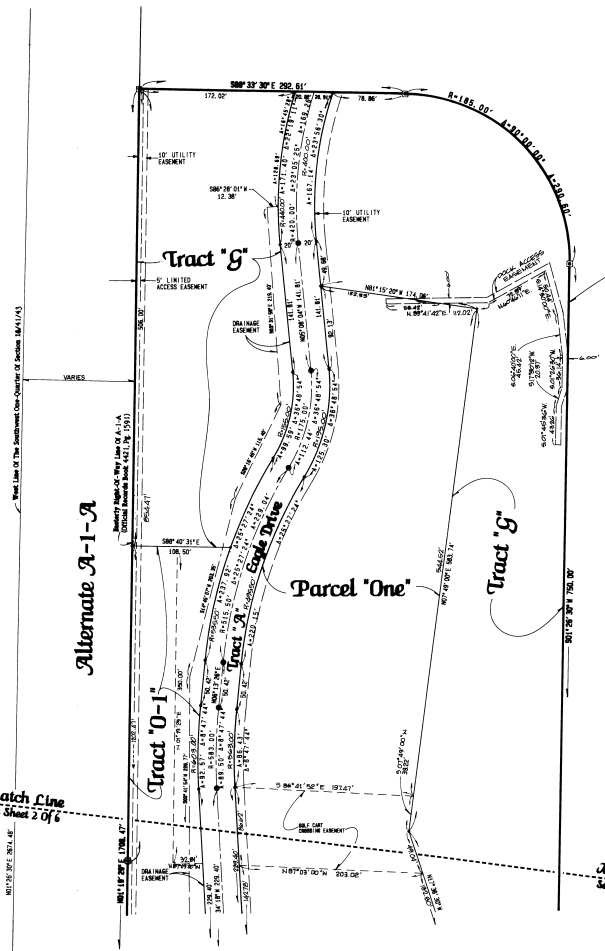
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Tract "W"
Admiral's Cove
(Plat Book 54, Pages 141 - 151)



-Key Map-
Not To Scale



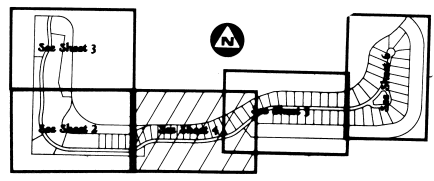
Legend:
 (Symbol) Indicate A Permanent Reference Measurement * 2 1/2" (2 X 3 M.)
 (Symbol) Indicate A Permanent Control Point * 2 1/2" (2 X 3 M.)

BENCH MARK LAND SURVEYING & MAPPING, INC. <small>1000 PINE WOOD DRIVE - KODAK MASSACHUSETTS</small>			
Record Plat			
Parcel "E" At Admiral's Cove			
DATE	BY	SCALE	NO. OF SHEETS
12/88	J.M.	1"=50'	6

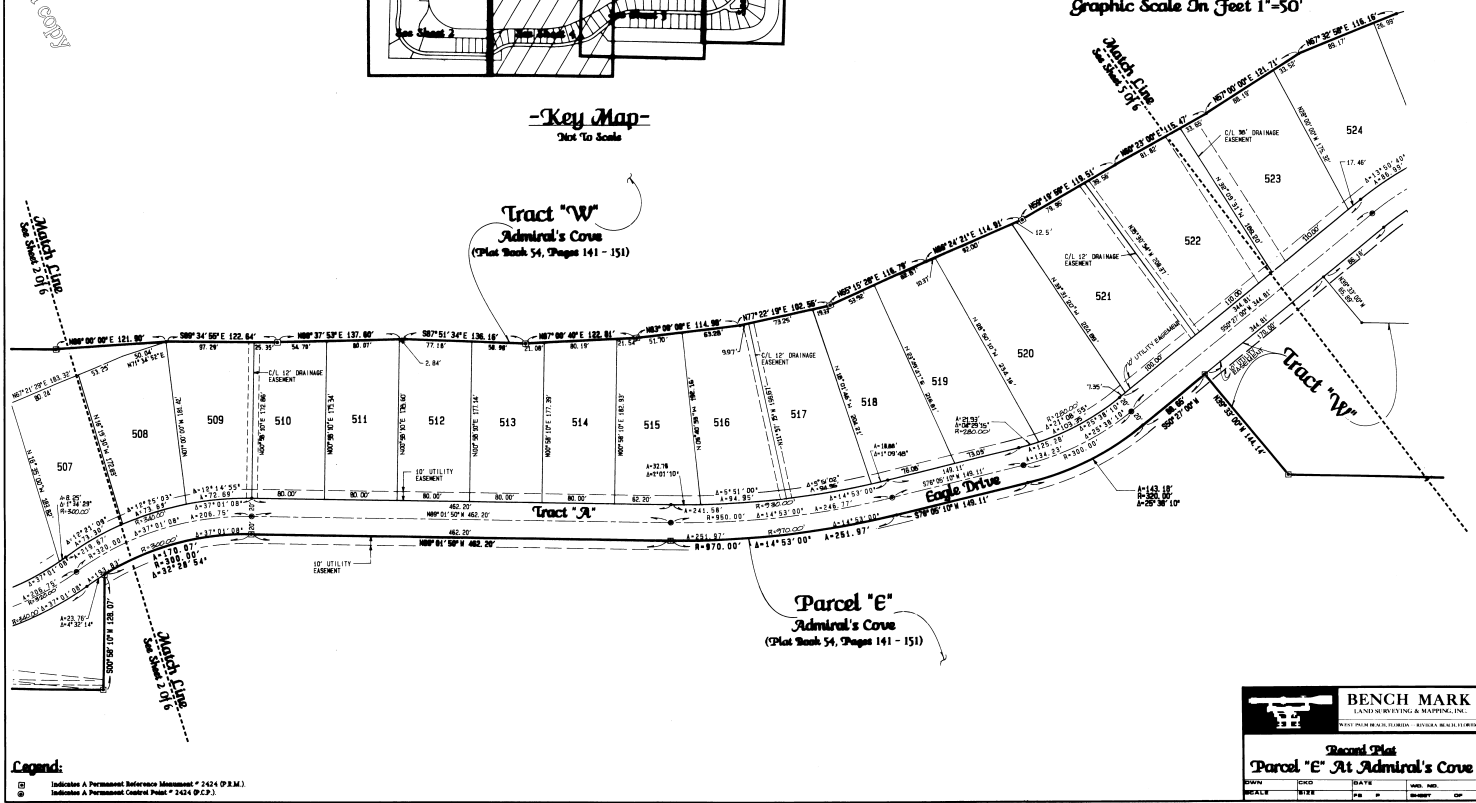
- Parcel "E" At Admiral's Cove -

4

This is not a certified copy



0' 50' 100' 200'
Graphic Scale In Feet 1"=50'



Legend:
 [Symbol] Indicates A Permanent Reference Monument # 2424 (P.R.M.)
 [Symbol] Indicates A Permanent Control Point # 2424 (P.C.P.)

BENCH MARK
 LAND SURVEYING & MAPPING, INC.
 1101 FIVE POINTS ROAD, SUITE 100, ATLANTA, GA 30328
 (404) 525-1100

Record Plat
Parcel "E" At Admiral's Cove

BOOK	PAGE	DATE	FILE NO.

December, A.D. Nineteen Hundred Eighty Eight

Sheet Five Of Six

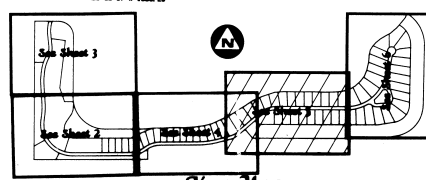
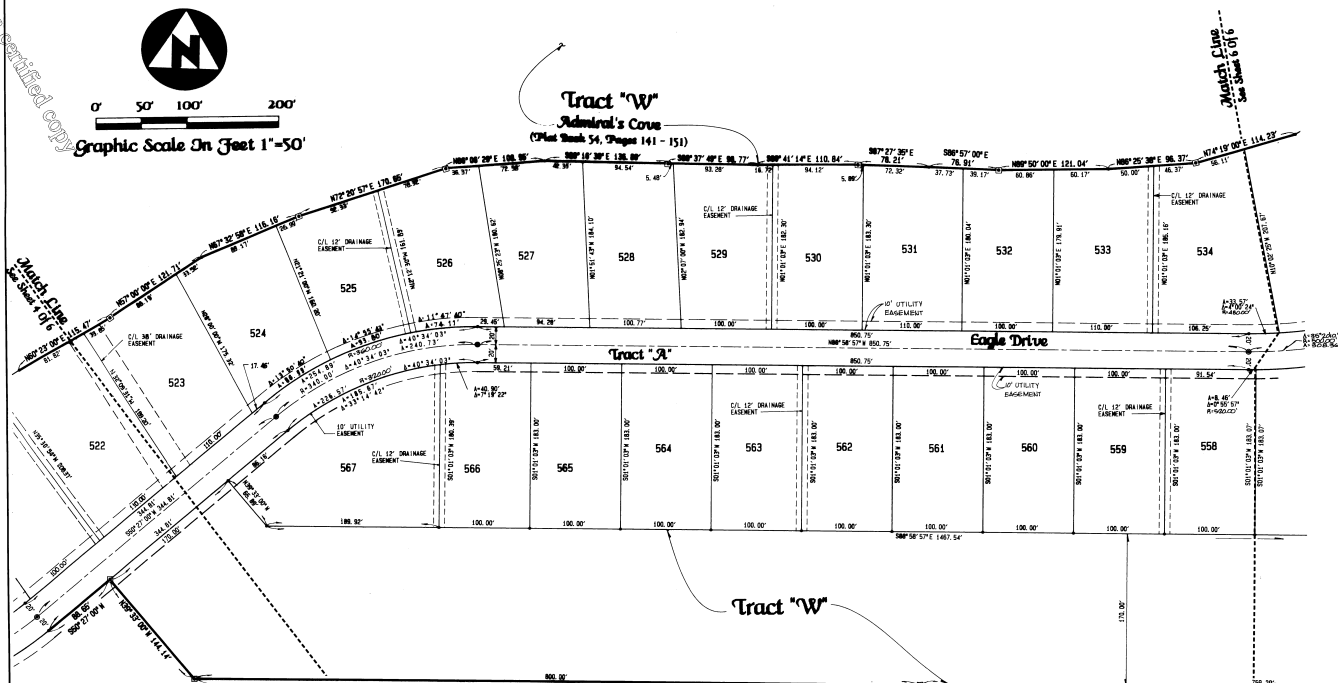
- Parcel "E" At Admiral's Cove -

5

This is not a certified copy



0' 50' 100' 200'
Graphic Scale In Feet 1"=50'



Legend:
Indicates A Permanent Reference Monument # 2424 (P.2.3.1)
Indicates A Permanent Control Point # 2424 (P.2.3.1)

BENCH MARK
LAND SURVEYING & MAPPING, INC.
1101 PALM BEACH BLVD., BOCA RATON, FLORIDA

Record Plat
Parcel "E" At Admiral's Cove

BOOK	PAGE	DATE	FILE NO.
SCALE	DATE	BY	

December, A.D. Nineteen Hundred Eighty Eight

Sheet Six of Six

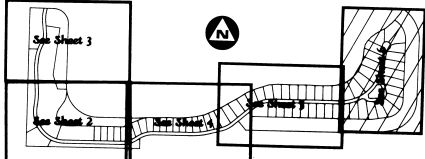
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-Parcel "E" At Admiral's Cove-

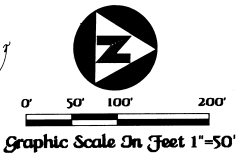
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Match Line
See Sheet 5 of 6

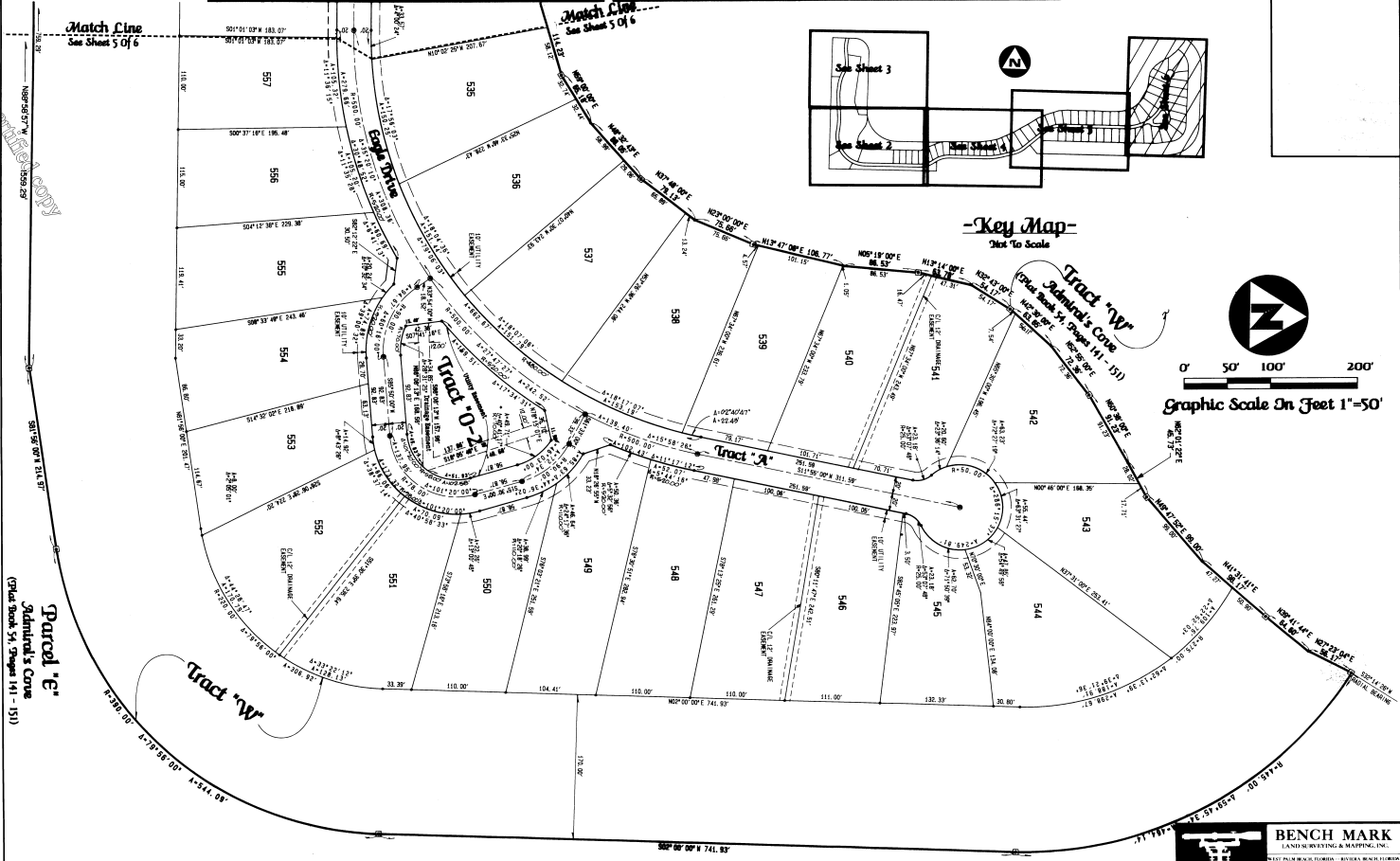
Match Line
See Sheet 5 of 6



-Key Map-
Not To Scale



Graphic Scale On Feet 1"=50'



Parcel "E"
Admiral's Cove
(Plot Book 54, Pages 141 - 151)

Parcel "E"
Admiral's Cove
(Plot Book 54, Pages 141 - 151)

BENCH MARK
LAND SURVEYING & MAPPING, INC.
1105 PALM BEACH BLVD., WEST PALM BEACH, FLORIDA

Record Plot
"Parcel "E" At Admiral's Cove"

BY:	DATE:	NO.:
REVISOR:	DATE:	NO.:

Legend:
Indicates A Permanent Reference Monument * 2424 (P.B.M.)
Indicates A Permanent Control Point * 2424 (P.C.P.)