

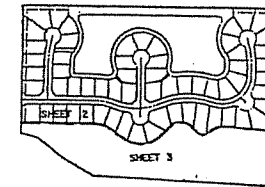
VICINITY SKETCH N.T.S.

THE SHORES PLAT 6

BEING A PORTION OF SECTIONS 27 & 34 TOWNSHIP 40 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 3

JULY, 1987



KEY MAP

32

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:30
A.M. this 15th day of July 1987
and duly recorded in Plat Book No. 57
on Page 32-34
John B. Dunkle, Clerk Circuit Court
Richard A. Platt, P.L.S. D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RICHLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 27 AND 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE SHORES PLAT 6, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 00°03'37" EAST (ASSUMED) ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 27, A DISTANCE OF 212.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED. THENCE RUN ALONG THE FOLLOWING NUMBERED COURSES:

1. THENCE NORTH 00°03'37" EAST, A DISTANCE OF 760.13 FEET;
2. THENCE SOUTH 89°48'18" EAST, A DISTANCE OF 1508.25 FEET;
3. THENCE SOUTH 00°09'54" WEST, A DISTANCE OF 1059.72 FEET;
4. THENCE NORTH 84°54'48" WEST, A DISTANCE OF 752.96 FEET;
5. THENCE SOUTH 88°52'24" WEST, A DISTANCE OF 325.85 FEET;
6. THENCE NORTH 80°55'11" WEST, A DISTANCE OF 206.21 FEET;
7. THENCE NORTH 51°28'38" WEST, A DISTANCE OF 85.25 FEET;
8. THENCE NORTH 52°21'17" WEST, A DISTANCE OF 104.58 FEET;
9. THENCE NORTH 74°51'47" WEST, A DISTANCE OF 104.11 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTEN AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS:

THE STREETS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

2. EASEMENTS:

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES FACILITIES.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WITHIN THE SHORES PLAT 6 WHICH ARE ASSOCIATED WITH COUNTY RIGHTS OF WAY.

WATER MANAGEMENT EASEMENTS - THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR THE CONSTRUCTION, OPERATION AND/OR MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT MAINTENANCE EASEMENTS - THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT FOR USE FOR ACCESS TO AND MAINTENANCE OF THE WATER MANAGEMENT WORKS OF SAID DISTRICT, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC. FOR ACCESS AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

PRESERVATION BUFFER, AS SHOWN HEREON, IS RESERVED FOR AND IS TO BE PRESERVED AS NATIVE UNDISTURBED UPLAND AND/OR TRANSITIONAL VEGETATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT WITHOUT RECOURSE TO PALM BEACH COUNTY.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

3. TRACTS:

WATER MANAGEMENT TRACT "A", SHOWN HEREON IS HEREBY DEDICATED IN FEE SIMPLE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SAID TRACT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO PALM BEACH COUNTY.

PRESERVATION TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR PRESERVATION AND WATER MANAGEMENT PURPOSES AND IS HEREBY RESERVED FOR AND IS TO BE PRESERVED AS A NATIVE UNDISTURBED UPLAND AND/OR WETLAND (TO BE PRESERVED IN ITS NATURAL STATE) AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS D-1, D-2, D-3, AND D-4, SHOWN HEREON, ARE HEREBY DEDICATED TO THE SHORES OF JUPITER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT THE RECOURSE TO PALM BEACH COUNTY.

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 29 DAY OF May 19 87.

RICHLAND DEVELOPMENT CORPORATION, A CORPORATION OF THE STATE OF FLORIDA

By: R. Mason Simpson
R. MASON SIMPSON, PRESIDENT

ATTEST:

Gene Galui
GENE GALUI, SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED R. MASON SIMPSON AND GENE GALUI, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF RICHLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND 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 29 DAY OF May 19 87.

My Commission Expires: 7-15-1991
Richard A. Platt
NOTARY PUBLIC

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 BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4741 AT PAGES 93 THRU 101 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 PRESIDENT AND ATTESTED TO BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF June 19 87.

COMMUNITY SAVINGS, F.A.
By: Frederick A. Teed
FREDERICK A. TEED
PRESIDENT

ATTEST:

Deborah Rousseau
DEBORAH ROUSSEAU,
ASSISTANT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FREDERICK A. TEED AND DEBORAH ROUSSEAU, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND ASSISTANT SECRETARY OF COMMUNITY SAVINGS, F.A., AND ACKNOWLEDGED TO AND 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 1 DAY OF June 19 87.

My Commission Expires: 3/6/88
Deborah Rousseau
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, RICHARD HARRIS, 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 RICHLAND DEVELOPMENT CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT I FIND THAT THE PROPERTY IS ENCLUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

SCOTT, ROYCE, HARRIS AND BRYAN, P.A.

By: Richard Harris
RICHARD HARRIS, ATTORNEY

DATE: 6/2/87

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF WATER MANAGEMENT TRACT "A" AND PRESERVATION TRACT "B", AS CITED AND SHOWN HEREON AND HEREBY ACCEPTS THE PERPETUAL MAINTENANCE OBLIGATION THEREOF; AND SAID DISTRICT HEREBY ACCEPTS THE DEDICATION OF THE WATER MANAGEMENT EASEMENTS, AND THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS ALL ARE CITED AND SHOWN HEREON, AND ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE RESPONSIBILITIES WITHIN ANY OF SAID EASEMENTS.

DATED THIS 30 DAY OF June 19 87.

William L. Kerslake
WILLIAM L. KERSLAKE
PRESIDENT, BOARD OF SUPERVISORS

ATTEST:

Peter L. Vincent
PETER L. VINCENT
SECRETARY, BOARD OF SUPERVISORS

APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF July 19 87.
By: Carol Roberts
CAROL A. ROBERTS, CHAIR

ATTEST:
JOHN B. DUNKLE, CLERK

By: Kathryn S. Miller
KATHRYN S. MILLER
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 14 DAY OF July 19 87.
By: Herbert F. Kahlert
HERBERT F. KAHLERT, P.E.
COUNTY ENGINEER

NOTES:

1. W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT.
W.M.E. DENOTES WATER MANAGEMENT EASEMENT.
D.E. DENOTES DRAINAGE EASEMENT.
2. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON WATER MANAGEMENT EASEMENTS UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
3. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON WATER MANAGEMENT MAINTENANCE EASEMENTS, UNLESS APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
4. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: —
PERMANENT CONTROL POINTS ARE SHOWN THUS: —
5. BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, BEARING BEING SOUTH 89°49'29" EAST, PALM BEACH COUNTY, FLORIDA.
6. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON UTILITY EASEMENTS WITHOUT PERMISSION OF UTILITY USING EASEMENT.
7. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF OTHER UTILITIES OCCUPYING SAME.
8. NO BUILDINGS NOR ANY KIND OF CONSTRUCTION, NOR TREES, NOR SHRUBS, SHALL BE PLACED ON DRAINAGE EASEMENTS.
9. WHERE DRAINAGE EASEMENT AND UTILITY EASEMENT INTERSECT, DRAINAGE EASEMENT SHALL HAVE PRECEDENCE OVER UTILITY EASEMENT.
10. ALL BUILDING LINE SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.

SURVEYOR'S CERTIFICATION

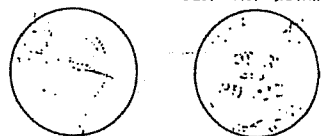
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT THE (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 H-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATE COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 6-02-1987
By: Richard P. Breitenbach
RICHARD P. BREITENBACH, P.L.S.
FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S.
OF MICHAEL B. SCHORAH & ASSOCIATES, INC.

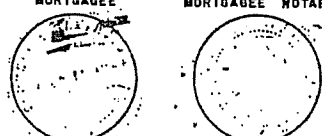
DEDICATION

DEDICATION NOTARY

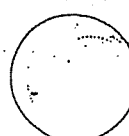


MORTGAGEE

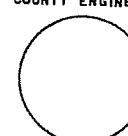
MORTGAGEE NOTARY



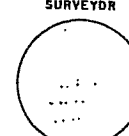
N.P.B.W.C.D.



COUNTY ENGINEER



SURVEYOR

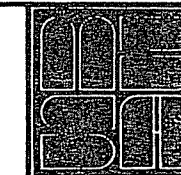


BOARD OF COUNTY COMMISSION



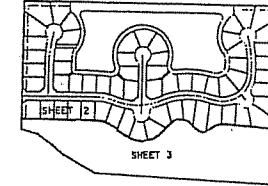
MICHAEL B. SCHORAH
& ASSOCIATES, INC.
ENGINEERS * PLANNERS * DEVELOPMENT CONSULTANTS

TEL. (305) 968-0080
1850 FOREST HILL BLVD., SUITE 205
WEST PALM BEACH, FLORIDA 33408



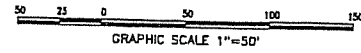
THE SHORES PLAT 6

PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 3
JULY, 1987

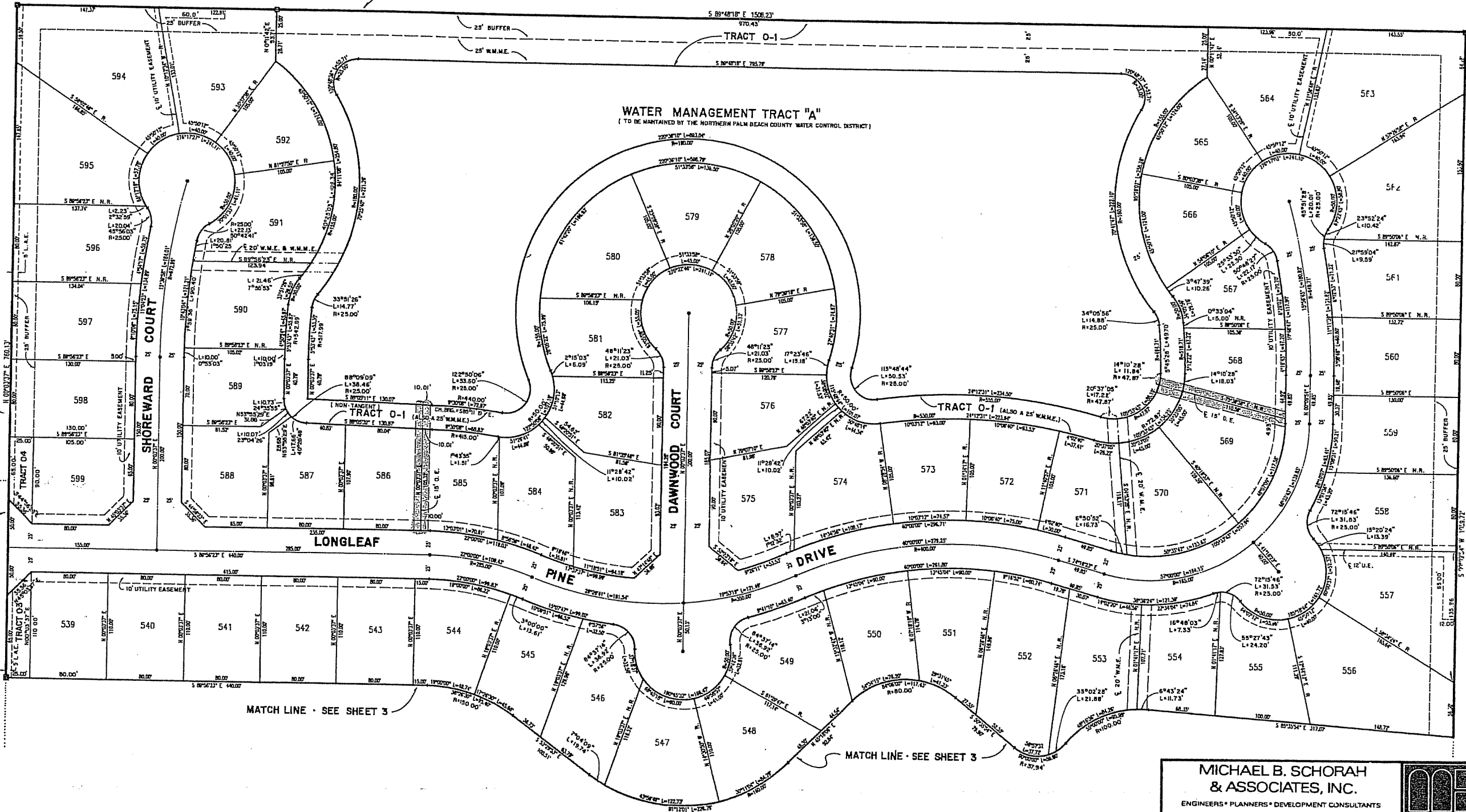


33

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on _____ M. this _____ day of _____ 19____
and duly recorded in Plat Book No. _____
on Page _____
John B. Dunkle, Clerk Circuit Court
By _____ D.C.



WHISPERING TRAILS PLAT No. 2 R.B. 41, PGS. 106 & 107



EAGLES NEST FIRST ADDITION PLAT ONE P.B. 39, PGS. 10 & 11

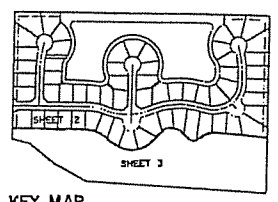
MICHAEL B. SCHORAH & ASSOCIATES, INC.
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

TEL (305) 988-0080
1850 FOREST HILL BLVD., SUITE 205
WEST PALM BEACH, FLORIDA 33406

THE SHORES PLAT 6

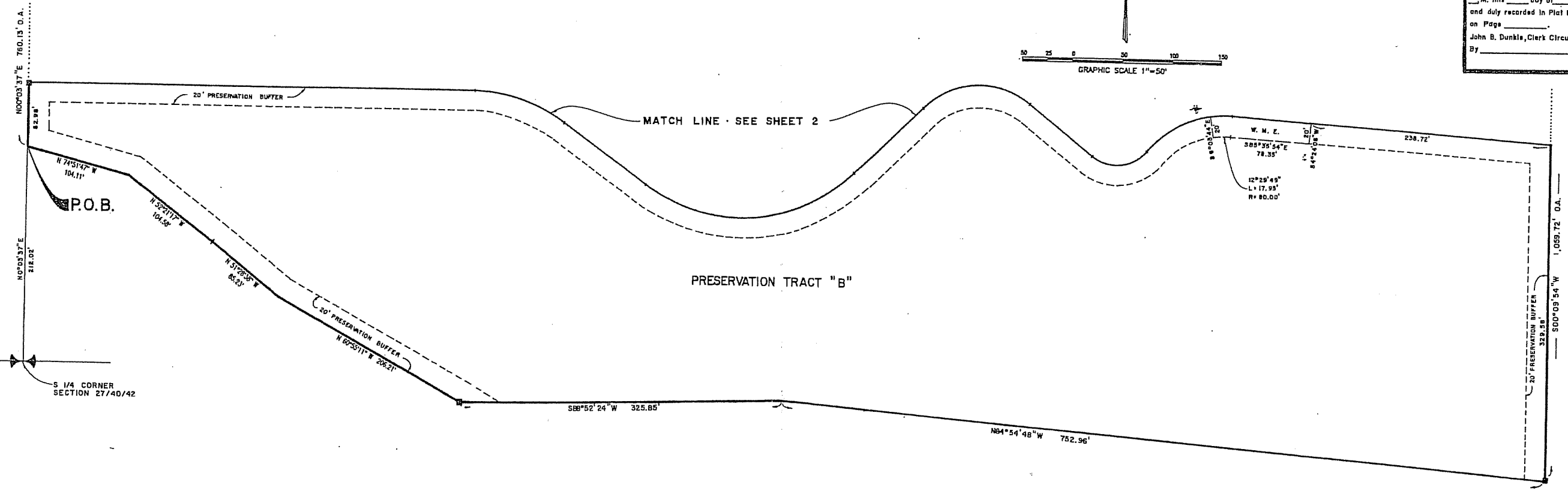
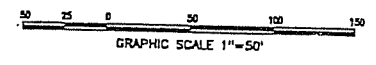
PALM BEACH COUNTY, FLORIDA
SHEET 3 OF 3 JULY, 1987

34



KEY MAP

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at _____
M. this _____ day of _____ 19____
and duly recorded in Plat Book No. _____
on Page _____
John B. Dunkle, Clerk Circuit Court
By _____ D.C.



NOT PLATTED

MICHAEL B. SCHORAH
& ASSOCIATES, INC.
ENGINEERS • PLANNERS • DEVELOPMENT CONSULTANTS

TEL (305) 968-0080
1850 FOREST HILL BLVD., SUITE 205
WEST PALM BEACH, FLORIDA 33406