

83 015064

1983 JAN 26 PM 4:31

AMENDMENT TO
DECLARATION OF CONDOMINIUM
FOR JUPITER COVE
TO ADD PHASE IV

WHEREAS, JUPITER COVE, a joint venture by and between JUPITER COVE PROPERTIES, INC., and ATLANTIC TRADING COMPANY, both Florida corporations, has executed and filed for record the Declaration of Condominium for JUPITER COVE, recorded in Official Record Book 3204, page 665, of the Public Records of Palm Beach County, Florida; and,

WHEREAS, JUPITER COVE is a phase condominium as defined by Florida Statutes 718.403 and as described in Section 5 of the Declaration of Condominium for JUPITER COVE: and,

WHEREAS, Developer has completed construction of Phase IV as described in the Declaration of Condominium, and, by this Amendment, intends to submit the land and improvements in said Phase to the terms, conditions and restrictions of the Declaration of Condominium.

NOW, THEREFORE, the Declaration of Condominium for JUPITER COVE is hereby amended as follows:

1. Paragraph 1.2 of the Declaration of Condominium is hereby amended by the addition thereto of the following legal description:

See EXHIBIT "A" attached hereto and made a part hereof.

2. Paragraph 3.1 of the Declaration of Condominium is hereby amended so that the proportionate shares of the common elements, expense and surplus are adjusted and computed in accordance with Paragraph 5.7.

Prepared by and return to:
J. Richard Harris, Esquire
3) Scott, Royce, Harris & Bryan, P.A.
450 Royal Palm Way, P.O. Box 2664
Palm Beach, Florida 33480

B3869 P1553

3. Attached to this Amendment as Exhibit B and incorporated into the Declaration of Condominium is a survey of the lands and improvements which comprise Phase IV.

4. Attached to this Amendment as Exhibit C and incorporated into the Declaration of Condominium is the Certificate of Registered Surveyor required by Florida Statutes 718.104 certifying as to Phase IV.

Executed in accordance with Florida Statutes 718.403 and Paragraph 5.10 of the Declaration of Condominium for JUPITER COVE, this 16th day of November, 1982.

Signed, sealed and delivered in the presence of:

Barbara P. Richardson
Geneva B. Malone

JUPITER COVE, a Joint Venture by and between:

JUPITER COVE PROPERTIES, INC.

BY: [Signature]
President

and

ATLANTIC TRADING COMPANY

BY: [Signature]
President

Dolores Flann
Catherine Colarus

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT was acknowledged before me, an officer duly authorized to administer oaths in the County and State aforesaid, this 16th day of November, 1982 by VINCENT J. PAPPALARDO, as President of JUPITER COVE PROPERTIES, INC., a Florida corporation, and E. LLWYD ECCLESSTONE, JR., as President of ATLANTIC TRADING COMPANY, a Florida corporation, for and on behalf of said corporations.

WITNESS my hand and official seal in the County and State last aforesaid the day and year above written.

[Signature]
Notary Public
Notary Public, State of Florida at Large
My Commission expires April 15, 1984
My commission expires:

B3869 P1554

CONSENT OF MORTGAGE

The Bank of Palm Beach and Trust Company, a Florida banking corporation, herein called the "Mortgagee", as the owner and holder of a mortgage encumbering the property described in the Amendment to Declaration of Condominium for Jupiter Cove to add Phase IV, which mortgage is recorded at Official Record Book 3182, page 501 of the Official Records of Palm Beach County, Florida, and modified by Modification and Extension Agreement recorded at Official Record Book 3861 page 952 of the Official Records of Palm Beach County, Florida, hereby consents in the making of the foregoing amendment to the Declaration of Condominium for Jupiter Cove Condominium.

IN WITNESS WHEREOF, the Bank of Palm Beach and Trust Company has caused this Consent of Mortgage to be executed this 5th day of January, 1983 by its proper and authorized officer.

Signed, sealed and delivered
in the presence of:

Serafina Palong
Martha Reed

BANK OF PALM BEACH & TRUST CO.

BY: [Signature]

John L. Rief, Vice President

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 5th day of January, 1983 by John L. Rief the Vice President of the BANK OF PALM BEACH AND TRUST COMPANY, a Florida banking corporation, on behalf of the corporation.

[Signature]
Notary Public

My Commission expires:

NOTARY PUBLIC STATE OF FLORIDA
BONDED THRU CERTIFICAT INSURANCE UNDER
MY COMMISSION EXPIRES APR 28 1986

B3869 P1555

**JUPITER COVE
PHASE IV**

From the quarter section corner in the North line of Section 31, Township 40 South, Range 41 East, Palm Beach County, Florida, proceed N 00°21'33" E, along the North-South quarter section line of said Section 31, a distance of 1372.51 feet to the Northeast corner of Government Lot 10 of said Section 31; thence S 02°05'50" W, along the North line of said Lot 10, a distance of 231.35 feet; thence S 00°06'21" E, a distance of 484.14 feet to a point in the arc of a curve concave to the Northwest, having a radius of 955.37 feet and whose center bears N 51°43'11" W, said point being on the center line of State Road Alternate A-1-A as described in Deed Book 494, Page 131, Public Records of Palm Beach County, Florida; thence Southwesterly along the arc of said curve and the center line of Alternate A-1-A through a central angle of 10°14'20", an arc distance of 170.73 feet to a point on the arc of said curve, said point also being the POINT OF BEGINNING of the herein described parcel. Proceed thence Southwesterly along the arc of said curve through a central angle of 03°03'13", an arc distance of 50.92 feet to the point of tangency of said curve; thence S 51°34'22" W, a distance of 414.95 feet; thence S 51°57'40" E, a distance of 425.74 feet; thence N 20°50'00" E, a distance of 158.49 feet; thence N 00°51'41" W, a distance of 300.13 feet to a point on the Easterly right-of-way line of State Road Alternate A-1-A as previously described, said point also being on a curve concave to the Northwest, having a radius of 908.37 feet and whose center bears N 41°28'51" W; thence N 41°10'51" W, along said radial line a distance of 33.00 feet to the POINT OF BEGINNING.

Containing 2.611 acres, more or less.
Subject to said State Road Alternate A-1-A right-of-way.

EXHIBIT A

**RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.**

B3869 P1556

JUPITER COVE
PHASE IV

From the quarter section corner in the North line of Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, proceed S 00°21'33" E, along the North-South quarter section line of said Section 31, a distance of 1372.51 feet to the Northeast corner of Government Lot 10 of said Section 31; thence S 89°05'50" W, along the North line of said Lot 10, a distance of 231.35 feet; thence S 00°06'21" E, a distance of 484.14 feet to a point in the arc of a curve concave to the Northwest, having a radius of 955.37 feet and whose center bears N 51°43'11" W, said point being on the center line of State Road Alternate A-1-A as described in Deed Book 400, Page 133, Public Records of Palm Beach County, Florida; thence Southwesterly along the arc of said curve and the center line of Alternate A-1-A through a central angle of 137°19'20", an arc distance of 170.73 feet to a point on the arc of said curve, said point also being the POINT OF BEGINNING of the herein described parcel. Proceed thence Southwesterly along the arc of said curve through a central angle of 03°03'23", an arc distance of 50.82 feet to the point of tangency of said curve; thence S 51°34'2" W, a distance of 414.9 feet; thence S 51°57'40" W, a distance of 425.74 feet; thence N 20°50'00" E, a distance of 158.49 feet; thence N 00°51'41" W, a distance of 380.13 feet to a point on the Easterly right-of-way line of State Road Alternate A-1-A as previously described, said point also being on a curve concave to the Northwest, having a radius of 955.37 feet and whose center bears N 41°28'51" W; thence N 41°28'51" W, along said radius, a distance of 33.70 feet to the POINT OF BEGINNING.

Subject to said State Road Alternate A-1-A right-of-way.

RECORDERS MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

B3869 P1557

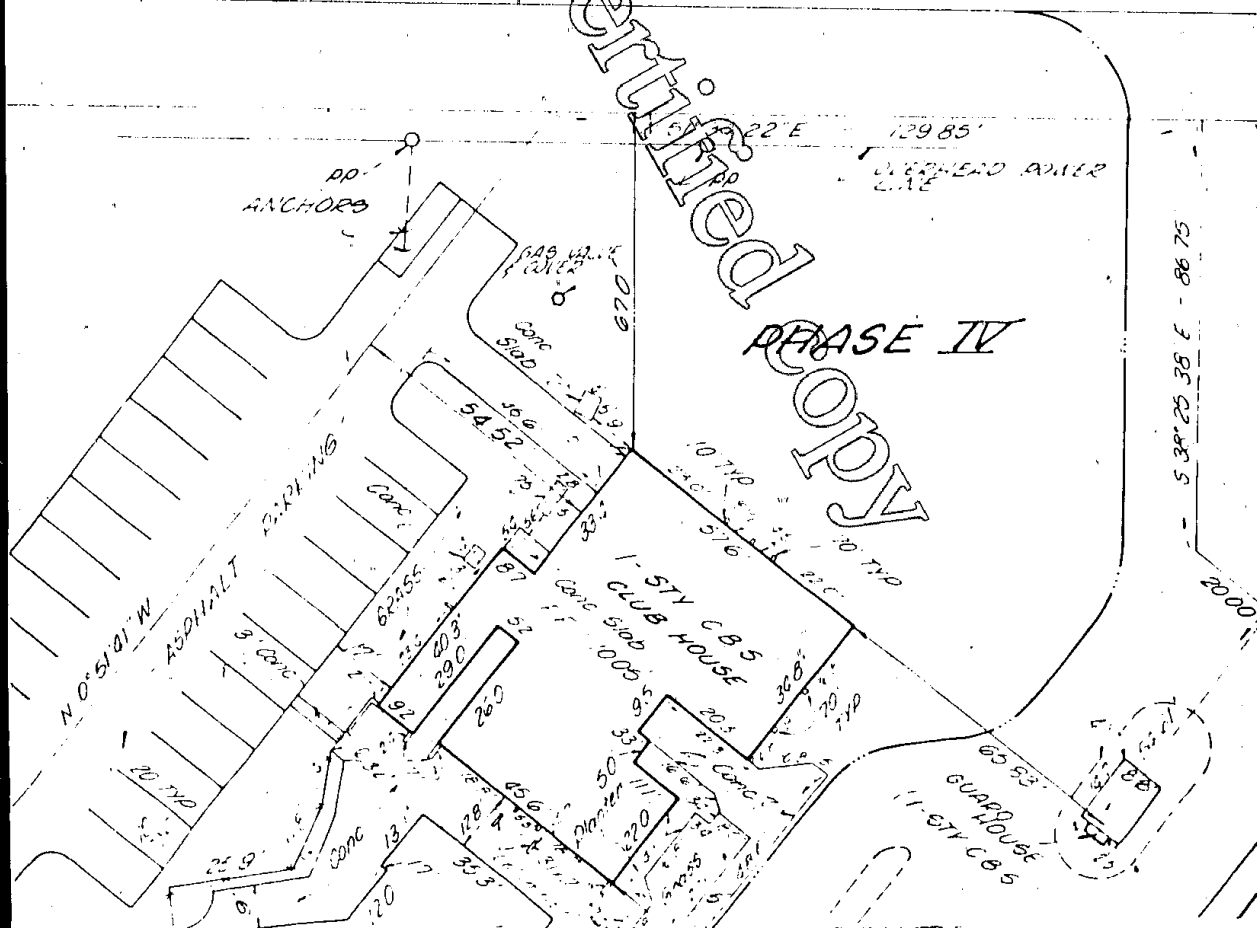
JUPITER COVE
PHASE V

of Section
County,
outh quarter
72.51 feet
aid Section
said Lot
E, a dis-
curve concave
and whose
he center
in Deed Book
y, Florida;
and the
angle of
int on the
T OF BEGIN-
nce south-
ntral angle
e point of
istance
of 425.74
feet; thence
nt on the
e A-1-A
on a curve
27 feet
18°51' W,
o the POINT

From the Quarter Section corner in the North line of Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, proceed S 00°21'33" E, along the North-South Quarter Section line of said Section 31, a distance of 1372.51 feet to the Northeast corner of Government Lot 10 of said Section 31; thence S 89°05'50" W, along the North line of said Government Lot 10, a distance of 231.35 feet; thence S 00°06'21" E, a distance of 484.14 feet to a point in the arc of a curve in the center line of State Road Alternate A-1-A as described in Deed Book 494, Page 133, Public Records of Palm Beach County, Florida, having a radius of 955.37 feet; thence South westerly along the arc of said curve through a central angle of 07°48'13", an arc distance of 130.12 feet to a point in the aforesaid curve from which the center of said curve bears N 43°54'58" W, said point being the POINT OF BEGINNING of the herein described parcel. Proceed thence S 43°54'58" E, along said radial line, a distance of 33.00 feet to a point on the Easterly right-of-way line of said Alternate A-1-A; thence N 89°08'19" E, a distance of 205.70 feet to a point in the westerly right-of-way line of U.S. Highway No. 1; thence S 00°51'41" E, along the said westerly right-of-way line of U.S. Highway No. 1, a distance of 209.00 feet; thence S 06°00'00" E, along a line parallel to and 31.5 feet westerly of the westerly edge of the South bound traffic lane of U.S. Highway No. 1 as laid out and now in use, a distance of 155.62 feet; thence S 89°08'19" W, a distance of 250.94 feet; thence N 00°51'41" W, a distance of 335.98 feet to a point in a curve concave to the Northwest, having a radius of 988.37 feet and whose center bears N 41°28'51" W, said curve being the Easterly right-of-way line of State Road Alternate A-1-A;

of-way.

551°34'22"W 414.95'



RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

B3869 P1558

thence N 41°28'51" W, along said radial line, a distance of 33.00 feet to a point on the center line of said Alternate A-1-A; thence Northeasterly along said center line and the arc of said curve through a central angle of 02°26'07", an arc distance of 40.61 feet to the POINT OF BEGINNING.

Subject to said State Road Alternate A-1-A right-of-way and subject to a Department of Transportation easement over the Easterly 10 feet of the Southerly 155.62 feet thereof.

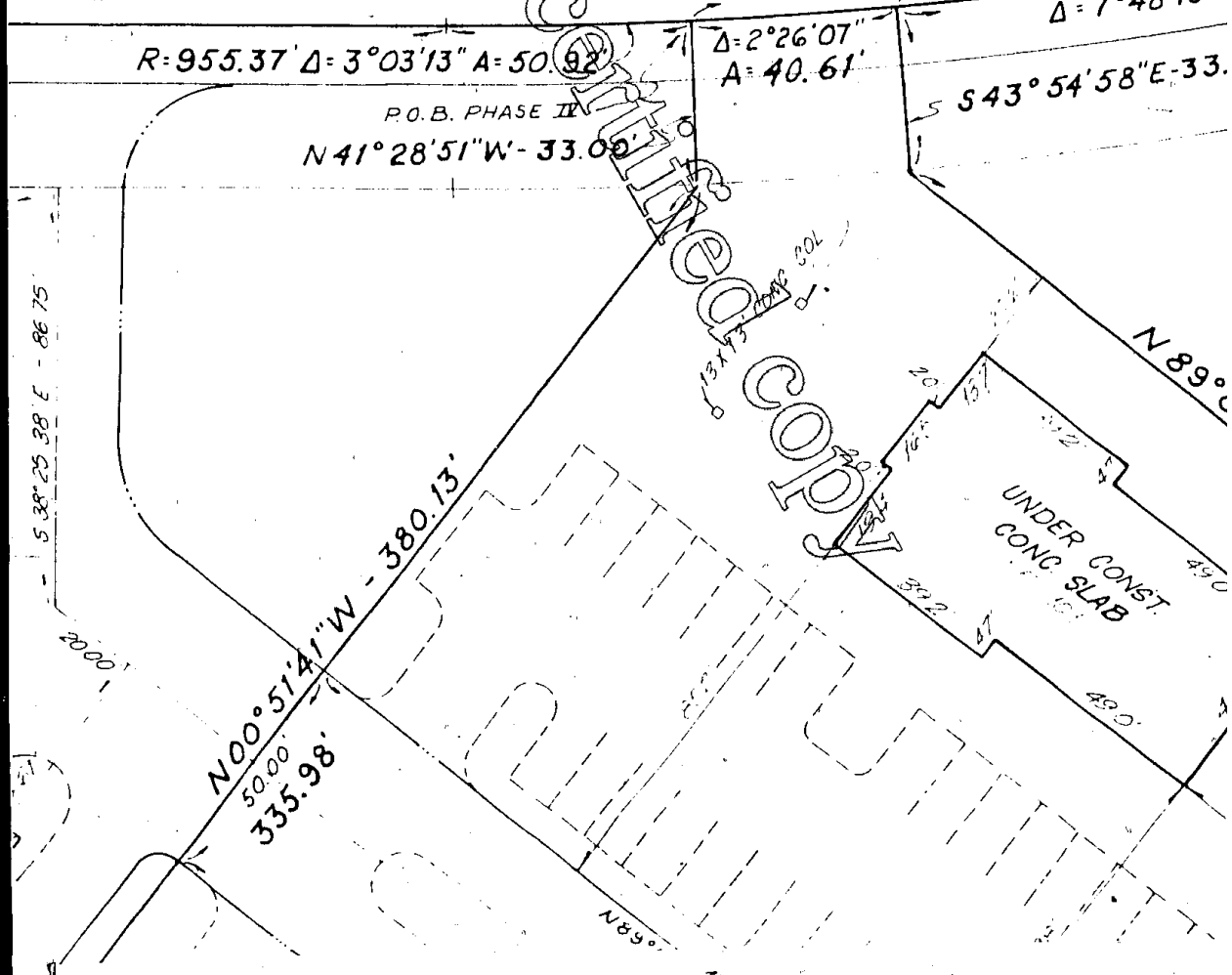
JUPITER COVE
PHASE VI

N 89°08'19" E, a Westerly right-of-way N 00°51'41" W, a U.S. Highway No. N 75°58'39" W, a arc of said curve State Road Alternate A-1-A; thence N 59°05'00" 33.00 feet to a A-1-A; thence S the center line of 07°21'49", at BEGINNING.

Subject to said

From the quarter section corner in the North line of Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, proceed S 00°21'33" E, along the North-South quarter section line of said Section 31, a distance of 1372.51 feet to the Northeast corner of Government Lot 10 of said Section 31; thence S 89°05'18" W, along the North line of said Lot 10, a distance of 231.05 feet; thence S 00°06'21" E, a distance of 484.14 feet to a point in the arc of a curve concave to the Northwest having a radius of 955.37 feet and whose center bears N 51°43'11" W, said point being on the center line of State Road Alternate A-1-A as described in Deed Book 94, Page 133, Public Records of Palm Beach County, Florida; said point also being the POINT OF BEGINNING of the herein described parcel; proceed thence Southeasterly along the arc of said curve and the center line of Alternate A-1-A through a central angle of 07°45'13", an arc distance of 40.12 feet to a point on said curve; thence radially S 43°54'58" E, a distance of 33.00 feet to a point on the Easterly right-of-way line of Alternate A-1-A; thence

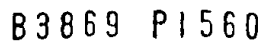
Y
2
e



B3869 P1559

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

to said State Road Alternate A-1-A right-of-way.



RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

W;

This is not a Certified copy

A-122.78'

N 59° 05' 00" W - 33.00'
S 75° 58' 39" W - 41.65'

S 89° 05' 50" W - 33.135'

N. LINE GOVT. LOT 10

W - 191.00'

60

60

N. 1/4 CORNER
SEC. 31-40-43

1/4 SEC. LINE 7
S 00° 21' 33" E - 1372.51'

N.E. CORNER
GOVT. LOT 10

B3869 P.1561

RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.

This is not a certified copy

PHASE II

S51°57'40"E - 425.74'

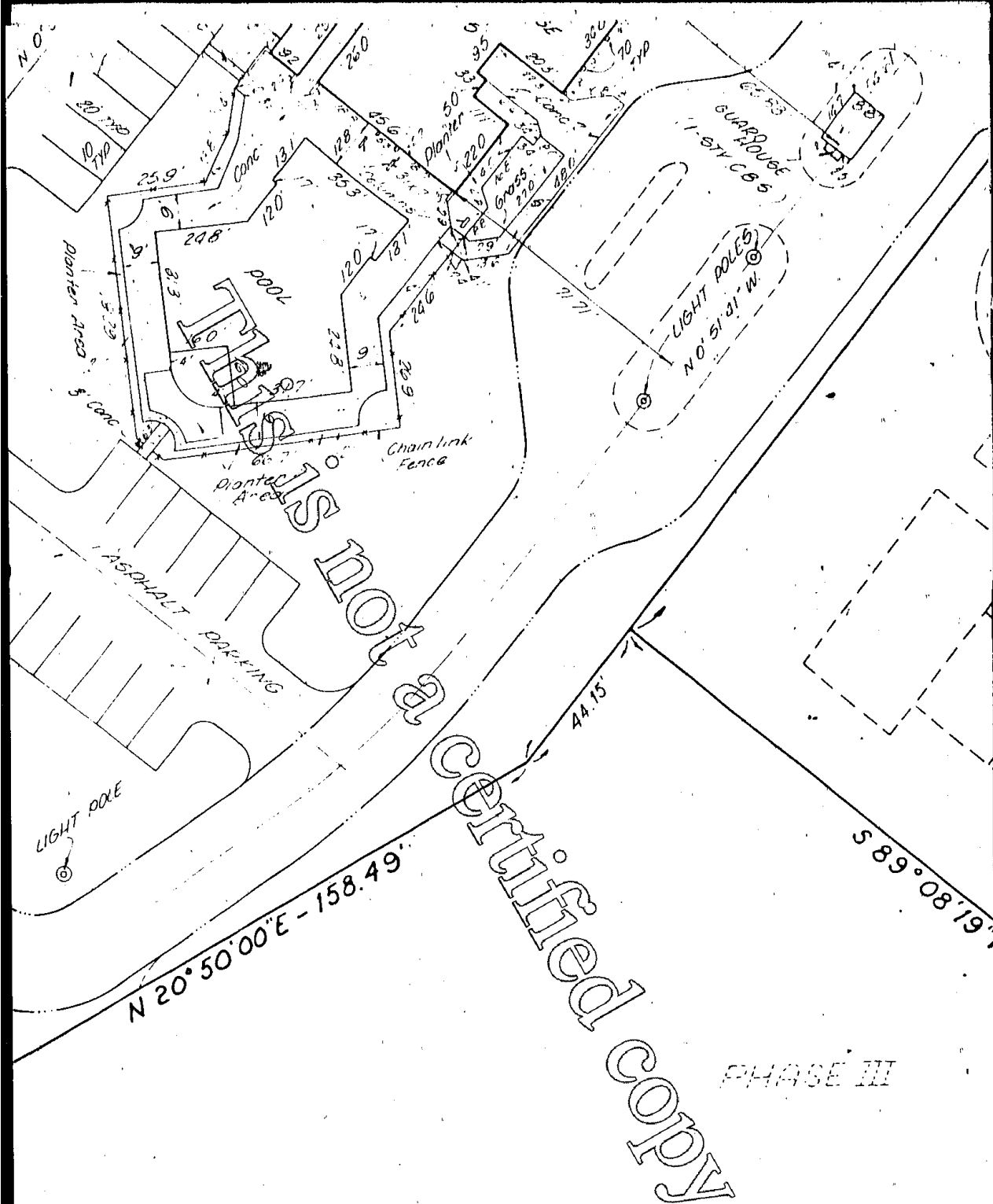


PHASE
JUPIT

BRUNING 150473

B3869 P1562

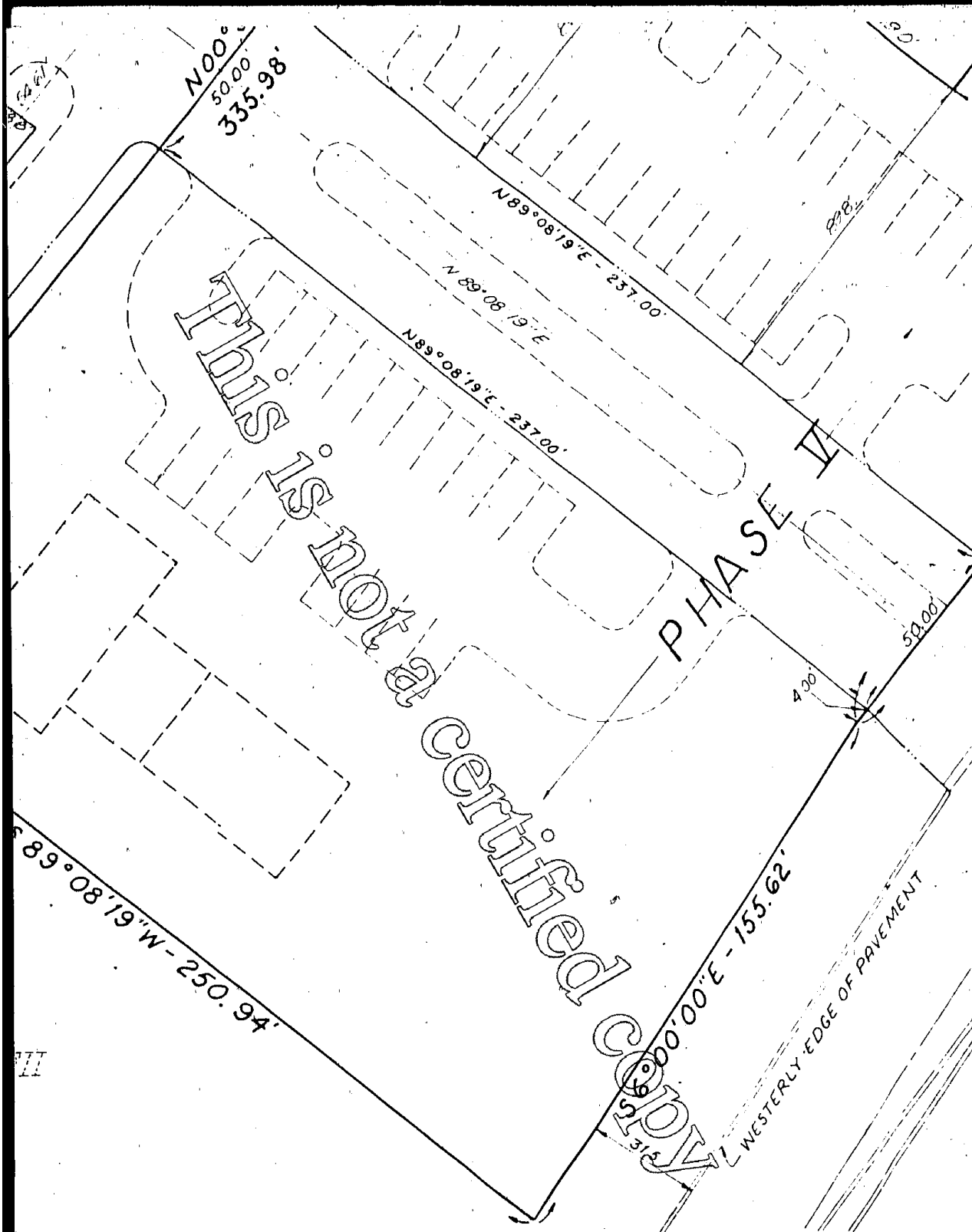
RECORDERS MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.



PHASES IV, V, VI
JUPITER COVE

B3869 P1563

RECORDER'S MEMO: Legibility
of Writing, Typing or Printing
unsatisfactory in this document
when received.



	12-10-83	SCM	AMMEND FINAL-TIE	FILE
	6-9-81	ERT	U.S. TIE-IN E.L.C.	DI
	6-3-80	SCM	FINAL TIE IN CLUB HSE	CI
	1-23-80	SCM	UC TIE - IN CLUB HSE	D.
	DATE	BY--	DESCRIPTION	JO
REVISION				

B3869 P1564

RECORDER'S MEMO: Legibility of Writing, Typing or Printing unsatisfactory in this document when received.

Said

B3869 P1565

This is Not

JUPITER COVE ENTRANCE
BEING A PORTION OF PHASE V

A strip of land 50 feet in width and 237.00 feet in length, the center line of which is more particularly described as follows:

From the Quarter Section corner in the North line of Section 31, Township 40 South, Range 43 East, Palm Beach County, Florida, proceed S 00°20'33" E, along the North-South Quarter Section line of said Section 31, a distance of 1372.51 feet to the Northeast corner of Government Lot 10 of said Section 31; thence S 89°05'50" W, along the North line of said Government Lot 10, a distance of 231.35 feet; thence S 00°06'21" E, a distance of 484.14 feet to a point in the arc of a curve in the center line of State Road Alternate A-1-A as described in Deed Book 494, Page 132, Public Records of Palm Beach County, Florida, having a radius of 955.37 feet; thence Southwesterly along the arc of said curve through a central angle of 07°48'13", an arc distance of 130.12 feet to a point in the aforesaid curve from which the center of said curve bears N 43°54'58" W; thence S 43°54'58" E, along said radial line, a distance of 33.00 feet to a point on the Easterly right-of-way line of said Alternate A-1-A; thence N 89°08'19" E, a distance of 205.70 feet to a point in the Westerly right-of-way line of U.S. Highway No. 1; thence S 00°51'41" E, along the said Westerly right-of-way line of U.S. Highway No. 1, a distance of 180.00 feet to the POINT OF BEGINNING of the herein described center line. Run thence S 89°08'19" W, a distance of 237.00 feet to the point of termination of the herein described center line.

Said strip of land comprising of 0.272 Acres.

SKETCH OF SURVEY,
correct to the best of my
abilities, unless shown
otherwise, minimum requirements
of the State and the
Federal Surveyors and the
FEDERAL BUREAU OF SURVEYORS

Y prepared from legal
applied by client

LINDAHL, BROWNING & FERRARI, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS

426 INDIANTOWN ROAD P.O. BOX 727 JUPITER, FLORIDA 33458
951 COLORADO AVENUE SUITE 410 STUART, FLORIDA 33494

SCALE: 1" = 30'

DR. NO. 77-079-S

SHEET 3 OF 3

B3869 P1566

EXHIBIT "C"

TO THE AMENDMENT TO THE DECLARATION OF CONDOMINIUM FOR
JUPITER COVE TO ADD PHASE IV

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME, the undersigned authority duly authorized to administer oaths and take acknowledgments, personally appeared GARY RAYMAN, who, after first being duly cautioned and sworn, deposes and says as follows:

1. That he is a duly registered land surveyor under the laws of the State of Florida, being Surveyor #2633.
2. Affiant hereby certifies that the construction of the improvements described in the Amendment to the Declaration of Condominium for Jupiter Cove is substantially complete so that the survey attached to said Amendment, together with the Declaration of Condominium for the initial phase of Jupiter Cove, A Condominium, and the exhibits attached thereto, is an accurate representation of the location and dimensions of the improvements described and that the identification, location and dimensions of the common elements and each of the condominium units therein, can be determined from such materials.

FURTHER AFFIANT SAYETH NAUGHT.

GARY RAYMAN
REGISTERED LAND SURVEYOR
#2633

Sworn to and subscribed before me this 15 day of DECEMBER, 1982.

CECIL L. BAKER
NOTARY PUBLIC

Cecil L. Baker
Notary Public

My Commission expires: Notary Public, State of Florida at Large
My Commission Expires Oct. 3, 1983
Bonded By American Fire & Casualty Company

RECORD VERIFIED
PALM BEACH COUNTY, FLA
JOHN B. DUNKLE
CLERK CIRCUIT COURT

B3869 P1567