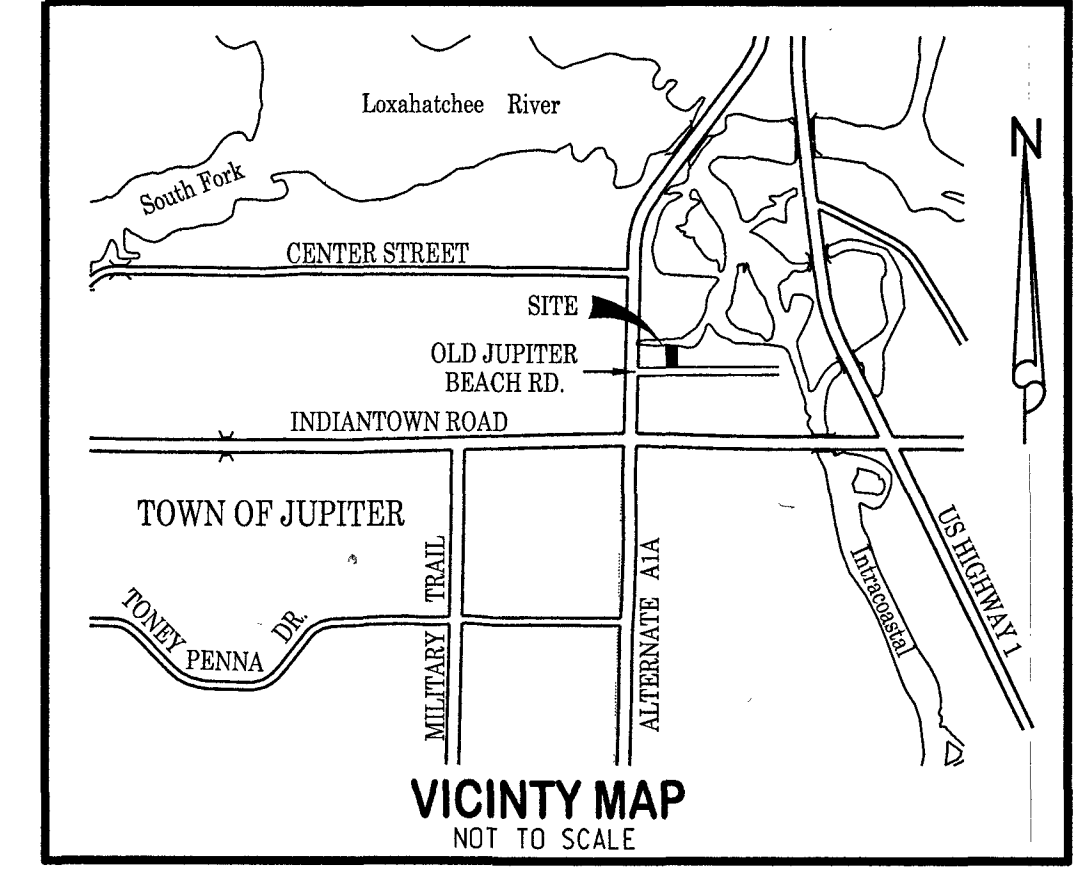
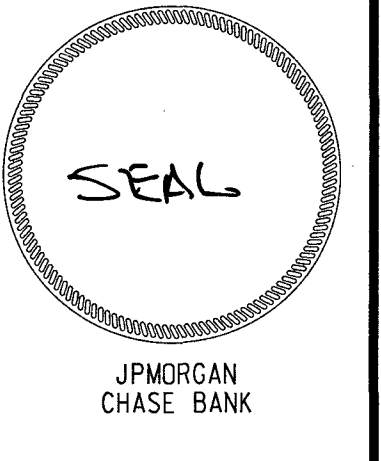
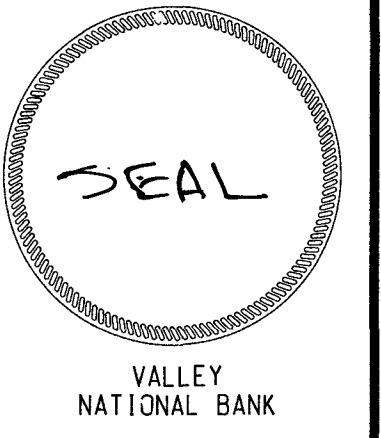
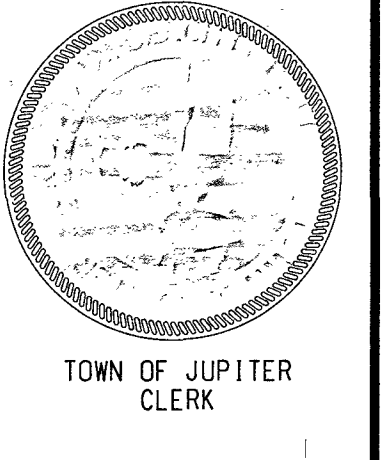
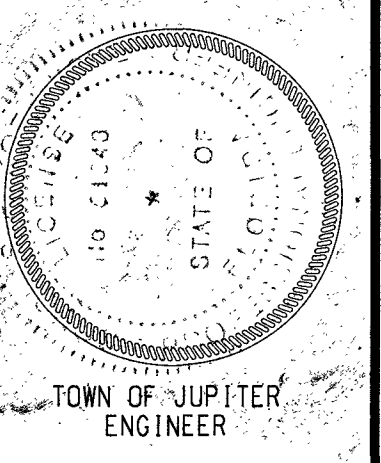
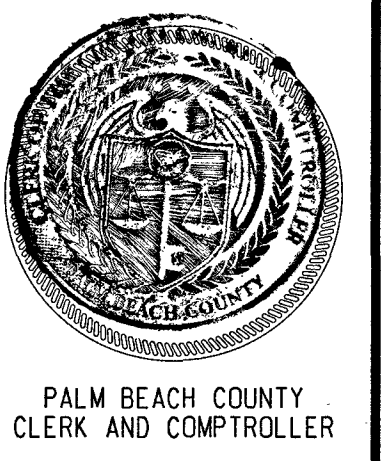


SIPOWSKI PLAT

BEING A REPLAT OF THE EAST HALF OF LOT 1 AND ALL OF LOT 3, PLAT OF HAZEL WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 3:41 P.M. This day of September, 2024, and duly recorded in Plat Book 138 on page(s) 35-36.
JOSEPH ABRUZZO
Clerk of the Circuit Court & County Clerk
By: *Joseph Abruzzo* D.C.



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MATTHEW H. SIPOWSKI AND KERRY L. SIPOWSKI, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS SIPOWSKI PLAT, BEING A REPLAT OF THE EAST HALF OF LOT 1 AND ALL OF LOT 3, PLAT OF HAZEL WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE EAST HALF OF LOT 1 AND ALL OF LOT 3, PLAT OF HAZEL WOOD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 68, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 6; THENCE ALONG THE WEST LINE OF SAID SECTION 6, SOUTH 01°08'00" WEST, A DISTANCE OF 1560.30 FEET; THENCE SOUTH 89°58'30" EAST, A DISTANCE OF 570.11 TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE AFORESAID EAST HALF OF LOT 1; THENCE ALONG SAID SOUTHERLY EXTENSION, NORTH 01°08'00" EAST, A DISTANCE OF 25.00 FEET TO THE SOUTHWEST CORNER OF THE SAID EAST HALF OF LOT 1 AND TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF THE SAID EAST HALF OF LOT 1, NORTH 01°08'00" EAST, A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF AFORESAID LOT 3; THENCE ALONG THE WEST LINE OF SAID LOT 3, CONTINUE NORTH 01°08'00" EAST, A DISTANCE OF 121.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3, SOUTH 88°35'10" EAST, A DISTANCE OF 3.39 FEET TO A POINT ON THE WEST LINE OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 30765, PAGE 1469, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE, NORTH 01°13'32" EAST, A DISTANCE OF 128.88 FEET TO THE MEAN HIGH WATER LINE OF THE FLORIDA EAST COAST RAILROAD CANAL; THENCE ALONG SAID MEAN HIGH WATER LINE FOR THE FOLLOWING THREE COURSES, SOUTH 83°15'24" EAST, A DISTANCE OF 6.36 FEET; THENCE SOUTH 79°19'17" EAST, A DISTANCE OF 9.04 FEET; THENCE SOUTH 84°44'07" EAST, A DISTANCE OF 81.38 FEET TO A POINT ON A LINE 670.00 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO, THE AFORESAID WEST LINE OF SECTION 6; THENCE PARALLEL TO SAID WEST LINE OF SECTION 6, SOUTH 01°08'00" WEST, A DISTANCE OF 121.37 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 3; THENCE ALONG THE EAST LINE OF SAID LOT 3, CONTINUE SOUTH 01°08'00" WEST, A DISTANCE OF 119.35 FEET TO THE NORTHEAST CORNER OF AFORESAID LOT 1; THENCE ALONG SAID EAST LINE OF LOT 1, CONTINUE SOUTH 01°08'00" WEST, A DISTANCE OF 155.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, NORTH 89°58'30" WEST, A DISTANCE OF 100.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.909 ACRES OR 39,592 SQUARE FEET MORE OR LESS.

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

- 1.) THE INGRESS & EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE FUTURE OWNERS OF LOT A, LOT B AND LOT C FOR SHARED INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL AND EQUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA, AND IS NOT DEDICATED TO THE PUBLIC.
- 2.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE FUTURE OWNERS OF LOT A, LOT B AND LOT C FOR SHARED DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL AND EQUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA, AND IS NOT DEDICATED TO THE PUBLIC.
- 3.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE, FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, WE, MATTHEW H. SIPOWSKI AND KERRY L. SIPOWSKI, HUSBAND AND WIFE, DO HERETO SET OUR HANDS THIS 9th DAY OF August, 2024.

WITNESS: *Kim Tasseu*
PRINT NAME: Kim Tasseu
WITNESS: *Glouia Velez*
PRINT NAME: Glouia Velez

WITNESS: *Kim Tasseu*
PRINT NAME: Kim Tasseu
WITNESS: *Glouia Velez*
PRINT NAME: Glouia Velez

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF August, 2024, BY MATTHEW H. SIPOWSKI AND KERRY L. SIPOWSKI, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: April 23, 2025

PRINT NAME: David C Tassell
COMMISSION NUMBER: HH 251214

MORTGAGEE'S JOINDER AND CONSENT

STATE OF New Jersey
COUNTY OF Passaic

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO 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 32678 AT PAGE 1983 AS AFFECTED BY THAT MORTGAGE SUBORDINATION AGREEMENT IN OFFICIAL RECORD BOOK 32723 AT PAGE 1057; AND ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 33182 AT PAGE 1903; ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL ALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, VALLEY NATIONAL BANK, A NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 2024.

WITNESS: *HA*
PRINT NAME: Adam Holte
WITNESS: *Robert John*
PRINT NAME: Robert John

ACKNOWLEDGEMENT:

STATE OF New Jersey
COUNTY OF Passaic

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF August, 2024, BY Thomas J. Vanderburgh AS Senior Vice President FOR VALLEY NATIONAL BANK, A NATIONAL BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 17, 2026
PRINT NAME: Joanne M Henning
COMMISSION NUMBER: 0050154854

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Arizona
COUNTY OF Maricopa

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 IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34023 AT PAGE 707 AND AS ASSIGNED IN OFFICIAL RECORD BOOK 34765, PAGE 429 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL ALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, JPMORGAN CHASE BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VP Document Execution AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF August, 2024.

WITNESS: *Randy Jese*
PRINT NAME: Randy Jese
WITNESS: *Angie Payton*
PRINT NAME: Angie Payton

ACKNOWLEDGEMENT:

STATE OF ARIZONA
COUNTY OF MARICOPA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 26th DAY OF August, 2024, BY Peggy L Moore AS VP Document Execution FOR JPMORGAN CHASE BANK, ON BEHALF OF THE BANK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8-16-2026
PRINT NAME: Cindy Fajardo
COMMISSION NUMBER: 63 2329

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, DAVID C. TASSELL, 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 IN MATTHEW H. SIPOWSKI AND KERRY L. SIPOWSKI; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: August 9, 2024
BY: *David C Tassell*
DAVID C. TASSELL
FLORIDA BAR NO. 406015

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: August 9, 2024
BY: *Richard Jerome Wilkie*
RICHARD JEROME WILKIE, P.S.M.
LICENSE NO. 5327
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST LINE OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST; SAID WEST LINE HAVING A BEARING OF SOUTH 01°08'00" WEST AS SHOWN ON THE PLAT OF HAZEL WOOD, RECORDED IN PLAT BOOK 68, PAGE 114, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2.) NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- 3.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 5.) THIS IS A REPLAT OF A PORTION OF HAZEL WOOD (PLAT BOOK 68, PAGE 114), ALL PREVIOUSLY PLATTED EASEMENTS, IF ANY, LOCATED WITHIN THIS LAND WILL REMAIN IN AFFECT AND NOT BE ABANDONED BY THE RECORDING OF THIS PLAT.
- 6.) THE LANDS DESCRIBED HEREON ARE THE SAME AS THOSE FEE SIMPLE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 30765, PAGE 1469 AND OFFICIAL RECORD BOOK 33182, PAGE 1901, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7.) THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

TOWN OF JUPITER APPROVAL:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 30th DAY OF August, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: *Doug P. Koenicke*
DOUG P. KOENICKE, P.E.
TOWN ENGINEER
"SIPOWSKI PLAT" IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF August, 2024.
BY: *Jim Kuretski*
JIM KURETSKI,
MAYOR
ATTEST: *Laura Cahill*
LAURA CAHILL,
TOWN CLERK

ABBREVIATIONS

- C = CENTERLINE
- FPL = FLORIDA POWER & LIGHT
- FND. = FOUND
- I.R. = IRON ROD
- L.R.E.C.D. = LOXAHATCHEE RIVER ENVIRONMENTAL DISTRICT
- MAC = MAG NAIL
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- PGS. = PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- U.E. = UTILITY EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

AREA TABULATION

	SQUARE FOOTAGE	ACRES
LOT A	15,500	0.356
LOT B	12,056	0.277
LOT C	12,036	0.276
TOTAL	39,592	0.909

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

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REF.	
FLD.	PG.
OFF. R.J.W.	JOB 22-122-306
CKD. D.C.L.	DATE 03/03/2023
	SHEET 1 OF 2
	DWG D22-122P

CFN 20240309767 PL BK 138 PG 35