

20210020753

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# LOVE STREET PLAT NO. 1

BEING A REPLAT OF A PORTION OF LOT 7, SUNI-SANDS, AS RECORDED IN PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

DECEMBER 2020 SHEET 1 OF 2

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 1116 LOVE STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "LOVE STREET PLAT NO. 1", BEING A REPLAT OF A PORTION OF LOT 7, SUNI-SANDS, AS RECORDED IN PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 7, SUNI-SANDS, AS RECORDED IN PLAT BOOK 23, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE ALONG THE EASTERLY LINE OF SAID LOT 7, NORTH 10°35'37" EAST, A DISTANCE OF 270.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY LINE, NORTH 10°35'37" EAST, A DISTANCE OF 414.81 FEET TO A POINT ON THE TRAVERSE LINE AS SHOWN ON SAID SUNI-SANDS; THENCE CONTINUE ALONG SAID EASTERLY LINE, NORTH 10°35'37" EAST, A DISTANCE OF 60.59 FEET TO A POINT ON THE MEAN-HIGH WATER LINE OF THE JUPITER RIVER; THENCE ALONG SAID MEAN-HIGH WATER LINE FOR THE FOLLOWING SIXTEEN COURSES: NORTH 28°31'44" WEST, A DISTANCE OF 1.77 FEET; THENCE NORTH 69°16'22" WEST, A DISTANCE OF 11.27 FEET; THENCE NORTH 79°32'34" WEST, A DISTANCE OF 5.77 FEET; THENCE NORTH 24°54'35" WEST, A DISTANCE OF 2.08 FEET; THENCE NORTH 76°01'32" WEST, A DISTANCE OF 6.74 FEET; THENCE NORTH 79°57'48" WEST, A DISTANCE OF 12.19 FEET; THENCE NORTH 71°45'02" WEST, A DISTANCE OF 14.13 FEET; THENCE NORTH 74°37'31" WEST, A DISTANCE OF 26.59 FEET; THENCE SOUTH 12°57'51" WEST, A DISTANCE OF 1.63 FEET; THENCE NORTH 75°00'28" WEST, A DISTANCE OF 11.34 FEET; THENCE SOUTH 50°46'28" WEST, A DISTANCE OF 8.35 FEET; THENCE SOUTH 26°37'58" WEST, A DISTANCE OF 8.48 FEET; THENCE NORTH 74°46'14" WEST, A DISTANCE OF 22.71 FEET; THENCE NORTH 57°46'48" WEST, A DISTANCE OF 25.23 FEET; THENCE NORTH 70°56'20" WEST, A DISTANCE OF 31.71 FEET; THENCE NORTH 73°30'15" WEST, A DISTANCE OF 17.44 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 7; THENCE ALONG SAID WESTERLY LINE, SOUTH 10°35'37" WEST, A DISTANCE OF 18.07 FEET TO A POINT ON SAID TRAVERSE LINE AS SHOWN ON SUNI-SANDS; THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH 10°35'37" WEST, A DISTANCE OF 419.24 FEET TO A POINT 265.57 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 7; THENCE PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 7, SOUTH 63°40'23" EAST, A DISTANCE OF 100.00 FEET TO A POINT ON THE EASTERLY LINE OF THE WEST HALF OF SAID LOT 7; THENCE ALONG SAID EASTERLY LINE OF THE WEST HALF OF LOT 7, NORTH 10°35'37" EAST, A DISTANCE OF 4.43 FEET; THENCE PARALLEL TO THE SAID SOUTHERLY LINE OF LOT 7, SOUTH 63°40'23" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.012 ACRES OR 87,629 SQUARE FEET MORE OR LESS.

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

1.) PARCELS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR 1116 LOVE STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER AND/OR OWNERS OF PARCELS 1, 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, AS THEIR OWNERS MAY AGREE, WITHOUT RECOURSE TO THE TOWN OF JUPITER, THE PHYSICAL PARKING SPACES AND ACCESS ON PARCEL 3 ARE TO BE SHARED BY THE OWNERS OF PARCELS 1, 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, PARCELS 1, 2 AND 3 ARE AFFECTED BY A BENEFICIAL OFF-SITE SHARED PARKING AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 31446, PAGE 1335, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2.) TRACT "A" (RIGHT-OF-WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER IN FEE SIMPLE ABSOLUTE, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS AND FOR UTILITY AND DRAINAGE PURPOSES. THE FOLLOWING SUMMARIZES AND DOES NOT SUPERSEDE THE LOVE STREET PROJECT AGREEMENT TO INSTALL AND MAINTAIN IMPROVEMENTS IN PUBLIC RIGHTS OF WAY TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AFTER THIS PLAT IS RECORDED, PURSUANT TO THAT AGREEMENT. (1) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE IMPROVEMENTS WITHIN TRACT "A" MAINTAINED BY THE OWNERS OF TRACTS 1, 2 AND 3 SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY SUCH IMPROVEMENTS FOR PUBLIC SAFETY OR OTHER PUBLIC PURPOSES AND (2) SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY SUCH IMPROVEMENTS, THE TOWN MAY REQUIRE THE OWNERS, ASSIGNS OR SUCCESSORS OF PARCELS 1, 2 AND 3 TO PAY ALL OR PART OF THE TOWN'S COST FOR SAID MAINTENANCE.

3.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE, AND ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY OR OTHER TELECOMMUNICATION SERVICES DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

4.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE, AND ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

5.) THE EMERGENCY ACCESS EASEMENT, AS SHOWN HEREON, IS NON-EXCLUSIVE, AND IS HEREBY DEDICATED FOR ACCESS OF POLICE, FIRE AND EMERGENCY VEHICLES AND SHALL BE MAINTAINED UNOBSTRUCTED BY LANDSCAPING, BENCHES, PLANTERS AND SIMILAR, WITH THE EXCEPTION OF BOLLARDS, SO AS TO ENSURE PROPER ACCESSIBILITY AND USE AT ANY TIME.

6.) THE PUBLIC PEDESTRIAN EASEMENT, AS SHOWN HEREON, IS NON-EXCLUSIVE, AND IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF 1116 LOVE STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE IMPROVEMENTS WITHIN THE PUBLIC PEDESTRIAN EASEMENT SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY SUCH IMPROVEMENTS FOR PUBLIC SAFETY OR OTHER PUBLIC PURPOSES. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY IMPROVEMENTS, THE TOWN MAY REQUIRE THE OWNERS, ASSIGNS OR SUCCESSORS OF PARCELS 1, 2 AND 3 TO PAY ALL OR PART OF THE TOWN'S COST FOR SAID MAINTENANCE.

7.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE 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 SHOWN BY 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, 1116 LOVE STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, JIMCO MGT., LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 28th DAY OF DECEMBER, 2020.

1116 LOVE STREET, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JIMCO MGT., LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

WITNESS: Julie Hurst  
PRINT NAME: Julie Hurst

WITNESS: Say Cunningham  
PRINT NAME: Say Cunningham

BY: Charles R. Modica  
CHARLES R. MODICA  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 28th DAY OF DECEMBER, 2020, BY CHARLES R. MODICA AS MANAGER FOR JIMCO MGT., LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF 1116 LOVE STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 09/18/2022

Dawn Marie Cox  
SIGNATURE

Dawn Marie Cox  
(PRINTED NAME) - NOTARY PUBLIC

### MORTGAGEE'S JOINDER AND 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 IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30752 AT PAGE 767 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, MONAM FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, JIMCO MGT., LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 28th DAY OF DECEMBER, 2020.

MONAM FINANCIAL, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JIMCO MGT., LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

WITNESS: Julie Hurst  
PRINT NAME: Julie Hurst

WITNESS: Say Cunningham  
PRINT NAME: Say Cunningham

BY: Charles R. Modica  
CHARLES R. MODICA  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 28th DAY OF DECEMBER, 2020, BY CHARLES R. MODICA AS MANAGER FOR JIMCO MGT., LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF MONAM FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 09/18/2022

Dawn Marie Cox  
SIGNATURE

Dawn Marie Cox  
(PRINTED NAME) - NOTARY PUBLIC

### MORTGAGEE'S JOINDER AND 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 IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 30752 AT PAGE 837 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, MONAM WEST FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, JIMCO MGT., LLC, A FLORIDA LIMITED LIABILITY COMPANY, BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS DAY OF DECEMBER, 2020.

MONAM WEST FINANCIAL, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: JIMCO MGT., LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER

WITNESS: Julie Hurst  
PRINT NAME: Julie Hurst

WITNESS: Say Cunningham  
PRINT NAME: Say Cunningham

BY: Charles R. Modica  
CHARLES R. MODICA  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 28th DAY OF DECEMBER, 2020, BY CHARLES R. MODICA AS MANAGER FOR JIMCO MGT., LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE MANAGER OF MONAM WEST FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 09/18/2022

Dawn Marie Cox  
SIGNATURE

Dawn Marie Cox  
(PRINTED NAME) - NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, RICHARD D. PERCIC, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT: (A) I HAVE EXAMINED TITLE TO THE HEREOIN-DESCRIBED PROPERTY THROUGH DECEMBER 8, 2020 AT 11:00 P.M.; (B) TITLE TO THE PROPERTY IS VESTED IN 1116 LOVE STREET, LLC, A FLORIDA LIMITED LIABILITY COMPANY; (C) TAXES FOR THE YEAR, 2020, AND PRIOR YEARS HAVE BEEN PAID; (D) THE FOLLOWING MORTGAGES ENCUMBER THE PROPERTY:

- 1. LEASEHOLD MORTGAGE AND SECURITY AGREEMENT GIVEN BY MONAM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO MONAM FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JULY 16, 2019, IN OFFICIAL RECORDS BOOK 30752, PAGE 767; AND
- 2. LEASEHOLD MORTGAGE AND SECURITY AGREEMENT GIVEN BY MONAM WEST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO MONAM WEST FINANCIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RECORDED JULY 16, 2019, IN OFFICIAL RECORDS BOOK 30752, PAGE 837;

BOTH RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND (E) THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/3/2020

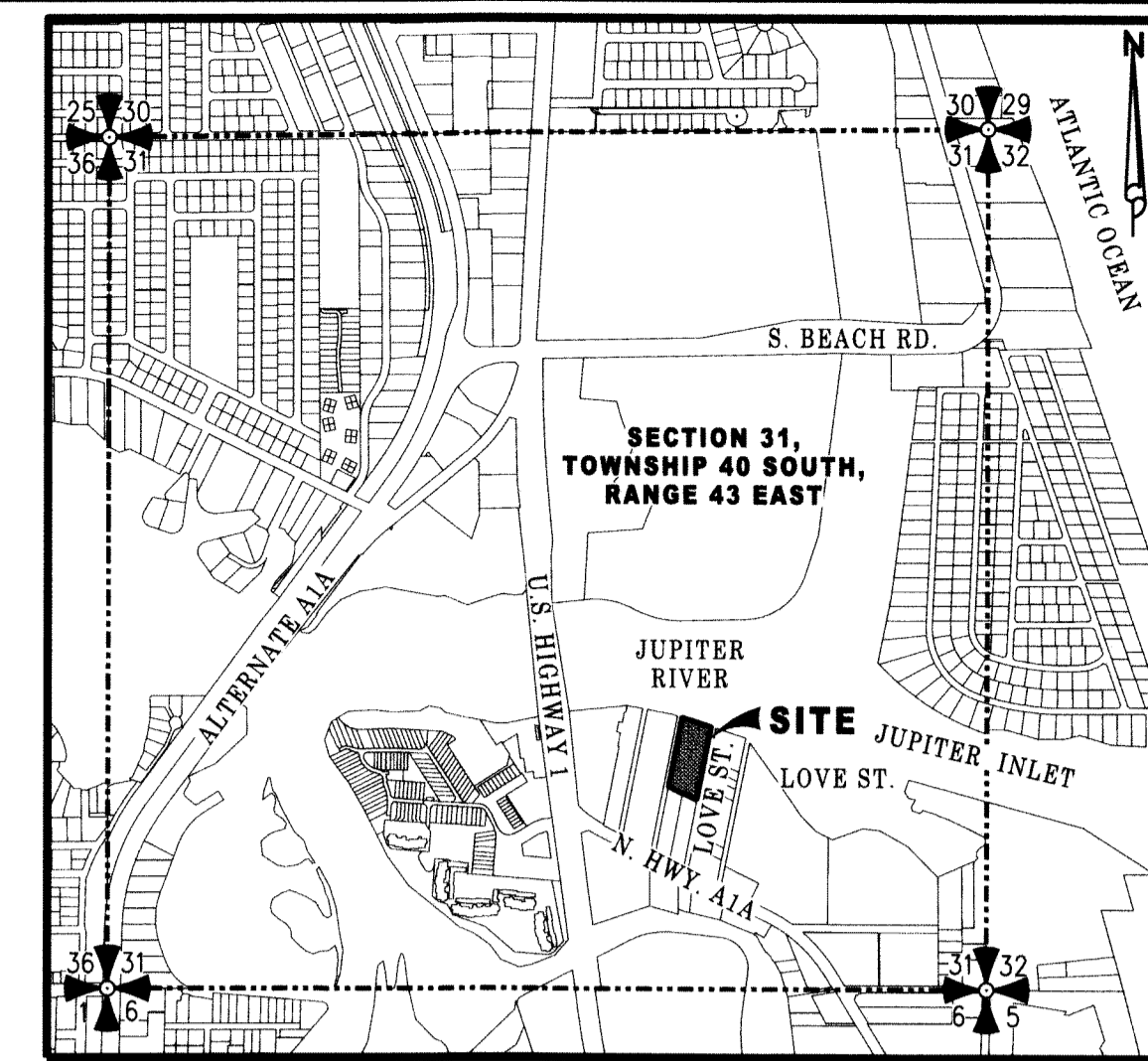
BY: Richard D. Percic  
RICHARD D. PERCIC, ATTORNEY  
FLORIDA BAR NO. 373184

### 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.") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH 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 THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: DECEMBER 18, 2020

BY: David C. Lidberg, P.S.M.  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA



### SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE RELATIVE TO THE CENTERLINE OF LOVE STREET, SAID CENTERLINE HAVING A BEARING OF NORTH 10°35'37" EAST.
- 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 LOT 7 SUNI-SANDS (PLAT BOOK 23, PAGE 5). ALL PREVIOUSLY PLATTED EASEMENTS, IF ANY, LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 6.) 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 28th DAY OF December, 2020, 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. Koennicke, P.E.  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"LOVE STREET PLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF December, 2020

BY: Todd R. Wodraska,  
TODD R. WODRASKA,  
MAYOR

ATTEST: Laura Cahill,  
LAURA CAHILL,  
TOWN CLERK

### LEGEND / ABBREVIATIONS

- C = CENTERLINE
- FPL = FLORIDA POWER & LIGHT
- FND = FOUND
- I.R. = IRON ROD
- L.R.E.C.D. = LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
- N.A.V.D. = NORTH AMERICAN VERTICAL DATUM
- NO. = NUMBER
- D.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
- CB = CHORD BEARING
- D = DELTA
- L = LENGTH
- R = RADIUS
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

### AREA TABULATION

PARCEL	SQUARE FOOTAGE	ACRES
PARCEL 1	15,007	0.344
PARCEL 2	17,317	0.398
PARCEL 3	48,760	1.120
TRACT "A"	6,545	0.150
TOTAL	87,629	2.012

**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD:	K:\UST \ 314043 \ 23-05 \ 18-019 \ 18-019-306 \ 18-019-306.DGN		
REF:			
FLD:	FB.	PG.	JOB 18-019-306
OFF:	R.J.W.		DATE 02/19/2020
CKD:	D.C.L.	SHEET 1 OF 2	DWG. 018-019P

