

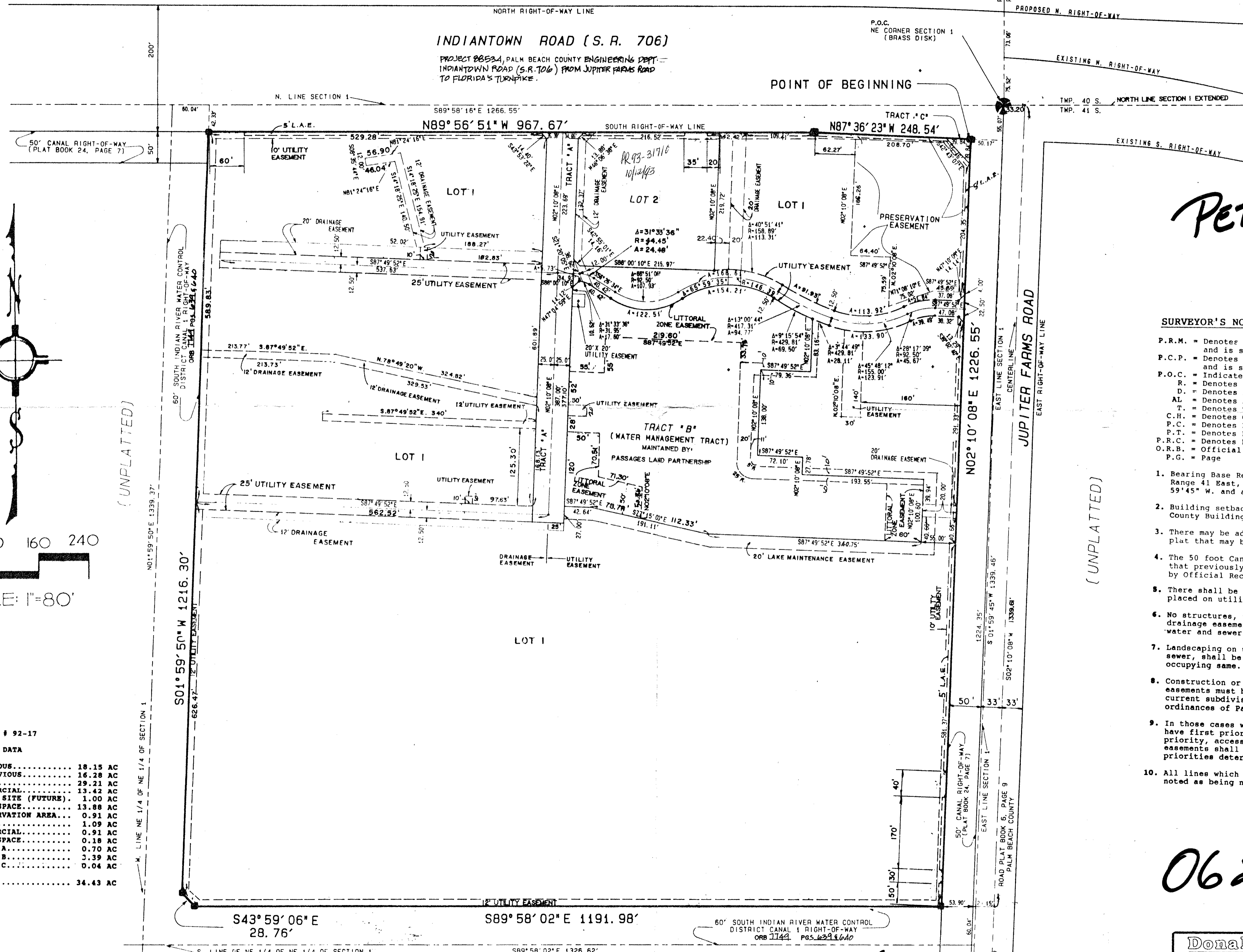
JUPITER FARMS COMMUNITY SHOPPING CENTER, P.C.D.

(PHILO FARMS)
(PLAT BOOK 3, PAGE 11)

BEING A REPLAT OF A PORTION OF THE REPLAT OF JUPITER FARMS AND GROVES, AS RECORDED IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. APRIL, 1993 SHEET 2 OF 2

623-001

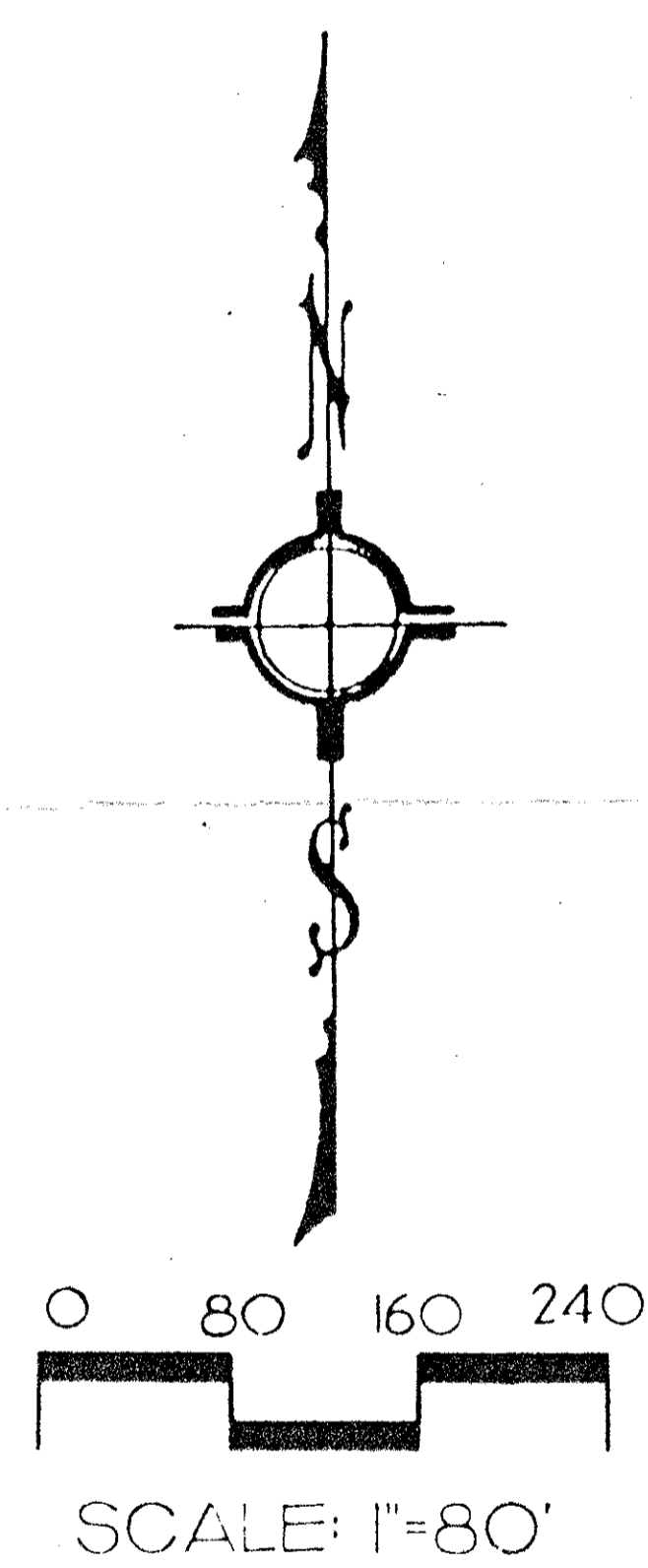
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PET. 92-17

SURVEYOR'S NOTES

- P.R.M. = Denotes Permanent Reference Monument with disk LS 2608 and is shown thus: [Symbol]
 - P.C.P. = Denotes Permanent Control Point with disk LS 2608 and is shown thus: [Symbol]
 - P.O.C. = Indicates Point of Commencement
 - R. = Denotes Radius
 - D. = Denotes Delta (Central curve angle)
 - AL = Denotes Arc Length
 - T. = Denotes Tangent
 - C.H. = Denotes Chord Bearing and Distance
 - P.C. = Denotes Point of Curvature
 - P.T. = Denotes Point of Tangency
 - P.R.C. = Denotes Point of Reverse Curvature
 - O.R.B. = Official Record Book
 - P.G. = Page
1. Bearing Base Reference: East line of Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida is assumed to bear S.01 59'45" W. and all other bearings shown hereon are based thereon.
 2. Building setback lines shall be no less than required by Palm Beach County Building and Zoning regulations.
 3. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
 4. The 50 foot Canal Right of Way recorded in Plat Book 24, Page 7 that previously abutted the North property line has been abandoned by Official Record Book 1149, Page 641.
 5. There shall be no building or any kind of construction placed on utility or drainage easements.
 6. No structures, trees, or shrubs shall be placed on drainage easements or on utility easements provided for water and sewer use.
 7. Landscaping on utility easements other than water and sewer, shall be with the approval of all utilities occupying same.
 8. Construction or landscaping upon lake maintenance easements must be in conformance with all requirements of current subdivision, building and zoning codes, and/or ordinances of Palm Beach County.
 9. In those cases where easements overlap, drainage shall have first priority, utilities shall have second priority, access shall have third priority, and all other easements shall be subordinate to these with their priorities determined by the use of rights granted.
 10. All lines which intersect curved lines are radial unless noted as being non-radial (N.R.).



PETITION # 92-17

LAND USE DATA

1. PERVIOUS.....	18.15 AC
2. IMPVIOUS.....	16.28 AC
3. LOT 1.....	29.21 AC
COMMERCIAL.....	13.42 AC
CIVIC SITE (FUTURE).....	1.00 AC
OPEN SPACE.....	13.88 AC
PRESERVATION AREA.....	0.91 AC
4. LOT 2.....	1.09 AC
COMMERCIAL.....	0.91 AC
OPEN SPACE.....	0.18 AC
5. TRACT A.....	0.70 AC
6. TRACT B.....	3.39 AC
7. TRACT C.....	0.04 AC
TOTAL.....	34.43 AC

FLOOD ZONE B
FLOOD MAP # 050B
ZONING AR
QUAD # 56
ZIP CODE 33418
RVD NAME Jupiter Farms & Groves

T&E = 762

0623-001,
7/11

Donald D. Daniels, Inc.

JUPITER FARMS COMMUNITY SHOPPING CENTER