# SHEET 2 OF 8 SHEET 7 OF 8 SHEET 5 OF 8 SHEET 4 KEY MAP LOCATION MAP

# REWHAVEN - 7A AT ABACOA

BEING A REPLAT OF ALL OF TRACT RN7A ACCORDING TO THE PLAT OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163. INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST. TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 8

JUNE, 1997



THIS DISTRIBATION PREPARED BY
PENTY C. WHITE, PISM 4213, STATE OF FLORIDA
LINGUIS, COLLE AND WEER DO.
ENGINEERS FLANGERS SURVEYORS
420 COLLICIA DRIVE
WEST PAUM SEACH, FLORIDA



#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA HOMES, INC., A FLORIDA COPPORATION, OWNER OF THE LAND SHOWN HEREON AS "NEWHAVEN — 7A AT ABACOA," BEIG A REPUT OF ALL OF TRACT RATA ACCORDING TO THE PLAT ABACOA, PLAT NO. 1, AS RECORDED IN PLAT BOOK 7B, PACES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PAUM BEACH COUNTY, FLORIDA. LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RAINGE 42 EAST.

CONTAINING 41 93 ACRES, MORE OR LESS.

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

- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICALLU IN PERRETUITY FOR THE CONSTRUCTION AND MAINTENANCE 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWHAVEN AT ABACOA HOMEOWHERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE TOWN OF JUPITER AND THE ABACOA PROPERTY OWNERS ASSEMBLY, INC., SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO OFFRATE AND MAINTAIN ANY PORTION OF THE DRAMAGE ASSEMENTS SHOWN ON THIS PLAT WHICH ARE ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS WHICH ARE DEDICATED TO THE TOWN.

- 3. TRACTS "BT1" AND "BT2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWHAVEN AT AUACOA HOMEOWNERS ASSICIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSICIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PAUM BEACH COUNTY OR THE TOWN OF JUPITER.
- 4. TRACTS "OSI" THROUGH "OSIA", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWHAVEN AT ABACCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MANIENANCE OBLICATION OF SAID ASSOCIANT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PAUM BEACH COUNTY OR THE TOWN OF JUPITER.
- 5. TRACTS "PA1" THROUGH "PAS", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWHAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC., IF'S SUCCESSORS AND ASSIGNS, FOR PEDESTRUM ACCESS PURPOSES AND ARE THE PERFETUAL MAINTENANCE OBLIGATION OF SAND ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE TOWN OF JUPITLIR.
- 6. TRACIS "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWHAVEN AT BARCON HONEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREAS AND ARE THE PERPETUAL MENTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, "THOUT RECOURSE TO PALM BEACH COUNTY OF THE TOWN OF JUPTER, WITHOUT MODIFING THE FOREOGNIC DEDICATION AND MAINTENANCE DUTIES, THE OWN AREA OF TRACT "B" SHALL BE, AND REMAIN, ACCESSIBLE TO THE PUBLIC.
- 7. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PERPETUAL. USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE DRAINAGE FACILITIES LYING WITHIN TRACT "A" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER, WITHOUT RECOURSE TO PALM BEACH COUNTY.

NEWHAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING AND ITELICATION FACILITIES WITHIN TRACT "A". AS SHOWN HEREON, PROVIDED PLANS ARE SUBJUTTED, APPROVED AND PERMITTED PER THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE PERPETUAL MAINTERNANCE OBLICATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE TOWN OF JUPITER.

- 8. TRACTS "E" AND "I", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWHAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC INNERSES/ERRESS, UTILITY AND DIAMAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLICATION OF SAN ASSOCIATION, IS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PAUL BEACH COUNTY OR
- 9. THE WALL EASEMENTS, AS SHOWN HEREON, ARE MEREBY DEDICATED TO THE NEWHAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR WALL EASEMENT PURPOSES AND ARE THE PEPIPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PLAIM BEACH COUNTY OR THE TOWN OF
- 10. THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NEWHAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIONS, FOR PEDESTRIAN ACCESS PURPOSES AND LATE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSOR AND ASSIONS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE TOWN OF JUPITER.
- 11. EACH DRIVEWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ABUTTING LOT DIWER, THEIR SUCCESSORS AND ASSIGNS, FOR INGRESS AND ERRESS PURPOSES AND IS THE PERFETURE MAINTENANCE ORLICATION OF SAID LOT OWNER, THEIR SUCCESSORS, AND ASSIGNS, WITHOUT RECOURSE TO THE MEM-MEAN AT ABACCA HOLLEDWILERS (SSOCIATION, INC., OR THE TOWN OF

SSOCIATION: INC.

NOTARY FOR

NEWHAVEN AT ABACOA HOMEOWNERS

ABACOA HENEGLING

# 12, THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR ACCESS TO AND MANTENANCE OF LIFT STATION FACILITIES.

- 13. THE PUBLIC SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NEWHAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSOCIATION, PERSTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLICATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OF THE TOWN OF JUPITER.
- 14. THE BELL SOUTH EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BELL SOUTH TELEPHONE COMPANY FOR THE INSTALLATION AND MAINTENANCE OF TELEPHONE FACILITIES.

IN WITNESS WHEREOF, ABACOA HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_L\_\_ DAY OF \_\_\_\_\_ AO NEW DEEL\_\_\_ 1997.

Aux Cairelle P.

PRINT NEWF. WILLIAM C. SHANGON

WITNESS: Identifica Scalamander PRINT NAME: Christine Scalamandas

A CHANDWILEDGE SETT:

BEFORE ME PERSONALLY APPEARED RODEPT S. KAIRALLA, WHO IS PERSONALLY KNOWN BEHURL ME PERSONALLY APPEARED ROBE?\* S. KAIRALIA, WHO IS PERSONALLY KNOWN TO ME OR HAVE PRODUCED.

WHO EXECUTED THE FORECOING INSTRUMENT AS PRESIDENT OF ABACOA HOMES, NC., A FLORIDACIONE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE HE THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FORECOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE EATHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS HE DAY OF Wovember, 1997. MY COMMISSION EXPIRES: Q-qust 31, 1998

NOTARY PUBLIC: Chiefine Scalama de PRINTED NAME: Christine Scalamondee

ACCEPTANCE OF RESERVATIONS:

THE NEWHAVEN AT ABAGDA HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREBON, AND LEREBY ACCEPTS ITS MAINTENANCE DELICATIONS FOR SAME AS STATED HEREON, DATED THIS 11 DAY OF MOVEN SET 1997.

NEWHAVEN AT ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
BY CHARLES H. HAITHWAY
CHARLES H. HAITHWAY

WITNESS: William & Show PRINTED NAME WILLIAM E. SHANDON

WITNESS Churchen Sentemandre PRINTED NAME: Christine Scalamandee

CHESTINE SCALAMANDRE

## ACANON/LEDGEMENT:

STATE OF Florida

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALL BEFORE WE PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME. ON HAD PRODUCED INSTRUMENT AS PRESIDENT OR MEMBERS ABOUTED THE FORECOING INSTRUMENT AS PRESIDENT OR INSTRUMENT AS PRESIDENT OR INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE SECURED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND HAT THE SEAL AFFINED TO THE FORECOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND HAT IT WAS AFFINED TO SAID INSTRUMENT BY DUE OF A REQUIRE CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS ILL DAY OF LOWERD ER 1997. MY COMMISSION EXPIRES: Qcg. 31,1998

NOTARY PUBLICIAL Fine Sealannels PRINTED NAME Christine Scalemander

#### MORTGAGEE'S CONSISTIT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTIGACE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSIST OF THE DECLATION OF THE LAND DESCRIBED IN SAU DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTIGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 2519 A PROX (20%) OF THE PUBLIC RECORDS OF PAUL BEACH COUNTY FLORIDA, SHALL BE SUBGRDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHILLOF, THE SUD CORPORATION HAS CAUSED THESE PRESENTS TO BE SICKED BY ITS EXEC. VICE PRES. AND ITS CORPORATE SEAL TO BE AFTIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12.

DAY OF NOVENCE ! 1997.

FIDEL TY FEDERAL SAVINGS BANK OF FLORIDA A FLORIDA CORPORATION

Ur Christopher A Cool PRINT NAME: CHRISTOPHER H. COOK

PRINT TITLE: EXECUTIVE VICE PRESIDENT

WITNESS STAZ PRINT NAMESTACKY K ZHADPODOCKY

WITNESS: D'Olie E. Sham

PRINT NAME: WILLIAM E. SHAMON

## ACCOUNT DESCRIPTIONS

BEFORE ME PERSONALLY APPEARED (MENTICEME H. COSE. WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED RESEASONALLY ESTED AT A SUBENIFICATION. AND WHO EXCUTED THE ROBGEOING INSTRUMENT AS ESTED AT A SUB-INFIGURATION, AND ACKNOWLEDGED TO AND BEFORE THE THAT HE EXECUTED SUBH INSTRUMENT AS SUCH OFFICER OF SUB OFFICENTIAL THAT THE SEAL AFFIRED TO THE FORECOING INSTRUMENT IS THE CORPORATE SEAL OF SUBHICE OF SUBHICE OF SUBHICE AND HAVE THAT IT WAS AFFIRED TO SUBHICE OF SU

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF NOVEMBER 1997 MY COMMISSION EXPIRES:

NOTARY PUBLIC: SALES AND PAINCRY

#### TITLE CONTENCATION

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., A TITLE INSURANCE COMPANY AS DULY LOCANSED IN THE STATE OF FLORIDA. DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROFERTY. THAT WE FIND THE TITLE TO THE PROFERTY IS VESTED TO ABACOA HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTCAGES NOT SATISFIED OR RELEASED OF RECORD NOT ONTHERINES TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER RECUMBRANCES OF RECORD NO.

AMERICAN TITLE OF THE PALM BEACHES, LTD. BY: AMERICAN TITLE OF THE SOUTHEAST, INC. ITS GENERAL PARTNER

DATE: NOV. 12, 1597

BY WILLIAM E. SHANNON, PRESIDENT

#### RELEASE OF RESERVATION

STATE OF FLORIDA COUNTY OF PALM BEACH

THAT PORTION OF THE 50 FOOT BUFFER AS DEDICATED BY THE PLAT OF ABACDA PLAT NO. 1 AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, PUBLIC REDORDS OF PLAN BEACH COUNTLY LYING WITHIN TRACT AS SHOWN HEREON, IS HEREBY RELEASED AND ABANDONED THIS LYDNA OF LACEMBLE. 1997.

WITNESS: Wai 2.86. PRINTED NAME: WILLIAM E. SHAWAU

WITNESS: / Kurkeni Jealamander. PRINTED NAME: Christine Scalamondic

### ACCOMPLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BARRY J. WALKER, WHO IS PERSONALLY KNOWN TO ME, OR LIAST-PROBMECO

AS HERMITICATION, AND MHO EXECUTED THE FORECOME INSTRUMENT AS PRESIDENT OF ABADOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT FOR PROPIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXCUTED SUCH INSTRUMENT AS SUCH OFFICER OF SUID CORPORATION, THAT THE SEAL AFFIXED TO THE FORECOME INSTRUMENT IS THE CORPORATION, THAT THE SEAL AFFIXED TO THE FORECOME AFFIXED TO SUID INSTRUMENT IS THE CORPORATION ESTAIL OF SUID CORPORATION AND THAT IT WAS AFFIXED TO SUID INSTRUMENT IN THE FORE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF November 1997. MY COMMISSION EXPIRES: Quq. 31, 1998

NOTARY PUBLIC: Charlies Scalauande PRINTED NAME: Christine Scolamandue .

# LOXMATCHE RIVER GAVERNALENTAL CONTROL DESTRICT ACCEPTANCE

THE LOXANATCHEE BIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE UPT STATION EXCEPT. AS SHOWN HEREON, FOR ACCESS AND MAINTENANCE PURPOSES FOR THE PROPERTY OF THE PROPE

BY: (Leto 2 Get PRINT NAME: CLINTON R. YERKES

# MORTHERN PALM ESACH COUNTY INSPROVENSIAT LISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT; AND HEREBY ACKNOWLEDGES THAT THE DISTRICT'S EXISTING WATER MANAGEMENT MAINTENANCE EASEMENT, AS RECORDED IN PLAT BOOK? PAR AT PAGES 145 THROUGH 163, INCLUSIVE, PUBLIC RECORDED BY PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PAIM BEATH COUNTY INFROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PILIENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED BY AND WITH HE AUTHORITY OF ITS BOARD OF SUPERMISORS, THIS SEADER OF DESCRIPTIONS.

THIS SENDLY OF DECEMBER, 1997.

NORTHEON PALM BEACH CORNY WIPROVENIENT DISTRICT

WILLIAM L. KERNELAKE, PRESIDENT

BOARD OF SUPERVISORS

ATTEST:

BURNEL, SECRETARY

BOARD OF SUPERVISORS

#### TOWN OF JUPITER ACCEPTANCE

"HEMBIAVER - 7A AT ABACOA P.U.D." IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF  $D\in\mathcal{CEMBCR}$ ., 1997.

KAREN GOLONKA MAYDR BY: Douglas Koennick, P.E.

DOUGLAS KDENNICKE, P.E.

TOWN ENGINEER BY: Jall M Boyla.

SALLY BOYLAN
TOWN CLERK

# SURVEYORS CENTIFICATES

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 "AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; MAT THAT AND SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; MAT THAT WAND THAT PERMANENT CONTROL POINTS (F.P.M.S.\*) HAVE BEEN PLACED AS ROUGHED BY LAW AND THAT PERMANENT CONTROL POINTS (F.P.M.S.\*) HAVE BEEN PLACED AS ROUGHED MY AND THAT THE FURNIES OF 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.

DATE: 12-09-97

PERPY C. WHITE PROFESSIONAL LAND SURVEYOR STATE OF FLORIDA

# SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED, STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUCTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTHWEST ONE-OUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEATING OF NOOTS-14\*\*C.

2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT PECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

3. CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME AS WELL AS APPROVAL OF THE TOWN REGINER, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS SIDEWALKS AND SIMILAR SUFFACE CONSTRUCTION.

4. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

SCALE PARTIES ANDWA ARE GRID
DATUM NAD '83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
CODRIDINATS SYSTEM = 1883 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000077
SCALE FACTOR = 1.0000077
ACTOR = CRID DISTANCE
GROUPS STATEMENT EXAMINED, EMOSTAS HE'S (CRID BEARING)
NODOSSOS (PLAN ESCANDE), EMOSTAS H'S (CRID BEARING)
BEARING CLI'N = 0.0000007 COUNTERCLOCKWISE (PLAT TO GRID)

6. ALL LINES SITERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED. UNITY OF THERWISE NOTED HEREIN, ALL EASEMENTS AND DEDICATIONS DESCRIBED ABACOA PLATING. 1 SHALL SURVIVE THIS REPLATING.

COTTICIAL KRITATIV CELL OFFICE AND 31,1680

A198 SHEET 1 OF 8

FIDELTTY FEDERAL SAVINGS BANK OF FLORIDA

NOTARY FOR FIDELITY FEDERAL SAVINGS BANK OF FLORIDA

SURVEYOR







