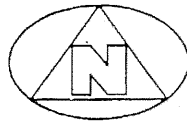
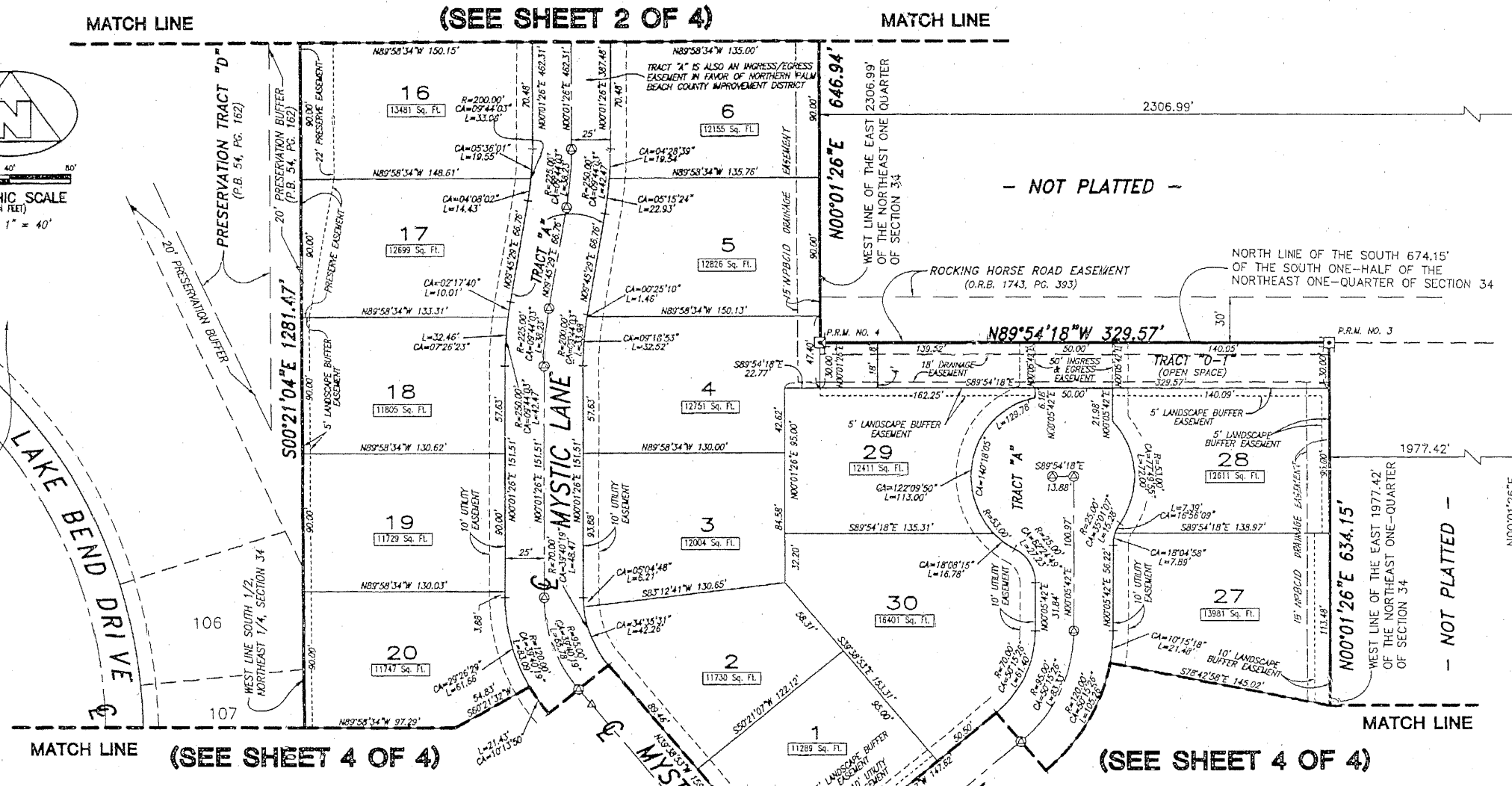


LYING AND BEING IN THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.



GRAPHIC SCALE
(IN FEET)
SCALE: 1" = 40'

THE SHORES PLAT 1
(PLAT BOOK 54, PAGE 162)



LEGEND:

- 1. [Symbol] DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
- 2. [Symbol] DENOTES A SET #2424 PERMANENT CONTROL POINT (P.C.P.).
- 3. [Symbol] DENOTES RADIAL LINE
- 4. N = 123456.789 INDICATES NORTHING COORDINATE
- E = 123456.789 INDICATES EASTING COORDINATE

GENERAL NOTES & RESTRICTIVE COVENANTS:

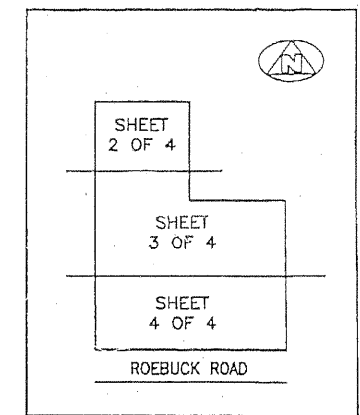
1. BUILDING SETBACKS SHALL CONFORM TO TOWN OF JUPITER ZONING CODE.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

COORDINATE, DISTANCE, AND BEARING NOTES:

1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE GRID AZIMUTH BEARING OF SOUTH 00°21'04" EAST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
4. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000034053 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

| P.R.M. COORDINATE DATA | | |
|------------------------|--------------|--------------|
| P.R.M. No. 1 | N= 951630.56 | E= 938316.20 |
| P.R.M. No. 2 | N= 951629.47 | E= 938975.51 |
| P.R.M. No. 3 | N= 952263.64 | E= 938975.77 |
| P.R.M. No. 4 | N= 952264.19 | E= 938646.19 |
| P.R.M. No. 5 | N= 952893.15 | E= 938646.45 |
| P.R.M. No. 6 | N= 952912.05 | E= 938308.35 |

| PALM BEACH COUNTY CONTROL MONUMENT COORDINATE DATA | | |
|--|---------------|---------------|
| NE CORNER SEC. 4, T41S, R42E | N= 948955.351 | E= 935655.730 |
| N 1/4 CORNER SEC. 3, T41S, R42E | N= 948920.943 | E= 938332.801 |



KEY MAP
(NOT TO SCALE)

THIS INSTRUMENT WAS PREPARED BY WILSON R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA

BENCH MARK
Land Surveying and Mapping, Inc.
4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
Tel: (561) 844-9559 Fax: (561) 848-2102

RECORD PLAT
MYSTIC COVE

| | | | |
|--------------|------|-----------|----------------|
| DOWN G. DATE | FB | DATE | WO.# |
| SKD | FILE | P3109.DWG | SCALE 1" = 40' |

SHEET 3 OF 4