



Location Map

# ABACOA PLAT NO. 2

A Portion of Sections 13 and 14, Township 41 South, Range 42 East  
Town of Jupiter, Palm Beach County, Florida

This Instrument prepared by James E. Park, P.S.M.  
Williams, Hatfield & Stoner, Inc. - Engineers Surveyors Environmental Scientists  
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

September, 1999

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## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREIN.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 27<sup>th</sup> DAY OF September, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: *[Signature]* BY: *[Signature]*  
PETER L. PIMENTEL, SECRETARY TESULA N. STEWART, PRESIDENT  
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

## TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 27 DAY OF September, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08 (1), FLORIDA STATUTES.

DOUG P. KOENIGKE, P.E.  
TOWN ENGINEER

"ABACOA PLAT NO. 2" IS HEREBY APPROVED FOR RECORD  
THIS 27 DAY OF September, 1999.

BY: *[Signature]*  
KAREN COLOMBA  
MAYOR

ATTEST: *[Signature]*  
SALLY BOYLAN  
TOWN CLERK

NORTHERN PALM BEACH IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
RESIDENTIAL	REZ
COMMERCIAL	COZ
GOLF COURSE	GCZ
COMMUNITY BUILDINGS	CBZ
EXEMPT ACREAGE	EXZ

## NOTES

- ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED. STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVES OF THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF N078°07'.
- COORDINATES SHOWN ARE GRID EASTON = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = U.S. SURVEY FOOT  
SCALE FACTOR = 1.0000077  
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
NOTED 07°E (PLAT BEARING) = 00°00'02" COUNTERCLOCKWISE BEARING ROTATION  
NOTED 07°E (GRID BEARING) (PLAT TO GRID)
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME AND THE TOWN OF JUPITER.
- 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.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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.  
DE = DENOTES DRAINAGE EASEMENTS  
O = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)  
U.E. = DENOTES UTILITY EASEMENT  
P.B. = DENOTES PLAT BOOK  
O.R. BOOK = DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY  
P.O.B. = DENOTES POINT OF BEGINNING  
P.O.C. = DENOTES POINT OF COMMENCEMENT  
L.A.E. = DENOTES LIMITED ACCESS EASEMENT  
W.M.M.E. = DENOTES WATER MANAGEMENT EASEMENT  
N.P.B.C.D. = DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

## AREA TABULATION

TRACT DESIGNATION	ACREAGE	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
		LAND USE CLASSIFICATION	GROSS ACREAGE
CC3	1.06 ACRES	COZ	1.06 ACRES
RN55	24.67 ACRES	REZ	24.67 ACRES
RN5N	37.45 ACRES	REZ	37.45 ACRES
RN6A1	8.05 ACRES	REZ	8.05 ACRES
RN6A2	73.60 ACRES	REZ	73.60 ACRES
FR1	1.43 ACRES	EXZ	1.43 ACRES
GW15	5.90 ACRES	CBZ	5.90 ACRES
GW16	6.18 ACRES	EXZ	6.18 ACRES
GW17	23.15 ACRES	EXZ	23.15 ACRES
GW18	6.58 ACRES	EXZ	6.58 ACRES
GW19	6.29 ACRES	EXZ	6.29 ACRES
GW20	4.33 ACRES	EXZ	4.33 ACRES
GW21	3.81 ACRES	EXZ	3.81 ACRES
GW22	6.95 ACRES	EXZ	6.95 ACRES
GW23	7.84 ACRES	EXZ	7.84 ACRES
GW24	5.30 ACRES	EXZ	5.30 ACRES
GW25	8.68 ACRES	EXZ	8.68 ACRES
GW26	5.08 ACRES	EXZ	5.08 ACRES
GW27	5.44 ACRES	EXZ	5.44 ACRES
R100	0.33 ACRES	EXZ	0.33 ACRES
R101	0.18 ACRES	EXZ	0.18 ACRES
R102	0.24 ACRES	EXZ	0.24 ACRES
R103	0.16 ACRES	EXZ	0.16 ACRES
R104	1.20 ACRES	EXZ	1.20 ACRES
R105	0.14 ACRES	EXZ	0.14 ACRES
R106	0.34 ACRES	EXZ	0.34 ACRES
R107	0.38 ACRES	EXZ	0.38 ACRES
R108	0.26 ACRES	EXZ	0.26 ACRES
R109	0.17 ACRES	EXZ	0.17 ACRES
R110	0.16 ACRES	EXZ	0.16 ACRES
TOTAL	246.35 ACRES		246.35 ACRES

## STATE PLANE COORDINATES

POINT NUMBER	NORTHING	EASTING
1	932980.5541	948380.2023
2	932981.1847	948350.1614
3	932983.8213	947944.9288
4	932981.9762	947828.6207
5	932985.8831	947537.9999
6	932981.0423	947437.6345
7	932982.6927	947177.5784
8	933013.1092	946699.5441
9	932986.5973	946562.6409
10	932989.3759	946125.0372
11	932989.3758	946125.1007
12	932989.4675	946110.6519
13	933048.4588	946024.6877
14	933072.1771	946009.7291
15	933164.9753	945979.8867
16	934087.1095	945996.1419
17	934255.5547	946011.9868
18	934276.4854	946033.6905
19	934340.8052	946034.9574
20	934372.8238	946003.7974
21	935501.2037	946026.1308
22	935733.0818	946047.3266
23	935752.1615	946067.9184
24	935827.1092	946070.7733
25	935860.6322	946039.7060
26	935861.7630	946066.4147
27	936752.0056	946086.2623
28	936770.6602	946106.3951
29	936845.6061	946109.2499
30	936876.8050	946078.4917
31	937325.7953	946103.5158
32	937362.9445	946128.4864
33	937608.9055	946151.0031
34	937626.4150	946193.2216
35	937574.0111	946566.3992
36	937629.3586	947248.2714
38	937535.5055	947996.2030
39	937521.6896	948206.3337
40	937524.2970	948505.0631
41	937463.2129	948545.4179
42	937235.8221	948538.5670
43	936380.6673	948532.4967
44	936220.7189	948528.1501
45	936041.1384	948511.2760
46	935832.1038	948505.6020
47	935813.0227	948486.8102
48	935789.1045	948447.4361
49	935709.0594	948445.2633
50	935706.6781	948795.1411
51	934843.6714	946766.2868
52	934656.6771	947586.1900
53	934270.2064	947575.6896

## STATE PLANE COORDINATES

POINT NUMBER	NORTHING	EASTING
54	934284.4810	948475.5978
55	933871.4412	948464.3862
56	933501.7017	948448.4478
57	933322.2229	948427.9702
58	933019.4721	948419.7523
59	932954.9170	948013.8438
60	932860.5108	948185.4418
61	932859.6149	948180.4449
62	938004.7631	942395.2636
63	937875.6984	943294.4412
64	937825.3864	944851.3670
65	937809.5696	945000.0416
66	937744.3596	945886.0075
67	937880.1229	945759.6496
68	937646.1576	945775.1476
69	937612.9635	945799.4211
70	937595.5468	945803.5708
71	937070.9475	945785.5885
72	936885.804.	945763.7572
73	936848.5131	945745.0934
74	936784.5494	945742.6569
75	936751.3525	945773.4138
76	935997.2181	945744.6879
77	935839.9509	945729.5397
78	935829.5276	945718.2911
79	935784.5777	945715.4362
80	935733.8358	945734.8559
81	935516.4381	945726.3760
82	934508.3125	945706.4183
83	934356.6316	945694.8401
84	934347.3704	945683.2281
85	934272.3825	945681.7436
86	934251.9916	945701.3432
87	933152.5023	945679.5773
88	933087.8020	945654.1213
89	933063.4844	945635.1100
90	933000.0921	945537.8758
91	933002.1399	945434.5210
92	935023.4434	945484.4784
93	937573.6818	945562.6061
94	937584.1683	945550.7346
95	937619.0344	945548.3006
96	937635.5163	945532.2815
97	937662.4832	945451.1763
98	937770.2979	944851.5625
99	937781.2805	944511.7015
100	937806.2947	944511.6745
101	937863.1486	942752.3613
102	937866.7888	942702.3609
103	937877.2650	942377.6379
104	937842.4829	941855.3642
105	937783.7379	941200.0966
106	937850.2425	940609.8058