39

BEING A REPLAT OF A PORTION OF TRACT "A" OF THE PLAT OF TRACT RN3R AT ABACOA - REPLAT AS RECORDED IN PLAT BOOK 112, PAGES 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA NOVEMBER 2012 SHEET 2 OF 10

FOR THE USE OF NORTHERN PALM BEACH

COUNTY IMPROVEMENT DISTRICT

ACCEPTANCE OF DEDICATION
NORTHERN PALM BEACH COUNTY IMPROVEMENT
DISTRICT - UNIT 9B

STATE OF FLORIDA COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACT "WMT-1" AND TRACT "WMT-2" (WATER MANAGEMENT TRACTS), AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD ASH, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 23 ROL DAY OF JANUARY 2013.

NORTHERN PALM BEACH COUN IMPROVEMENT DISTRICT

ATTESTED BY: O NEAL BARDIN, JR.

ASSISTANT SECRETARY

ADRIAN M. SALEE
PRESIDENT
BOARD OF SUPERVISORS

## TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, STEVEN R. PARSON. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SHUTTS & BOWEN LLP

DATE: 1/17/20/3

Y: Steven R. PARSON, ESQ. FLORIDA BAR NO. 351903

#### TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA COUNTY OF PALM BEACH

DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

"WINDSOR PARK AT ABACOA - PLAT NO. 2" IS HEREBY APPROVED FOR RECORD THIS DAY OF FEBRUARY . 2013.

BY: KAREN J. GOLONKA.

KAREN J. GOLONKA.

MAYOR

KAREN J. GOLONKA.

TOWN CLERK

#### 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: \_

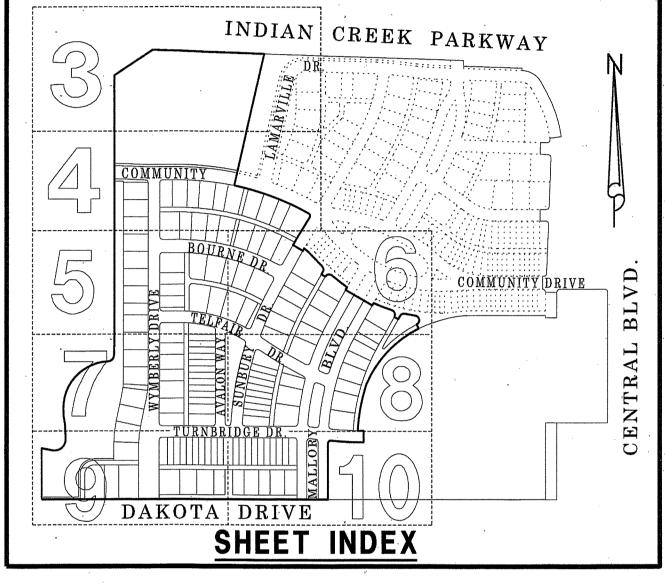
DAVID C. LIDBERG. P.S.M. LICENSE NO. 3613 STATE OF FLORIDA

DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION
LOT 128	11,251	0.258	RESIDENTIAL
LOT 129	6.307	0.145	RESIDENTIAL
LOT 130	8,192	0.188	RESIDENTIAL
LOT 131	8,192	0.188	RESIDENTIAL
LOT 132	8,192	0.188	RESIDENTIAL
LOT 133	6.307	0.145	RESIDENTIAL
LOT 134	8,192	0.188	RESIDENTIAL
LOT 135	6.307	0.145	RESIDENTIAL
LOT 136	7.959	0.183	RESIDENTIAL
LOT 137.	6.587	0.151	RESIDENTIAL
LOT 138	8.271	0.190	RESIDENTIAL
LOT 139	8,272	0.190	RESIDENTIAL.
LOT 140	8.272	0.190	RESIDENTIAL
LOT 141	8,272	0.190	RESIDENTIAL
LOT 142	8.272	0.190	RESIDENTIAL
LOT 143	8.272	0.190	RESIDENTIAL
LOT 144	8,272	0.190	RESIDENTIAL
LOT 145	5.522	0.127	RESIDENTIAL
LOT 146	5.522	0.127	RESIDENTIAL
LOT 147	5.522	0.127	RESIDENTIAL
LOT 148.	9,610	0.221	RESIDENTIAL
LOT 149	10.487	0.241	RESIDENTIAL
LOT 150 -	6.266	. 0.144	RESIDENTIAL
LOT 151	8,160	0.187	RESIDENTIAL
LOT 152	6.316	0.145	RESIDENTIAL
LOT 153	8.160	0.187	RESIDENTIAL
LOT 154	8,160	0.187	RESIDENTIAL
LOT 155	6.316	0.145	RESIDENTIAL
LOT 156	8,160	0.187	RESIDENTIAL
LOT 157	6.956	0.160	RESIDENTIAL
LOT 158	10,600	0.243	RESIDENTIAL
LOT 159	7,860	0.180	RESIDENTIAL
LOT 160	6,051	0.139	RESIDENTIAL
LOT 161-	9.067	0.208	RESIDENTIAL
LOT 162	8,430	0.194	RESIDENTIAL
LOT 163	10,443	0.240	RESIDENTIAL
LOT 164	8.328	0.191	RESIDENTIAL
LOT 165	9.607	0.221	RESIDENTIAL
LOT 166	6,462	0.148	RESIDENTIAL
LOT 167	7.565	0.174	RESIDENTIAL
LOT 168	8.148	0.187	RESIDENTIAL
LOT 169	8.148	0.187	RESIDENTIAL
LOT 170	6,162	0.141	RESIDENTIAL
LOT 171	7,858	0.180	RESIDENTIAL
LOT 172	12,542	0.288	RESIDENTIAL
LOT 172	8,451	0.194	RESIDENTIAL
LOT 173	8,084	0.186	RESIDENTIAL
	8,311	0.191	RESIDENTIAL
LOT 175	7,226	0.166	RESIDENTIAL
LOT 176	9,856	0.226	RESIDENTIAL
LOT 177			
LOT 178	5.588	0.128	RESIDENTIAL
LOT 179	8.335	0.191	RESIDENTIAL
LOT 180	9,911	0.228	RESIDENTIAL
LOT 181	5.080	0.117	RESIDENTIAL
LOT 182	3,261	0.075	RESIDENTIAL
LOT 183	3,261	0.075	RESIDENTIAL
LOT 184	3,261	0.075	RESIDENTIAL
LOT 185	3,261	0.075	RESIDENTIAL
LOT 186	3,261	0.075	RESIDENTIAL
LOT 187	3,261	0.075	RESIDENTIAL
LOT 188	3,261	0.075	RESIDENTIAL
LOT 189	3,261	0.075	RESIDENTIAL
LOT 190	6.161	0.141	RESIDENTIAL
LOT 191	4.985	0.114	RESIDENTIAL
LOT 192	3,300	0.076	RESIDENTIAL
LOT 193	3,300	0.076	RESIDENTIAL
LOT 194	3.300	0.076	RESIDENTIAL
LOT 195	3.300	0.076	RESIDENTIAL
LOT 196	3,300	0.076	RESIDENTIAL
LOT 197	3,300	0.076	RESIDENTIAL
LOT 198	3,300	0.076	RESIDENTIAL .
LOT 199 ·	3,300	0.076	RESIDENTIAL
LOT 200	3,300	0,076	RESIDENTIAL
LOT 201	3,300	0.076	RESIDENTIAL
LOT 202	3,300	0.076	RESIDENTIAL
LOT 203	5,160	0.118	RESIDENTIAL
LOT 204	6,196	0.142	RESIDENTIAL
	6,026	0.138	RESIDENTIAL
LOT 205	7 445	. 0.164	RESIDENTIAL
LOT 205 LOT 206	7,148		DECIDENTIAL
	7,148 8,137	0.187	RESIDENTIAL
LOT 206		0.187 0.123	RESIDENTIAL RESIDENTIAL
LOT 206 LOT 207	8,137		
LOT 206 LOT 207 LOT 208	8,137 5,375	0.123	RESIDENTIAL
LOT 206 LOT 207 LOT 208 LOT 209	8.137 5.375 6.987	0.123 0.160	RESIDENTIAL RESIDENTIAL

AREA TABULATION

DESCRIPTION | SQUARE FEET | ACREAGE

AREA TABULATION			FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION
LOT 213	8,272	0.190	RESIDENTIAL
LOT 214	. 8,272	0.190	RESIDENTIAL
LOT 215	8,518	0.196	RESIDENTIAL
LOT 216 LOT 217	8.623 8.288	0.198 0.190	RESIDENTIAL RESIDENTIAL
LOT 218	9.033	0.207	RESIDENTIAL
LOT 219	8,636	0.198	RESIDENTIAL
LOT 220	12,721	0.292	RESIDENTIAL
LOT 221	9.780 13.155	0.225	RESIDENTIAL RESIDENTIAL
LOT 222 LOT 223	10.091	0.302	RESIDENTIAL
LOT 224	8.272	0.190	RESIDENTIAL
LOT 225	8.272	0.190	RESIDENTIAL
LOT 226	5.522	0.127	RESIDENTIAL RESIDENTIAL
LOT 227 LOT 228	5.522 7.172	0.127 0.165	RESIDENTIAL
LOT 229	5.522	0.127	RESIDENTIAL
LOT 230	7.172	0.165	RESIDENTIAL
LOT 231	6.072	0.139	RESIDENTIAL
LOT 232 LOT 233	<b>4.</b> 463 <b>3.</b> 300	0.102 0.076	RESIDENTIAL RESIDENTIAL
LOT 234	3,300	0.076	RESIDENTIAL
LOT 235	3,300	0.076	RESIDENTIAL
LOT 236	3,300	0.076	RESIDENTIAL
LOT 237	3,300	0.076	RESIDENTIAL
LOT 238	3,300 3,300	0.076	RESIDENTIAL RESIDENTIAL
LOT 240	3,300	0.076 0.076	RESIDENTIAL
LOT 241	3,300	0.076	RESIDENTIAL
LOT 242	3,300	0.076	RESIDENTIAL
LOT 243	3,300	0.076	RESIDENTIAL .
LOT 244 LOT 245	3,300 3,300	0.076 0.076	RESIDENTIAL RESIDENTIAL
LOT 246	3,300	0.076	RESIDENTIAL
LOT 247	3,300	0.076	RESIDENTIAL
LOT 248	3,300	0.076	RESIDENTIAL
LOT 249	3,300	0.076	RESIDENTIAL RESIDENTIAL
LOT 250 LOT 251	3.300 4.463	0.076 0.102	RESIDENTIAL
LOT 252	8,894	0.204	RESIDENTIAL
LOT 253	8,720	0.200	RESIDENTIAL
LOT 254	5.820	0.134	RESIDENTIAL
LOT 255 LOT 256	7,560 5,820	0.174	RESIDENTIAL RESIDENTIAL
LOT 257	5,820	0.134	RESIDENTIAL
LOT 258	7.172	0.165	RESIDENTIAL
LOT 259	9.361	0.215	RESIDENTIAL
OPEN SPACE			
TRACT "OST-1"	5,465	0.125	EXEMPT ACREAGE
TRACT "OST-2"	1,662	0.038	EXEMPT ACREAGE
TRACT "OST-3"	2,225	0.051	EXEMPT ACREAGE
TRACT "OST-4"	1.714	0.039	EXEMPT ACREAGE  EXEMPT ACREAGE
TRACT "OST-5" TRACT "OST-6"	5.500 1.636	0.126 0.038	EXEMPT ACREAGE  EXEMPT ACREAGE
TRACT "OST-7"	2,120	0.049	EXEMPT ACREAGE
TRACT "OST-8"	18.061	0.415	EXEMPT ACREAGE
TRACT "OST-9"	8 • 432	0.194	EXEMPT ACREAGE
TRACT "OST-10" TRACT "OST-11"	2,066	0.047 0.472	EXEMPT ACREAGE  EXEMPT ACREAGE
TRACT "OST-12"	1.959	0.412	EXEMPT ACREAGE
TRACT "OST-13"	9,381	0.215	EXEMPT ACREAGE
TRACT "OST-14"	3,585	0.082	EXEMPT ACREAGE
TRACT "OST-15"	24.797 5.081	0.569 0.117	EXEMPT ACREAGE  EXEMPT ACREAGE
TRACT "OST-16" TRACT "OST-17"	15,986	0.117	EXEMPT ACREAGE  EXEMPT ACREAGE
TRACT "OST-18"	13,207	0.303	EXEMPT ACREAGE
RIGHT-OF-WAY	364,471	8.367	EXEMPT ACREAGE
TRACT "A" TRACT "B"	12,524	0.288	EXEMPT ACREAGE  EXEMPT ACREAGE
TRACT "C"	11.941	0.274	EXEMPT ACREAGE
TRACT "D"	7,540	0.173	EXEMPT ACREAGE
TRACT "E"	8.947	0.205	EXEMPT ACREAGE
TRACT "F" TRACT "G"	5•455 16•331	0.125 0.375	EXEMPT ACREAGE  EXEMPT ACREAGE
TRACT 'H'	7,770	0.178	EXEMPT ACREAGE
TRACT "I"	12,246	0.281	EXEMPT ACREAGE
WATER MANAGEMENT			
TRACT "WMT-1"	293,011	6.727	EXEMPT ACREAGE
TRACT "WMT-2"	136,487	3.133	EXEMPT ACREAGE
TOTAL	1,876,809	43.086	
anno DO			. ·



## SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH LINE OF TRACT "A". AS SHOWN ON THE PLAT OF TRACT RN3R AT ABACOA — REPLAT. RECORDED IN PLAT BOOK 112. PAGES 116 THROUGH 119. PUBLIC RECORDS OF PALM BEACH COUNTY. FLORIDA. SAID NORTH LINE BEARS SOUTH 88°08'56" EAST.

2.) LINES, WHICH INTERSECT CURVES, ARE RADIAL UNLESS OTHERWISE NOTED.

3.) 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.

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 INSTRUMENT WAS PREPARED BY ERIC CASASUS. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING. INC., 675 WEST INDIANTOWN ROAD. SUITE 200. JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

# ABBREVIATIONS:

#### LEGEND:

CB = CHORD BEARING
CL = CHORD LENGTH
D = DELTA

D.E. = DRAINAGE EASEMENT

F.P.L. = FLORIDA POWER & LIGHT

L = ARC LENGTH

L.A.E. = LIMITED ACCESS EASEMENT

O.R.B. = OFFICIAL RECORD BOOK
N.E. = NORTHEAST
N.W. = NORTHWEST
(P) = AS SHOWN ON P.B. 114 PGS. 135-142,
P.C.P. = PERMANENT CONTROL POINT

P.B. = PLAT BOOK
P.D.E. = PUBLIC DRAINAGE EASEMENT
PG. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RADIUS

R.W.L.E. = RAW WATER LINE EASEMENT
S.E. = SOUTHEAST
S.S.E. = SAFE SIGHT EASEMENT
S.W. = SOUTHWEST
U.E. = UTILITY EASEMENT

DENOTES PERMANENT CONTROL POINT (P.C.P.)
SET MAG NAIL & DISK STAMPED "PCP LB4431"
UNLESS OTHERWISE NOTED

SET 4"X4" CONCRETE MONUMENT WITH DISK STAMPED
"PRM LB4431" UNLESS OTHERWISE NOTED

DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)

DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)

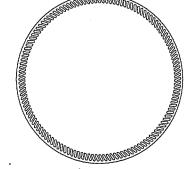
DENOTES PERMANENT REFERENCE MONUMENT (P.R.M SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED

DENOTES CENTERLINE OF RIGHT OF WAY

LIDBERG LAND

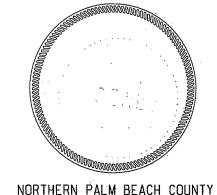
LB4431

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<u>' •                                     </u>	OFF.	CASASUS			DATE NOVEMBER 2012	
	CKD.	D.C.L.	SHEËT	2 OF 10	DWG. D10-025PP	



PROFESSIONAL SURVEYOR

AND MAPPER



IMPROVEMENT DISTRICT

