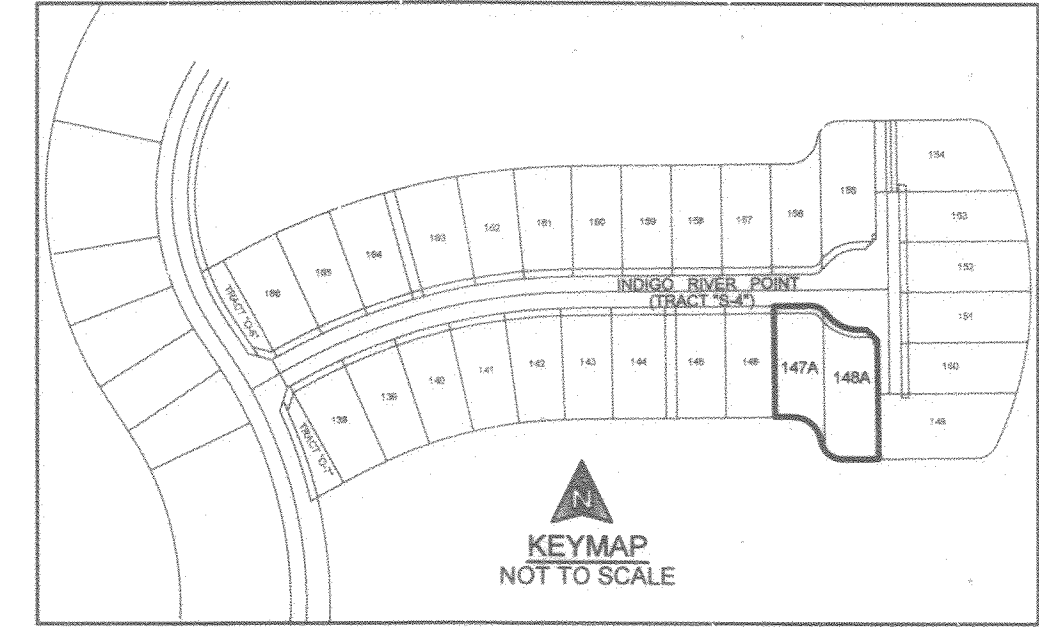


# SONOMA ISLES PLAT 3 - REPLAT

LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
BEING A REPLAT OF LOTS 147 AND 148, SONOMA ISLES PLAT 3, AS RECORDED IN PLAT BOOK 122,  
PAGES 92 THROUGH 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT 3:58 P.M. THIS 9 DAY OF March 2018, AND DULY RECORDED IN PLAT BOOK NO. 122 ON PAGE 140 THRU 141  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock*, D.C.

### DEDICATION AND RESERVATION:

KNOWN ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "SONOMA ISLES PLAT 3 - REPLAT, LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT LOTS 147 AND 148 SONOMA ISLES PLAT 3, AS RECORDED IN PLAT BOOK 122 PAGES 92 THROUGH 97, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 147 AND 148, SONOMA ISLES PLAT 3, AS RECORDED IN PLAT BOOK 122, PAGES 92 - 97, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

CONTAINING 0.56 ACRES OR 24,497 SQUARE FEET MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT LAND DEVELOPMENT AND ACQUISITION AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS GENERAL PARTNER, THIS 19 DAY OF January 2018.

WITNESS: *[Signature]* DIVOSTA HOMES, L.P.  
A DELAWARE LIMITED PARTNERSHIP

BY: DIVOSTA HOMES HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS GENERAL PARTNER

BY: *[Signature]*  
BRENT BAKER,  
PRESIDENT, SOUTHEAST FLORIDA DIVISION

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRENT BAKER, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, SOUTHEAST FLORIDA DIVISION OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF January 2018.

MY COMMISSION EXPIRES: 2/28/20

COMMISSION NUMBER: FF 965345

*[Signature]*  
NOTARY PUBLIC  
*[Signature]*  
Debra Flynn  
PRINT NAME

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, RICHARD G. CHERRY, 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 FLORIDA LIMITED PARTNERSHIP, 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.

DATED: 1/22/18

BY: *[Signature]*  
RICHARD G. CHERRY, ATTORNEY  
FLORIDA BAR NUMBER: 303860

### SURVEYOR'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT, EXCLUDING LANDSCAPE BUFFER EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 147, SONOMA ISLES PLAT 3, AS RECORDED IN PLAT BOOK 122, PAGE 92, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED GRID BEARING OF NORTH 00°46'56" WEST (NORTH AMERICAN DATUM 83/1990 ADJUSTMENT).
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- THIS PLAT IS A REPLAT OF LOTS 147 AND 148 OF THE PLAT OF SONOMA ISLES PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 122, PAGES 92 THROUGH 97. ALL ITEMS WITHIN SAID LOTS WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT WITH THE EXCEPTION OF THE UTILITY EASEMENTS, DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS. THE UTILITY EASEMENTS, DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS WILL NOT BE VACATED AND ABANDONED. THE UTILITY EASEMENTS, DRAINAGE EASEMENTS AND LAKE MAINTENANCE EASEMENTS WILL REMAIN ACTIVE. THERE ARE NO OTHER RECORDED UNDERLYING EASEMENT DISCLOSED ON THIS PLAT.

AREA TABULATION		
LOT NUMBER	SQUARE FEET	ACRES
147-A	10,849 S.F.	0.249 AC.
148-A	13,648 S.F.	0.313 AC.
TOTAL	24,497 S.F.	0.562 AC.

- #### LEGEND
- P.C.P. = PERMANENT CONTROL POINT
  - P.R.M. = PERMANENT REFERENCE MONUMENT
  - C.M. = CONCRETE MONUMENT
  - O.R.B. = OFFICIAL RECORD BOOK
  - D.B. = DEED BOOK
  - P.B. = PLAT BOOK
  - PBC = PALM BEACH COUNTY
  - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
  - FD. = FOUND
  - R/W = RIGHT OF WAY
  - (T) = TOTAL
  - CL = CENTERLINE
  - U.E. = UTILITY EASEMENT
  - D.E. = DRAINAGE EASEMENT
  - L.A.E. = LIMITED ACCESS EASEMENT
  - L.B.E. = LANDSCAPE BUFFER EASEMENT
  - L.M.E. = LAKE MAINTENANCE EASEMENT
  - RL = RADIAL
  - T = TOTAL
  - R = RADIUS
  - L = ARC LENGTH
  - Δ = CURVE CENTRAL ANGLE
  - C.B. = CHORD BEARING
  - C.L. = CHORD LENGTH
  - = SET 1/2" IRON ROD WITH CAP STAMPED MBSA 2438
  - ⊙ = NAIL AND BRASS DISK STAMPED P.C.P. LB 2438 TO BE SET PER THE PLAT OF SONOMA ISLES PLAT 3 AS RECORDED IN PLAT BOOK 122, PAGE 92-97
  - = SET P.R.M. 1/2" IRON ROD WITH ALUMINUM DISK STAMPED SCHORAH AND ASSOCIATES PRM LB#2438
  - = FND. 4"X4" CONC. MON. W/ DISK STAMPED "P.R.M. #6599" UNLESS OTHERWISE NOTED
  - ⊕ = SECTION CORNER
  - ⊙ = 1/4 SECTION CORNER
  - S.F. = SQUARE FEET

### TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071 FLORIDA STATUTES, THIS 20th DAY OF February 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *[Signature]*  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

BY: *[Signature]*  
TODD R. WODRASKA, MAYOR

ATTEST: *[Signature]*  
SALLY M. BOYLAN, TOWN CLERK

### SURVEYOR'S CERTIFICATE:

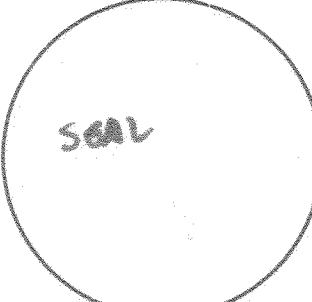
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SECTION 177.091(9) F.S. HAVE BEEN SET; 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.

DATED: 1/23/18

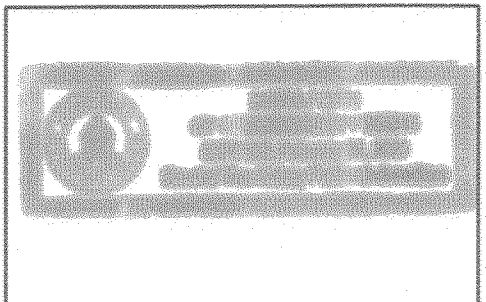
BY: *[Signature]*  
CRAIG S. PUSEY, P.S.M.  
LICENSE NO. 5019  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

DIVOSTA HOMES, L.P.



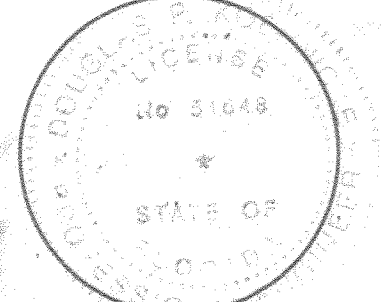
DIVOSTA HOMES LP. NOTARY



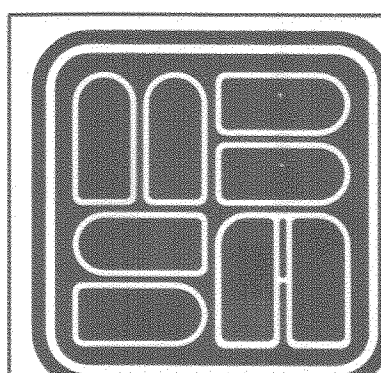
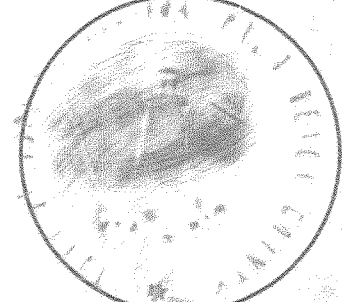
SURVEYOR



TOWN OF JUPITER  
ENGINEER



TOWN OF JUPITER



MICHAEL B. SCHORAH & ASSOCIATES, INC.  
1850 FOREST HILL BLVD., SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

## SONOMA ISLES PLAT 3 REPLAT