



2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
PHONE NO. 866.909.2220 WWW.WGINC.COM
CERT NO. 6091 - LB NO. 7055

THIS INSTRUMENT WAS PREPARED BY ERIC MATTHEWS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717
FOR THE FIRM: WGI, INC.

RESERVE AT JUPITER PHASE 2 REPLAT

BEING A REPLAT OF TRACTS OS-2, OS-9, OS-10, L-1, AND R-2, OF THE PLAT OF RESERVE AT JUPITER, RECORDED IN PLAT BOOK 133,
AT PAGES 66 THROUGH 70, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PARCEL OF LAND LYING WITHIN A
PORTION OF THE SOUTHEAST QUARTER (SE 1/4) OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,
ALL LYING WITHIN SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST.

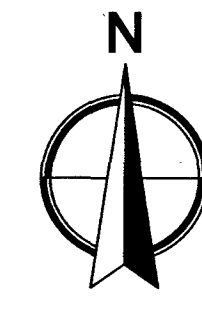
LEGEND:

AE	= ACCESS EASEMENT	PDE	= PUBLIC DRAINAGE EASEMENT
C	= CENTER LINE	PG	= PAGE
CCR	= CERTIFIED CORNER RECORD	R	= RADIUS
Δ	= CENTRAL ANGLE	OHE	= MAINTENANCE AND ROOF OVERHANG EASEMENT
DE	= DRAINAGE EASEMENT	UE	= UTILITY EASEMENT
LME	= LAKE MAINTENANCE EASEMENT		
LMAE	= LAKE MAINTENANCE ACCESS EASEMENT		
L	= LENGTH OF ARC		
LB	= LICENSED BUSINESS		
NAD83	= NORTH AMERICAN DATUM OF 1983		
ORB	= OFFICIAL RECORDS BOOK		
PCN	= PARCEL CONTROL NUMBER		

□	= SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "LB7055 PRM"
■	= FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "LB7055 PRM"
●	= SET 5/8" IRON ROD AND CAP STAMPED "LB7055 PRM"
⊙	= SET MAG NAIL AND DISK STAMPED "LB7055 PRM"
⊙	= PERMANENT CONTROL POINT (PCP)

NOTE:

COORDINATES SHOWN ARE GRID
DATUM = NAD83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE
PROJECTION = TRANSVERSE MERCATOR
ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.000030300
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
ROTATION EQUATION = NONE



0 15 30 60
SCALE: 1" = 30'

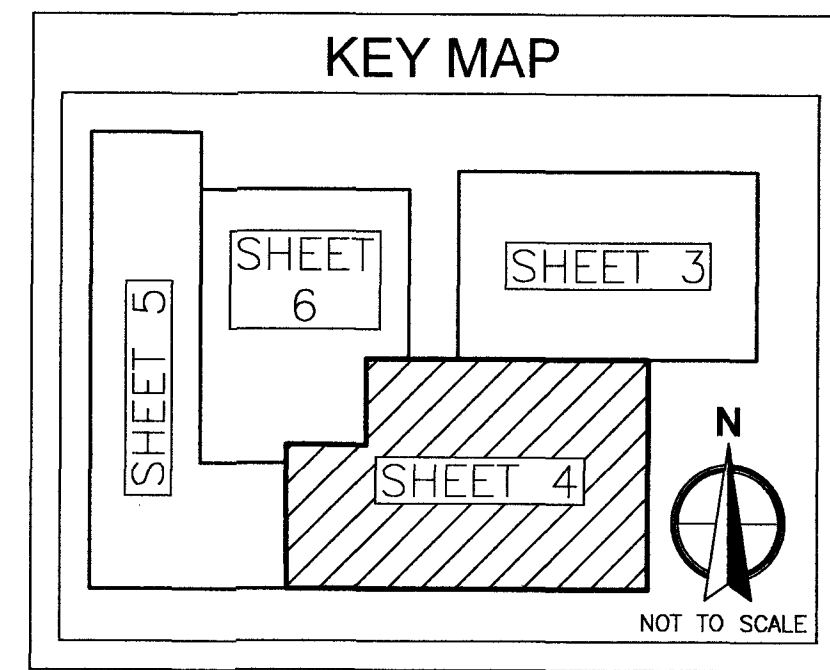
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SHEET 4 OF 7 SHEETS

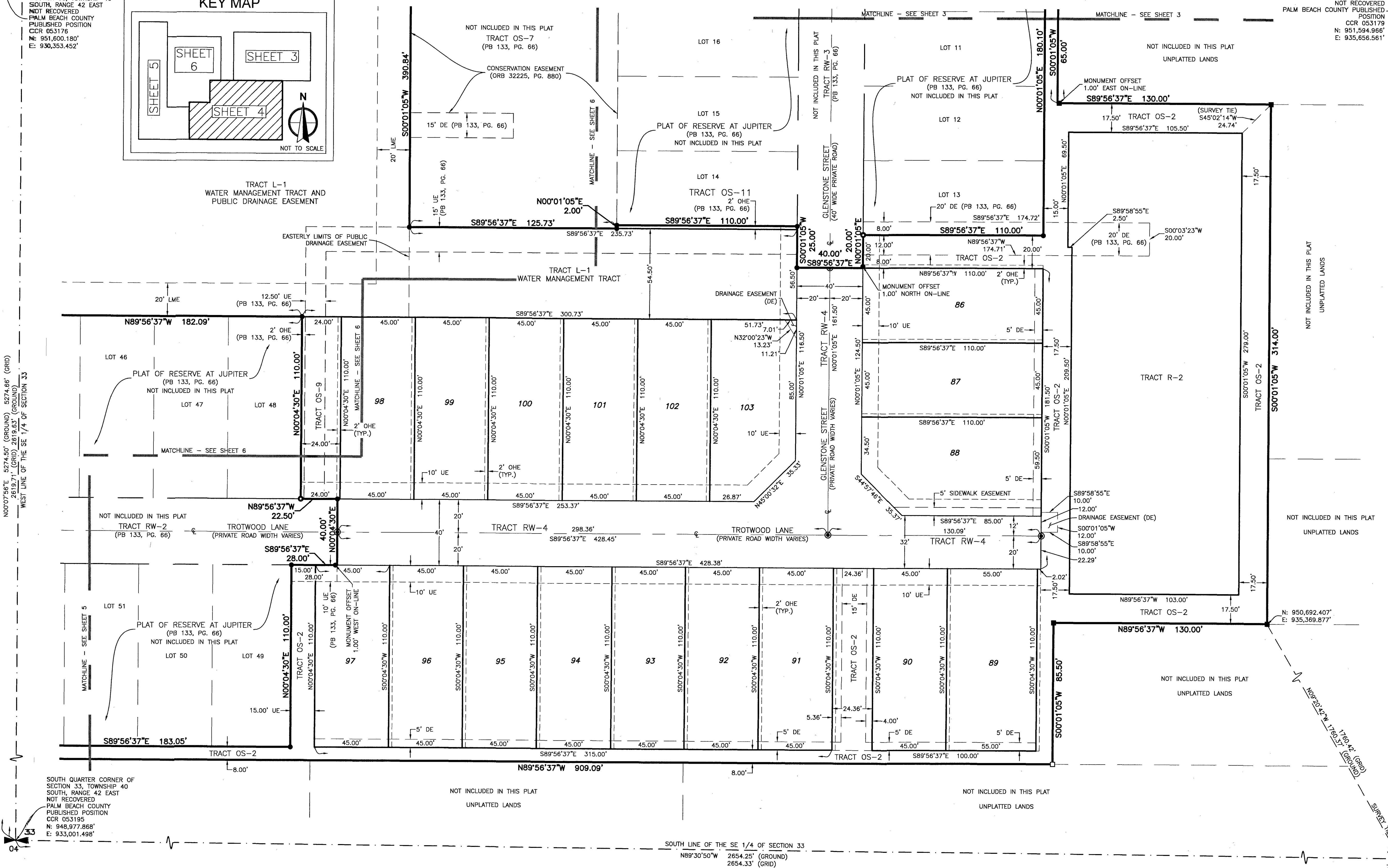
NORTH QUARTER CORNER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST
NOT RECOVERED
PALM BEACH COUNTY PUBLISHED POSITION
CCR 109007
N: 954,252.517'
E: 933,013.683'

CENTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST
NOT RECOVERED
CALCULATED POSITION
N: 951,597.570'
E: 933,007.550'

WEST QUARTER CORNER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST
NOT RECOVERED
PALM BEACH COUNTY PUBLISHED POSITION
CCR 053176
N: 951,600.180'
E: 930,353.452'



EAST QUARTER CORNER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST
NOT RECOVERED
PALM BEACH COUNTY PUBLISHED POSITION
CCR 053179
N: 951,594.966'
E: 935,656.561'



N00°07'56"E 5274.50' (GROUND) 5274.66' (GRID)
2619.71' (GRID) 2619.63' (GROUND)
WEST LINE OF THE SE 1/4 OF SECTION 33

EAST LINE OF THE SE 1/4 OF SECTION 33
S00°07'05"W (C) 2639.54' (GROUND)
SOUTH (D) 2639.62' (GRID)

SOUTH QUARTER CORNER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST
NOT RECOVERED
PALM BEACH COUNTY PUBLISHED POSITION
CCR 053195
N: 948,977.868'
E: 933,001.498'

SOUTHEAST CORNER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST
NOT RECOVERED
PALM BEACH COUNTY PUBLISHED POSITION
CCR 083709
N: 948,955.351'
E: 935,655.730'

SOUTH LINE OF THE SE 1/4 OF SECTION 33
N89°30'50"W 2654.25' (GROUND)
2654.33' (GRID)

SURVEY TIE
N69°20'42"W 1789.42' (GROUND)
1789.51' (GRID)