



2035 VISTA PARKWAY, WEST PALM BEACH, FL 33411
PHONE NO. 866.909.2220 WWW.WGCI.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: WGCI, 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.

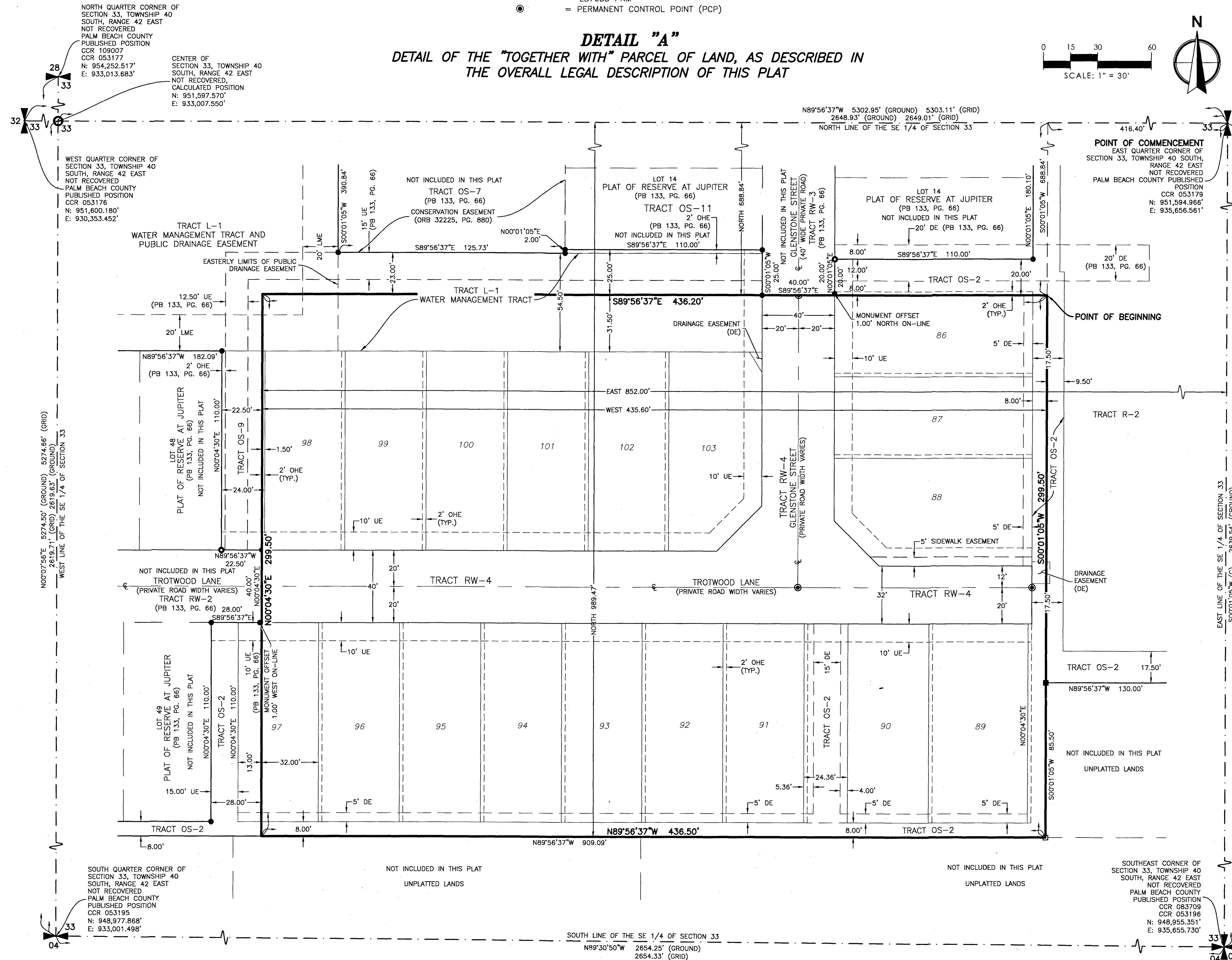
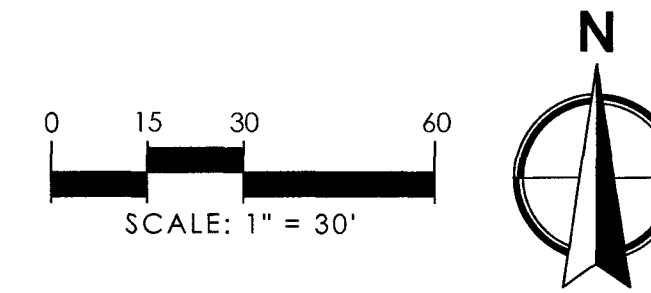
LEGEND:

AE	= ACCESS EASEMENT	PDE	= PUBLIC DRAINAGE EASEMENT
CL	= CENTER LINE	PG	= PAGE
CCR	= CERTIFIED CORNER RECORD	PB	= PLAT BOOK
CA	= CENTRAL ANGLE	R	= RADIUS
DE	= DRAINAGE EASEMENT	OHE	= MAINTENANCE AND ROOF OVERHANG EASEMENT
LME	= LAKE MAINTENANCE EASEMENT	UE	= UTILITY EASEMENT
LMAE	= LAKE MAINTENANCE ACCESS EASEMENT	□	= SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "LB7055 PRM"
L	= LENGTH OF ARC	■	= FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "LB7055 PRM"
LB	= LICENSED BUSINESS	●	= SET 5/8" IRON ROD AND CAP STAMPED "LB7055 PRM"
NAD83	= NORTH AMERICAN DATUM OF 1983	⊙	= SET MAG NAIL AND DISK STAMPED "LB7055 PRM"
ORB	= OFFICIAL RECORDS BOOK	⊙	= PERMANENT CONTROL POINT (PCP)
PCN	= PARCEL CONTROL NUMBER		

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

DETAIL "A" DETAIL OF THE "TOGETHER WITH" PARCEL OF LAND, AS DESCRIBED IN THE OVERALL LEGAL DESCRIPTION OF THIS PLAT



LEGAL DESCRIPTION

ALL 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 PAGE 66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS CONTAIN 5.316 ACRES, MORE OR LESS.

TOGETHER WITH:

A PARCEL OF LAND LYING WITHIN A PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, SITUATE IN PALM BEACH COUNTY, FLORIDA.
COMMENCE AT THE EAST QUARTER CORNER OF SAID SECTION 33; THENCE NORTH 89°56'37" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 416.40 FEET; THENCE SOUTH 00°01'05" WEST ALONG THE EAST LINE OF THE WEST 435.60 FEET OF THE EAST 852.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 688.84 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°01'05" WEST, CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 299.50 FEET; THENCE NORTH 89°56'37" WEST, ALONG THE SOUTH LINE OF THE NORTH 999.47 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 436.50 FEET; THENCE NORTH 00°04'30" EAST, ALONG THE WEST LINE OF THE EAST 852.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 299.50 FEET; THENCE SOUTH 89°56'37" EAST, ALONG THE SOUTH LINE OF THE NORTH 688.84 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 33, A DISTANCE OF 436.20 FEET TO THE POINT OF BEGINNING.
SAID LANDS CONTAIN 3.000 ACRES, MORE OR LESS.

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SHEET 7 OF 7 SHEETS