

WINDSOR PARK AT ABACOA - PLAT NO. 1

136

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
AUGUST 2011 SHEET 2 OF 8

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" (WATER MANAGEMENT TRACT), AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACT.

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 D'NEAL BARDIN, JR., ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 4th DAY OF October 2011.

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
UNIT NO. 9B

ATTESTED BY: *[Signature]* BY: *[Signature]*
D'NEAL BARDIN, JR. RONALD ASH
EXECUTIVE DIRECTOR PRESIDENT
BOARD OF SUPERVISORS 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: August 30, 2011 BY: *[Signature]*
STEVEN R. PARSON, ESQ.
FLORIDA BAR NO. 351903

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 177.07 (2), FLORIDA STATUTES, THIS 13 DAY OF October 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND 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

"WINDSOR PARK AT ABACOA - PLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 13 DAY OF October 2011.

BY: *[Signature]* ATTEST: *[Signature]*
KAREN J. GOLDFINKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

SURVEYOR'S CERTIFICATION:

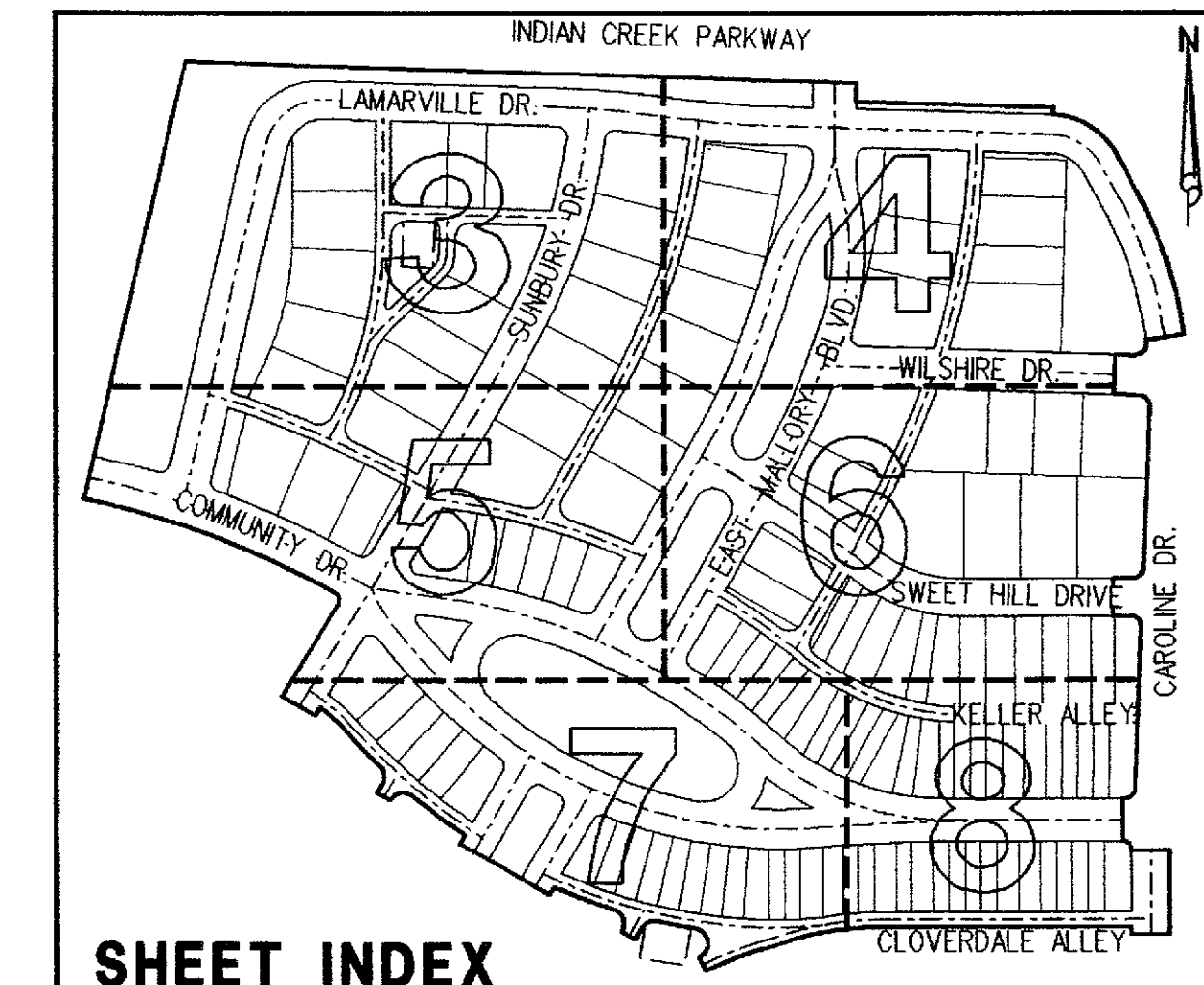
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW, 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: August 30, 2011 BY: *[Signature]*
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

AREA TABULATION			FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
LOT 1	9,599	0.220	REZ	0.458
LOT 2	8,413	0.193	REZ	0.402
LOT 3	8,964	0.206	REZ	0.428
LOT 4	7,770	0.178	REZ	0.371
LOT 5	8,174	0.188	REZ	0.390
LOT 6	8,971	0.206	REZ	0.428
LOT 7	8,504	0.195	REZ	0.406
LOT 8	6,403	0.147	REZ	0.306
LOT 9	8,033	0.184	REZ	0.384
LOT 10	8,188	0.188	REZ	0.391
LOT 11	6,046	0.139	REZ	0.289
LOT 12	6,998	0.161	REZ	0.334
LOT 13	9,344	0.215	REZ	0.446
LOT 14	7,823	0.180	REZ	0.374
LOT 15	5,522	0.127	REZ	0.264
LOT 16	11,059	0.254	REZ	0.528
LOT 17	10,074	0.231	REZ	0.481
LOT 18	7,498	0.172	REZ	0.358
LOT 19	5,809	0.133	REZ	0.277
LOT 20	8,648	0.199	REZ	0.413
LOT 21	7,325	0.168	REZ	0.350
LOT 22	8,272	0.190	REZ	0.395
LOT 23	10,070	0.231	REZ	0.481
LOT 24	3,809	0.087	REZ	0.182
LOT 25	1,890	0.043	REZ	0.090
LOT 26	1,890	0.043	REZ	0.090
LOT 27	2,743	0.063	REZ	0.131
LOT 28	2,796	0.064	REZ	0.134
LOT 29	2,796	0.064	REZ	0.134
LOT 30	2,796	0.064	REZ	0.134
LOT 31	3,793	0.087	REZ	0.181
LOT 32	9,146	0.210	REZ	0.437
LOT 33	7,172	0.165	REZ	0.342
LOT 34	8,589	0.197	REZ	0.410
LOT 35	7,534	0.173	REZ	0.360
LOT 36	7,534	0.173	REZ	0.360
LOT 37	5,800	0.133	REZ	0.277
LOT 38	7,534	0.173	REZ	0.360
LOT 39	5,800	0.133	REZ	0.277
LOT 40	10,077	0.231	REZ	0.481
LOT 41	5,764	0.132	REZ	0.275
LOT 42	5,764	0.132	REZ	0.275
LOT 43	5,763	0.132	REZ	0.275
LOT 44	12,167	0.279	REZ	0.581
LOT 45	6,141	0.141	REZ	0.293
LOT 46	7,498	0.172	REZ	0.358
LOT 47	6,083	0.140	REZ	0.290
LOT 48	10,536	0.242	REZ	0.503
LOT 49	11,172	0.256	REZ	0.533
LOT 50	14,632	0.336	REZ	0.699
LOT 51	5,523	0.127	REZ	0.264
LOT 52	10,193	0.234	REZ	0.487
LOT 53	11,642	0.267	REZ	0.556
LOT 54	10,647	0.244	REZ	0.508
LOT 55	9,312	0.214	REZ	0.445
LOT 56	10,778	0.247	REZ	0.515
LOT 57	4,424	0.102	REZ	0.211
LOT 58	3,144	0.072	REZ	0.150
LOT 59	3,144	0.072	REZ	0.150
LOT 60	3,144	0.072	REZ	0.150
LOT 61	3,144	0.072	REZ	0.150
LOT 62	3,144	0.072	REZ	0.150
LOT 63	3,144	0.072	REZ	0.150
LOT 64	3,144	0.072	REZ	0.150
LOT 65	3,375	0.077	REZ	0.155
LOT 66	3,710	0.085	REZ	0.176
LOT 67	3,673	0.084	REZ	0.175
LOT 68	3,609	0.083	REZ	0.172
LOT 69	3,409	0.078	REZ	0.163
LOT 70	4,183	0.096	REZ	0.200
LOT 71	11,988	0.275	REZ	0.572
LOT 72	4,512	0.104	REZ	0.215
LOT 73	3,212	0.074	REZ	0.153
LOT 74	3,149	0.072	REZ	0.150
LOT 75	3,081	0.071	REZ	0.147
LOT 76	3,202	0.074	REZ	0.153
LOT 77	2,066	0.047	REZ	0.099
LOT 78	2,111	0.048	REZ	0.101
LOT 79	2,154	0.049	REZ	0.103
LOT 80	2,194	0.050	REZ	0.105
LOT 81	3,170	0.073	REZ	0.151
LOT 82	2,918	0.067	REZ	0.139
LOT 83	2,131	0.049	REZ	0.102
LOT 84	2,104	0.048	REZ	0.100

AREA TABULATION			FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
LOT 85	2,100	0.048	REZ	0.100
LOT 86	2,100	0.048	REZ	0.100
LOT 87	2,882	0.066	REZ	0.138
LOT 88	2,882	0.066	REZ	0.138
LOT 89	2,100	0.048	REZ	0.100
LOT 90	2,100	0.048	REZ	0.100
LOT 91	2,100	0.048	REZ	0.100
LOT 92	2,100	0.048	REZ	0.100
LOT 93	3,559	0.082	REZ	0.170
LOT 94	3,357	0.077	REZ	0.160
LOT 95	1,963	0.045	REZ	0.094
LOT 96	1,963	0.045	REZ	0.094
LOT 97	1,963	0.045	REZ	0.094
LOT 98	1,963	0.045	REZ	0.094
LOT 99	2,694	0.062	REZ	0.129
LOT 100	2,694	0.062	REZ	0.129
LOT 101	1,963	0.045	REZ	0.094
LOT 102	1,963	0.045	REZ	0.094
LOT 103	1,962	0.045	REZ	0.094
LOT 104	1,958	0.045	REZ	0.093
LOT 105	2,666	0.061	REZ	0.127
LOT 106	2,627	0.060	REZ	0.125
LOT 107	1,894	0.043	REZ	0.090
LOT 108	1,900	0.044	REZ	0.091
LOT 109	2,645	0.061	REZ	0.126
LOT 110	2,888	0.066	REZ	0.138
LOT 111	1,968	0.045	REZ	0.094
LOT 112	1,969	0.045	REZ	0.094
LOT 113	2,936	0.067	REZ	0.140
LOT 114	3,145	0.072	REZ	0.150
LOT 115	3,149	0.072	REZ	0.150
LOT 116	3,149	0.072	REZ	0.150
LOT 117	3,149	0.072	REZ	0.150
LOT 118	3,149	0.072	REZ	0.150
LOT 119	4,406	0.101	REZ	0.210
LOT 120	4,036	0.093	REZ	0.193
LOT 121	2,894	0.066	REZ	0.138
LOT 122	2,885	0.066	REZ	0.138
LOT 123	2,904	0.067	REZ	0.139
LOT 124	2,728	0.063	REZ	0.130
LOT 125	1,890	0.043	REZ	0.090
LOT 126	1,905	0.044	REZ	0.091
LOT 127	3,768	0.087	REZ	0.180
OPEN SPACE				
TRACT "OST-1"	13,311	0.306	EXZ	-
TRACT "OST-2"	10,511	0.241	EXZ	-
TRACT "OST-3"	5,432	0.125	EXZ	-
TRACT "OST-4"	4,040	0.093	EXZ	-
TRACT "OST-5"	3,894	0.089	EXZ	-
TRACT "OST-6"	2,591	0.059	EXZ	-
TRACT "OST-7"	14,807	0.340	EXZ	-
TRACT "OST-8"	1,597	0.037	EXZ	-
TRACT "OST-9"	18,842	0.433	EXZ	-
TRACT "OST-10"	3,050	0.070	EXZ	-
TRACT "OST-11"	2,145	0.049	EXZ	-
TRACT "OST-12"	10,595	0.243	EXZ	-
TRACT "OST-13"	3,481	0.080	EXZ	-
TRACT "OST-14"	2,148	0.049	EXZ	-
TRACT "OST-15"	39,177	0.899	EXZ	-
TRACT "OST-16"	1,606	0.037	EXZ	-
TRACT "OST-17"	6,011	0.138	EXZ	-
TRACT "OST-18"	3,161	0.073	EXZ	-
TRACT "OST-19"	2,487	0.057	EXZ	-
RIGHT-OF-WAY				
TRACT "A"	379,496	8.712	EXZ	-
TRACT "B"	21,883	0.502	EXZ	-
TRACT "C"	15,798	0.363	EXZ	-
TRACT "D"	5,269	0.121	EXZ	-
TRACT "E"	4,272	0.098	EXZ	-
TRACT "F"	14,277	0.328	EXZ	-
TRACT "G"	5,803	0.133	EXZ	-
TRACT "H"	19,364	0.445	EXZ	-
TRACT "I"	5,580	0.128	EXZ	-
WATER MANAGEMENT				
TRACT "WMT-1"	59,734	1.371	EXZ	-
TOTAL	1,310,582	30.087		30.087

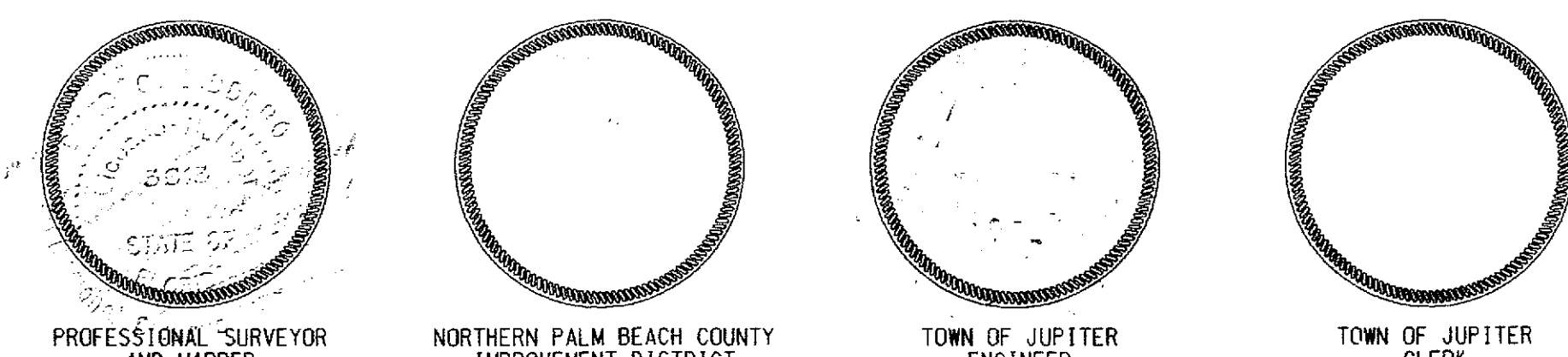
REZ - RESIDENTIAL EXZ - EXEMPT ACREAGE



SURVEYOR'S NOTES:

- 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.
- LINE, WHICH INTERSECT CURVES, ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.
- 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.
- 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	⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.)
CL = CHORD LENGTH	⊙ SET MAG NAIL & DISK STAMPED "PCP LB4431" UNLESS OTHERWISE NOTED
Δ = DELTA	⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
D.E. = DRAINAGE EASEMENT	⊙ SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
F.P.L. = FLORIDA POWER & LIGHT	⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
L = ARC LENGTH	⊙ SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
L.A.E. = LIMITED ACCESS EASEMENT	⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
O.R.B. = OFFICIAL RECORD BOOK	⊙ SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
N.E. = NORTHEAST	⊙ DENOTES CENTERLINE OF RIGHT OF WAY
N.W. = NORTHWEST	
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	



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD: R:\NST \ 144142 \ WINDSOR \ 10-025-306 \ 10-025-306.DGN	FB: PG. 604	JOB: 10-025-306
REF:	OFF: R.J.W. & E.C.	DATE: AUGUST 2011
FLD:	CD: D.C.L.	SHEET 2 OF 8 DWG: D10-025P