

# WINDSOR PARK AT ABACOA - PLAT NO. 3

168

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  
 JANUARY 2014  
 SHEET 2 OF 7

## ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 9B

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATION BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 5th DAY OF February 2014.

NORTHERN PALM BEACH COUNTY  
 IMPROVEMENT DISTRICT  
 UNIT NO. 9B

ATTESTED BY: Chris Bardin, Jr. BY: Adrian M. Salee  
 O'NEAL BARDIN, JR. ADRIAN M. SALEE  
 ASSISTANT SECRETARY 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: JANUARY 21, 2014 BY: Steven R. Parson  
 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 177.071, FLORIDA STATUTES, THIS 13th DAY OF February 2014, 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: Doug P. Koennicke, P.E.  
 DOUG P. KOENNICKE, P.E.  
 TOWN ENGINEER

"WINDSOR PARK AT ABACOA - PLAT NO. 3" IS HEREBY APPROVED FOR RECORD THIS 13th DAY OF February, 2014.

BY: Karen J. Golonka ATTEST: Sally M. Boylan  
 KAREN J. GOLONKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

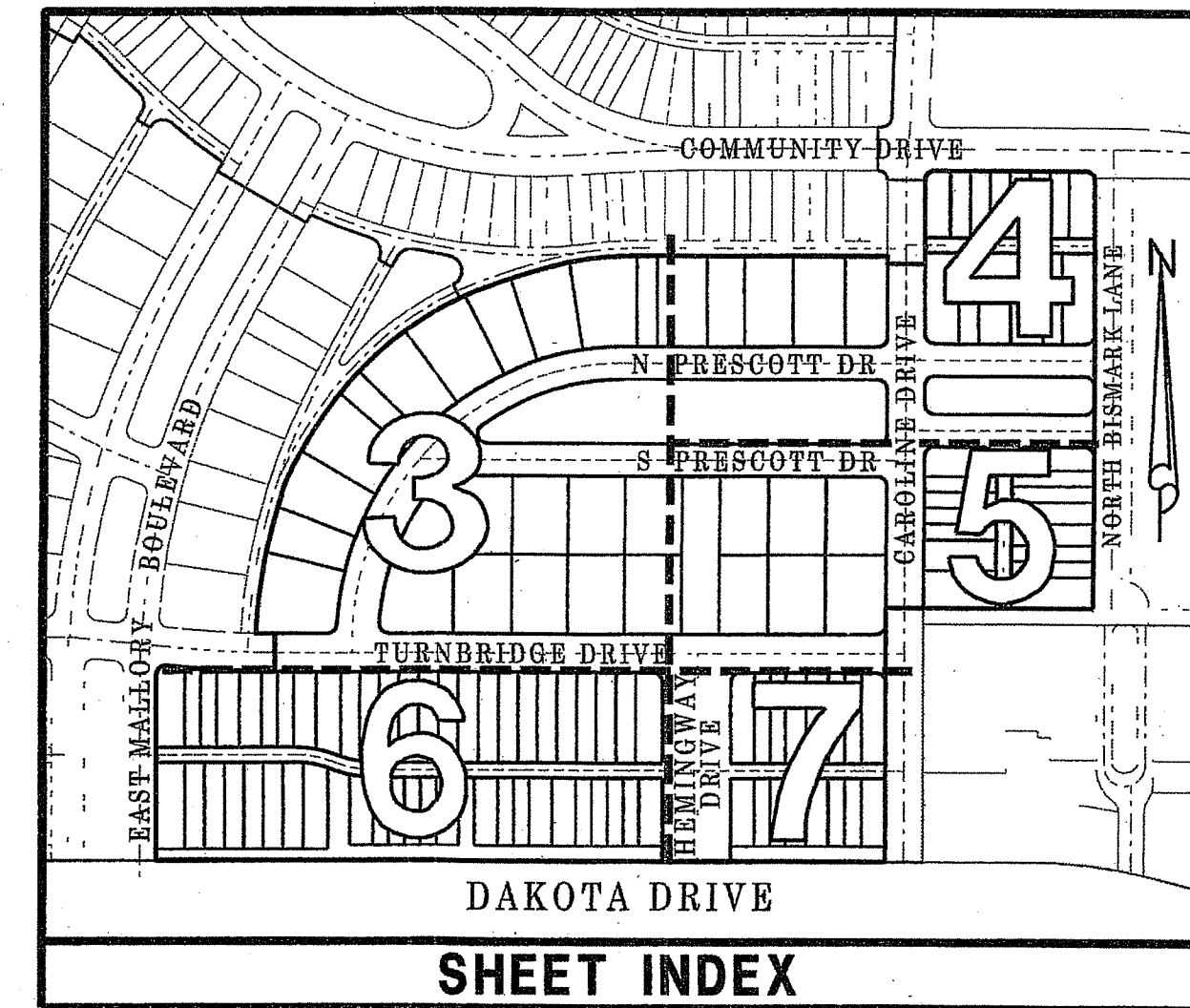
## SURVEYOR'S CERTIFICATION:

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: JANUARY 15, 2014 BY: David C. Lidberg  
 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
LOT 260	10,287	0.236	RESIDENTIAL
LOT 261	6,092	0.140	RESIDENTIAL
LOT 262	8,219	0.189	RESIDENTIAL
LOT 263	9,614	0.221	RESIDENTIAL
LOT 264	8,327	0.191	RESIDENTIAL
LOT 265	9,512	0.218	RESIDENTIAL
LOT 266	6,372	0.146	RESIDENTIAL
LOT 267	8,214	0.189	RESIDENTIAL
LOT 268	9,627	0.221	RESIDENTIAL
LOT 269	7,824	0.180	RESIDENTIAL
LOT 270	6,024	0.138	RESIDENTIAL
LOT 271	7,824	0.180	RESIDENTIAL
LOT 272	7,824	0.180	RESIDENTIAL
LOT 273	6,587	0.151	RESIDENTIAL
LOT 274	2,941	0.068	RESIDENTIAL
LOT 275	2,301	0.053	RESIDENTIAL
LOT 276	2,301	0.053	RESIDENTIAL
LOT 277	2,301	0.053	RESIDENTIAL
LOT 278	2,301	0.053	RESIDENTIAL
LOT 279	2,301	0.053	RESIDENTIAL
LOT 280	2,301	0.053	RESIDENTIAL
LOT 281	3,099	0.071	RESIDENTIAL
LOT 282	5,303	0.122	RESIDENTIAL
LOT 283	3,120	0.072	RESIDENTIAL
LOT 284	5,040	0.116	RESIDENTIAL
LOT 285	5,040	0.116	RESIDENTIAL
LOT 286	3,120	0.072	RESIDENTIAL
LOT 287	5,303	0.122	RESIDENTIAL
LOT 288	2,740	0.063	RESIDENTIAL
LOT 289	1,890	0.043	RESIDENTIAL
LOT 290	1,890	0.043	RESIDENTIAL
LOT 291	2,592	0.060	RESIDENTIAL
LOT 292	2,592	0.060	RESIDENTIAL
LOT 293	1,890	0.043	RESIDENTIAL
LOT 294	1,890	0.043	RESIDENTIAL
LOT 295	2,416	0.055	RESIDENTIAL
LOT 296	3,735	0.086	RESIDENTIAL
LOT 297	1,994	0.046	RESIDENTIAL
LOT 298	1,994	0.046	RESIDENTIAL
LOT 299	1,994	0.046	RESIDENTIAL
LOT 300	1,994	0.046	RESIDENTIAL
LOT 301	3,633	0.083	RESIDENTIAL
LOT 302	8,488	0.195	RESIDENTIAL
LOT 303	8,272	0.190	RESIDENTIAL
LOT 304	7,172	0.165	RESIDENTIAL
LOT 305	8,382	0.192	RESIDENTIAL
LOT 306	8,272	0.190	RESIDENTIAL
LOT 307	8,272	0.190	RESIDENTIAL
LOT 308	8,272	0.190	RESIDENTIAL
LOT 309	9,880	0.227	RESIDENTIAL
LOT 310	8,327	0.191	RESIDENTIAL
LOT 311	8,272	0.190	RESIDENTIAL
LOT 312	8,327	0.191	RESIDENTIAL
LOT 313	8,272	0.190	RESIDENTIAL
LOT 314	7,172	0.165	RESIDENTIAL
LOT 315	8,272	0.190	RESIDENTIAL
LOT 316	8,488	0.195	RESIDENTIAL
LOT 317	2,827	0.065	RESIDENTIAL
LOT 318	1,890	0.043	RESIDENTIAL
LOT 319	1,890	0.043	RESIDENTIAL
LOT 320	2,455	0.056	RESIDENTIAL
LOT 321	2,455	0.056	RESIDENTIAL
LOT 322	1,890	0.043	RESIDENTIAL
LOT 323	1,890	0.043	RESIDENTIAL
LOT 324	2,827	0.065	RESIDENTIAL
LOT 325	4,475	0.103	RESIDENTIAL
LOT 326	3,132	0.072	RESIDENTIAL
LOT 327	3,132	0.072	RESIDENTIAL
LOT 328	3,132	0.072	RESIDENTIAL
LOT 329	3,132	0.072	RESIDENTIAL
LOT 330	3,132	0.072	RESIDENTIAL
LOT 331	3,132	0.072	RESIDENTIAL
LOT 332	3,132	0.072	RESIDENTIAL
LOT 333	3,132	0.072	RESIDENTIAL
LOT 334	3,132	0.072	RESIDENTIAL
LOT 335	3,132	0.072	RESIDENTIAL
LOT 336	3,132	0.072	RESIDENTIAL
LOT 337	3,132	0.072	RESIDENTIAL
LOT 338	3,132	0.072	RESIDENTIAL
LOT 339	3,121	0.072	RESIDENTIAL
LOT 340	3,016	0.069	RESIDENTIAL
LOT 341	3,024	0.069	RESIDENTIAL
LOT 342	2,100	0.048	RESIDENTIAL
LOT 343	2,100	0.048	RESIDENTIAL
LOT 344	3,005	0.069	RESIDENTIAL

AREA TABULATION			FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION
LOT 345	3,034	0.070	RESIDENTIAL
LOT 346	2,155	0.049	RESIDENTIAL
LOT 347	2,191	0.050	RESIDENTIAL
LOT 348	4,142	0.095	RESIDENTIAL
LOT 349	4,492	0.103	RESIDENTIAL
LOT 350	3,001	0.069	RESIDENTIAL
LOT 351	3,001	0.069	RESIDENTIAL
LOT 352	3,001	0.069	RESIDENTIAL
LOT 353	3,001	0.069	RESIDENTIAL
LOT 354	3,001	0.069	RESIDENTIAL
LOT 355	2,999	0.069	RESIDENTIAL
LOT 356	3,752	0.086	RESIDENTIAL
LOT 357	2,865	0.066	RESIDENTIAL
LOT 358	1,890	0.043	RESIDENTIAL
LOT 359	1,890	0.043	RESIDENTIAL
LOT 360	1,890	0.043	RESIDENTIAL
LOT 361	1,890	0.043	RESIDENTIAL
LOT 362	2,700	0.062	RESIDENTIAL
LOT 363	2,700	0.062	RESIDENTIAL
LOT 364	1,890	0.043	RESIDENTIAL
LOT 365	1,890	0.043	RESIDENTIAL
LOT 366	2,790	0.064	RESIDENTIAL
LOT 367	2,790	0.064	RESIDENTIAL
LOT 368	1,890	0.043	RESIDENTIAL
LOT 369	1,890	0.043	RESIDENTIAL
LOT 370	1,890	0.043	RESIDENTIAL
LOT 371	1,890	0.043	RESIDENTIAL
LOT 372	2,831	0.065	RESIDENTIAL
LOT 373	2,827	0.065	RESIDENTIAL
LOT 374	1,890	0.043	RESIDENTIAL
LOT 375	1,890	0.043	RESIDENTIAL
LOT 376	2,455	0.056	RESIDENTIAL
LOT 377	2,455	0.056	RESIDENTIAL
LOT 378	1,890	0.043	RESIDENTIAL
LOT 379	1,890	0.043	RESIDENTIAL
LOT 380	2,827	0.065	RESIDENTIAL
<b>OPEN SPACE</b>			
TRACT "OST-1"	4,041	0.093	EXEMPT ACREAGE
TRACT "OST-2"	3,240	0.074	EXEMPT ACREAGE
TRACT "OST-3"	36,075	0.828	EXEMPT ACREAGE
TRACT "OST-4"	11,104	0.255	EXEMPT ACREAGE
TRACT "OST-5"	5,130	0.118	EXEMPT ACREAGE
TRACT "OST-6"	11,000	0.253	EXEMPT ACREAGE
TRACT "OST-7"	4,939	0.113	EXEMPT ACREAGE
TRACT "OST-8"	3,430	0.079	EXEMPT ACREAGE
TRACT "OST-9"	17,092	0.392	EXEMPT ACREAGE
TRACT "OST-10"	4,028	0.092	EXEMPT ACREAGE
TRACT "OST-11"	5,969	0.137	EXEMPT ACREAGE
TRACT "OST-12"	5,611	0.129	EXEMPT ACREAGE
<b>RIGHT-OF-WAY</b>			
TRACT "A"	173,717	3.988	EXEMPT ACREAGE
TRACT "B"	4,028	0.092	EXEMPT ACREAGE
TRACT "C"	4,499	0.103	EXEMPT ACREAGE
TRACT "D"	4,468	0.103	EXEMPT ACREAGE
TRACT "E"	13,535	0.311	EXEMPT ACREAGE
<b>TOTAL</b>	<b>799,560</b>	<b>18.355</b>	



## SURVEYOR'S NOTES:

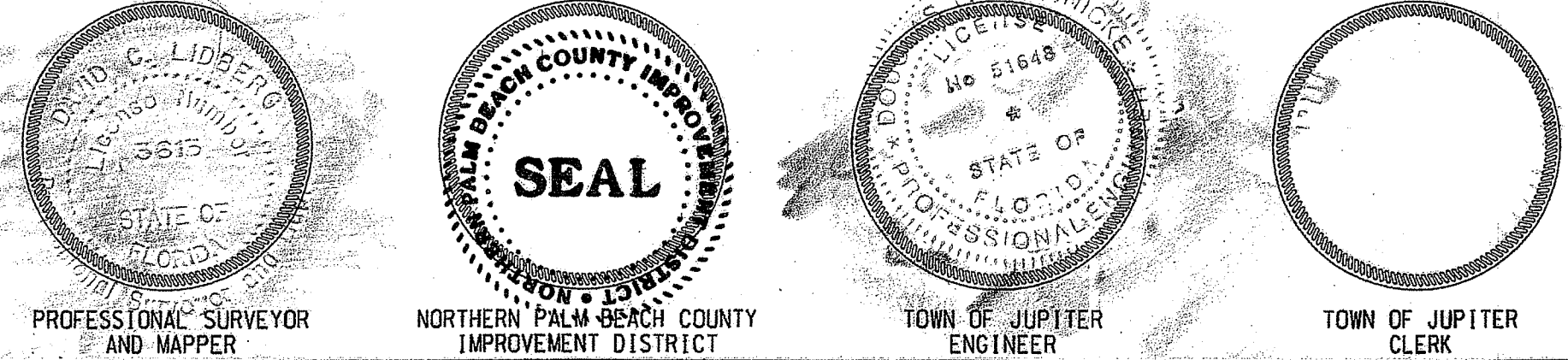
- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH LINE OF TRACT "A", AS SHOWN ON THE PLAT OF TRACT RN3R AT ABACOA - REPLAT, RECORDED IN PLAT BOOK 112, PAGES 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTH LINE BEARS SOUTH 88°08'56" EAST.
- 2.) LINES, WHICH INTERSECT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

- 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

## LEGEND:

- ⊙ DENOTES PERMANENT CONTROL POINT (P.C.P.) SET MAG NAIL & DISK STAMPED "PCP LB4431" UNLESS OTHERWISE NOTED
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊙ 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 SURVEYING, INC.**  
 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\JST\14412\WINDSOR\10-0258-306\10-0258-306.DGN	REF.	FLD.	FB.	PG.	JOB	10-0258-306
OFF	CASASUS	DATE	JANUARY 2014	CKD.	DCL	SHEET 2 OF 7 DWG. D10-0258PPP