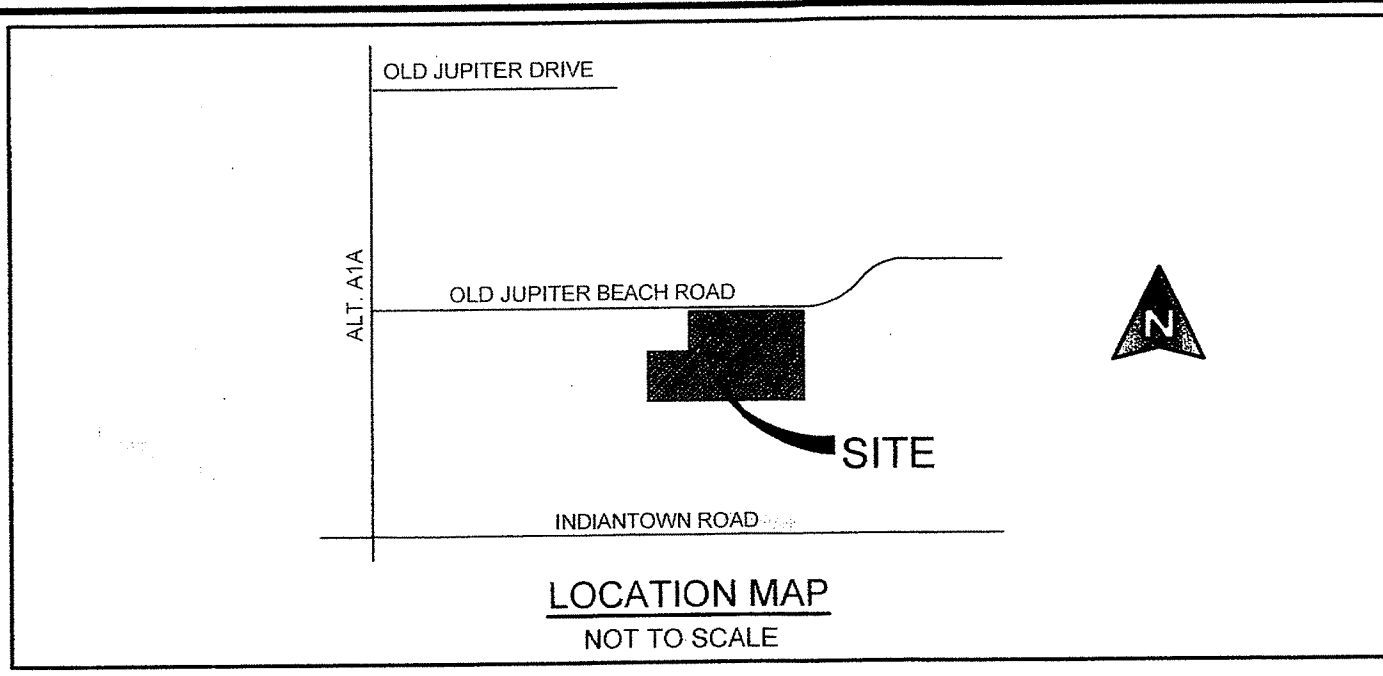


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33

# VILLA DIAMANTE

LYING IN AND BEING A PORTION OF THE SOUTH HALF OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A RE-PLAT OF LOT 2, HUTCHISON PLAT AS RECORDED IN PLAT BOOK 106, PAGES 95 AND 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2



**DEDICATION AND RESERVATION:**  
KNOWN ALL MEN BY THESE PRESENTS THAT KENNEDY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS 'VILLA DIAMANTE', LYING IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE SOUTH HALF OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALL OF THE SOUTH 320.00 FEET OF THE NORTH 555.15 FEET OF THE SAID SOUTH HALF OF GOVERNMENT LOT 2, LESS THE WEST 899.46 FEET OF, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF OLD JUPITER BEACH ROAD, AS SHOWN ON THE RIGHT-OF-WAY MAP PREPARED BY LINDAHL, BROWNING, FERRARI AND HELLSTROM, INC., PROJECT NUMBER 93-209, SAID SOUTH RIGHT-OF-WAY LINE ALSO BEING DESCRIBED IN THAT RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 8763, PAGE 1381, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:  
LOT 2, ACCORDING TO THE HUTCHISON PLAT, RECORDED IN PLAT BOOK 106, PAGES 95 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
CONTAINING 3.395 ACRES OR 147,881 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1.) DIAMANTE WAY (TRACT "S") AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, FOR PUBLIC STREET PURPOSES, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2.) TRACTS "O-1" AND "O-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE, PARKING AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO IMPROVEMENTS RELATED TO ABUTTING PRIVATE LOTS SHALL ENCRroach INTO THE OPEN SPACE TRACTS, INCLUDING DECKS, PATIOS, FENCES, LANDSCAPING, AND SIMILAR IMPROVEMENTS.

3.) THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO IMPROVEMENTS SHALL IMPEDE OR OTHERWISE OBSTRUCT THE DRAINAGE SWALE OR ADVERSELY AFFECT THE UNDERGROUND DRAINAGE PIPES AND INLETS, LOCATED WITHIN DRAINAGE EASEMENTS WITHIN BACK YARDS OR SIDE YARDS OF THE LOTS.

4.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, DRY RETENTION, DRY RETENTION ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

5.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

6.) THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES. SIDEWALKS WITHIN THE EASEMENTS SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS. NO STRUCTURES, SIGNS, FENCING OR LANDSCAPING THAT WOULD BLOCK OR OBSTRUCT USE OF THE EASEMENT FOR ITS INTENDED USE SHALL BE ERRECTED WITHIN THE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC. AND THE TOWN ENGINEER.

7.) THE ACCESS EASEMENT (1) AND ACCESS EASEMENT (2) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 4 AND 5 AND LOTS 16 AND 17 RESPECTIVELY, FOR INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL AND EQUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA, AND ARE NOT DEDICATED TO THE PUBLIC.

8.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

9.) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, LANDSCAPING, LANDSCAPING ACCESS AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES OR SIGNS THAT WOULD BLOCK OR OBSTRUCT USE OF THE EASEMENT FOR ITS INTENDED USE SHALL BE ERRECTED WITHIN THE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC. AND THE TOWN ENGINEER.

10.) THE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO DRY DETENTION AREA AND DRAINAGE FACILITIES LOCATED WITHIN TRACT "O-2" FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES, SIGNS, FENCING OR LANDSCAPING THAT WOULD BLOCK OR OBSTRUCT USE OF THE EASEMENT FOR ITS INTENDED USE SHALL BE ERRECTED WITHIN THE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC. AND THE TOWN ENGINEER.

11.) THE PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN PURPOSES. CONCRETE SIDEWALKS WITHIN THE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. ALL OTHER IMPROVEMENTS WITHIN THE EASEMENT LIMITS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION.

11.) THE PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN PURPOSES. CONCRETE SIDEWALKS WITHIN THE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. ALL OTHER IMPROVEMENTS WITHIN THE EASEMENT LIMITS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION.

12.) THE PARKING EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PARKING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES, SIGNS, FENCING OR LANDSCAPING THAT WOULD BLOCK OR OBSTRUCT USE OF THE EASEMENT FOR ITS INTENDED USE SHALL BE ERRECTED WITHIN THE EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC. AND THE TOWN ENGINEER.

13.) NO STRUCTURE OR BUILDING OF ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT CHIEF EXECUTIVE OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3RD DAY OF DECEMBER 2014.

WITNESS: Jessica Hugo Tigert KENNEDY HOMES, LLC  
PRINT NAME: Teresa Hugo Tigert A FLORIDA LIMITED LIABILITY COMPANY  
BY: Stephen Gravett, CEO  
STEPHEN GRAVETT, CEO

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED STEPHEN GRAVETT 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 CHIEF EXECUTIVE OFFICER OF KENNEDY HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 3RD DAY OF December 2014.  
MY COMMISSION EXPIRES: 3/8/18  
COMMISSION NUMBER: FF087126

**ACCEPTANCE OF RESERVATIONS:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3RD DAY OF December 2014.  
WITNESS: Jessica Hugo Tigert NAME  
NAME: Teresa Hugo Tigert  
BY: Michael Ehrlich NAME  
MICHAEL EHRLICH, PRESIDENT

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Michael Ehrlich 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 OF VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF December 2014.  
MY COMMISSION EXPIRES: 3/8/18  
COMMISSION NUMBER: FF087126

KENNEDY HOMES, LLC  
KENNEDY HOMES, LLC NOTARY  
VILLA DIAMANTE HOMEOWNERS ASSOCIATION, INC.  
NOTARY  
Seal of Teresa Hugo Tigert, Notary Public, Commission # FF087126, Expires March 8, 2018.  
Seal of Michael Ehrlich, President, Villa Diamante Homeowners Association, Inc.

### REGIONS BANK MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27095, PAGE 1652 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President 3RD DAY OF December 2014.

REGIONS BANK  
AN ALABAMA BANKING CORPORATION  
BY: Sandra L. Amsterdam  
JEFFERY I. SHULMAN, EXECUTIVE VICE PRESIDENT  
WITNESS: Sandra L. Amsterdam  
PRINTED NAME: Sandra L. Amsterdam  
WITNESS: Lynette Rumore  
PRINTED NAME: Lynette Rumore

### REGIONS BANK ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JEFFERY I. SHULMAN WHO IS (PERSONALLY KNOWN TO ME) OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF REGIONS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF DECEMBER 2014.  
MY COMMISSION EXPIRES: 9/21/2015  
COMMISSION NO. EE121089

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, STEPHEN S. MATHISON, 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 KENNEDY HOMES, LLC. THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED. THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 12.2.14 BY: Stephen S. Mathison  
STEPHEN S. MATHISON, FLORIDA BAR NUMBER: 362786, ATTORNEY AT LAW, LICENSED IN FLORIDA

### 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.C.P.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 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.

MICHAEL B. SCHORAH AND ASSOCIATES, INC.  
1850 FOREST HILL BOULEVARD, SUITE 206  
WEST PALM BEACH, FLORIDA 33406  
BUSINESS LICENSE NO. 2438

DATED: 12.05.14  
JONATHAN T. GILBERT, P.S.M.  
LICENSE NO. 5604  
STATE OF FLORIDA  
THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA 33406.

TOWN OF JUPITER  
TOWN OF JUPITER ENGINEER  
SURVEYOR  
Seal of Jonathan T. Gilbert, P.S.M., License No. 5604, State of Florida.  
Seal of Michael B. Schorah and Associates, Inc., Business License No. 2438.

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
THIS PLAT WAS FILED FOR RECORD AT 3:54 P.M. THIS 19 DAY OF December, 2014, AND DULY RECORDED IN PLAT BOOK NO. 119 ON PAGE 33 THRU 34.  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: [Signature] D.C.

**SURVEYOR'S NOTES:**

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY 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.
- 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 2, HUTCHISON PLAT AS RECORDED IN PLAT BOOK 106, PAGES 95 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 01°08'00" EAST.
- LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.)
- DRAINAGE EASEMENTS AS SHOWN IN LOT 2, HUTCHISON PLAT AS RECORDED IN PLAT BOOK 106, PAGES 95 AND 96, PUBLIC RECORDS OF PALM BEACH COUNTY WILL BE EXTINGUISHED WITH THE RECDORATION OF THIS PLAT.
- LEGEND

MORTGAGEE

P.O.B.	=	POINT OF BEGINNING
P.O.C.	=	POINT OF COMMENCEMENT
P.R.M.	=	PERMANENT REFERENCE MONUMENT
P.C.P.	=	PERMANENT CONTROL POINT
O.R.B.	=	OFFICIAL RECORD BOOK
P.B.	=	PLAT BOOK
D.B.	=	DEED BOOK
P.B.C.	=	PALM BEACH COUNTY
R/W	=	RIGHT OF WAY
CL	=	CENTERLINE
U.E.	=	UTILITY EASEMENT
D.E.	=	DRAINAGE EASEMENT
R.	=	RADIUS
ARC	=	ARC LENGTH
CL	=	CURVE CENTRAL ANGLE
DN	=	DENOTES FOUND PALM BEACH COUNTY CONTROL STATION
SN	=	SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438
■	=	SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
○	=	DENOTES FOUND P.R.M. (AS SHOWN)
●	=	SET 1/2" IRON ROD AND CAP STAMPED MBSA LB 2438
N	=	NORTHING, WHEN USED WITH COORDINATES
E	=	EASTING, WHEN USED WITH COORDINATES
L.A.E.	=	LIMITED ACCESS EASEMENT
L.S.E.	=	LIFT STATION EASEMENT
P.A.E.	=	PEDESTRIAN ACCESS EASEMENT
P.P.A.E.	=	PUBLIC PEDESTRIAN ACCESS EASEMENT
A.E.	=	ACCESS EASEMENT
M.A.E.	=	MAINTENANCE ACCESS EASEMENT
L.B.E.	=	LANDSCAPE BUFFER EASEMENT
O.A.	=	OVERALL
C.M.	=	CONCRETE MONUMENT
NO.	=	NUMBER
S.F.	=	SQUARE FEET
R.L.	=	RADIAL LINE
P.S.M.	=	PROFESSIONAL SURVEYOR AND MAPPER

MORTGAGEE NOTARY

Seal of Stephen S. Mathison, Attorney at Law, License No. 362786, Florida.

**TOWN APPROVAL:**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
TOWN OF JUPITER  
THE "VILLA DIAMANTE" PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.07(2) F.S. THIS 16th DAY OF December, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER IN ACCORDANCE WITH SECTION 177.08(1), F.S.  
BY: Karen J. Golonka MAYOR  
BY: Doug P. Koennicke TOWN ENGINEER  
BY: Sally M. Boylan TOWN CLERK

**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  
VILLA DIAMANTE