

WINDSOR PARK AT ABACOA - PLAT NO. 4

BEING A REPLAT OF LOTS 28 THROUGH 31, LOTS 72 THROUGH 75 AND LOTS 110 THROUGH 123, AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 1, AS RECORDED IN PLAT BOOK 114, PAGES 135 THROUGH 142, AND A REPLAT OF LOTS 274 THROUGH 281, LOTS 317 THROUGH 324, LOTS 363 THROUGH 380 AND TRACT "OST-11", AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 3, AS RECORDED IN PLAT BOOK 117, PAGES 167 THROUGH 173, 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 2015

SHEET 2 OF 5

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 6th DAY OF February 2015.

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
UNIT NO. 9B

ATTESTED BY: Donne Bardin, Jr.
DONNE BARDIN, JR.
ASSISTANT SECRETARY

BY: Matthew J. Borkin
MATTHEW J. BORKIN
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: 1/13/15

BY: Steven R. Parson
STEVEN R. PARSON, ESQ.
FLORIDA BAR NO. 351903

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

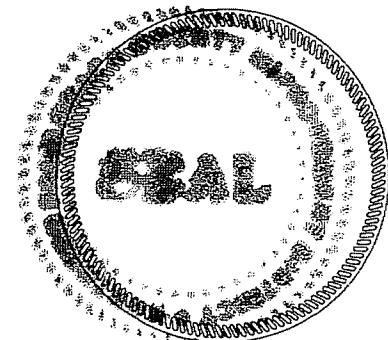
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 6th DAY OF January, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Doug P. Koennicke
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

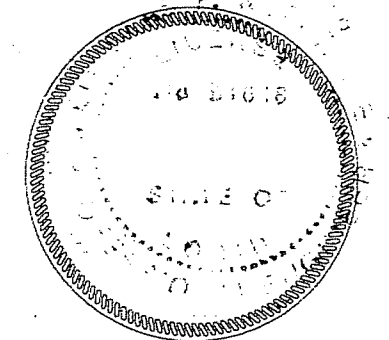
"WINDSOR PARK AT ABACOA - PLAT NO. 4" IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF January, 2015.

BY: Karen J. Gulanika
KAREN J. GULANIKA
MAYOR

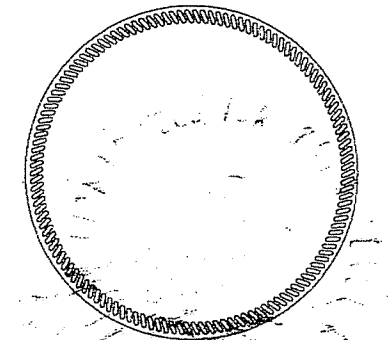
ATTEST: Sally M. Borkin
SALLY M. BORKIN
TOWN CLERK



NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT



TOWN OF JUPITER
ENGINEER



TOWN OF JUPITER
CLERK

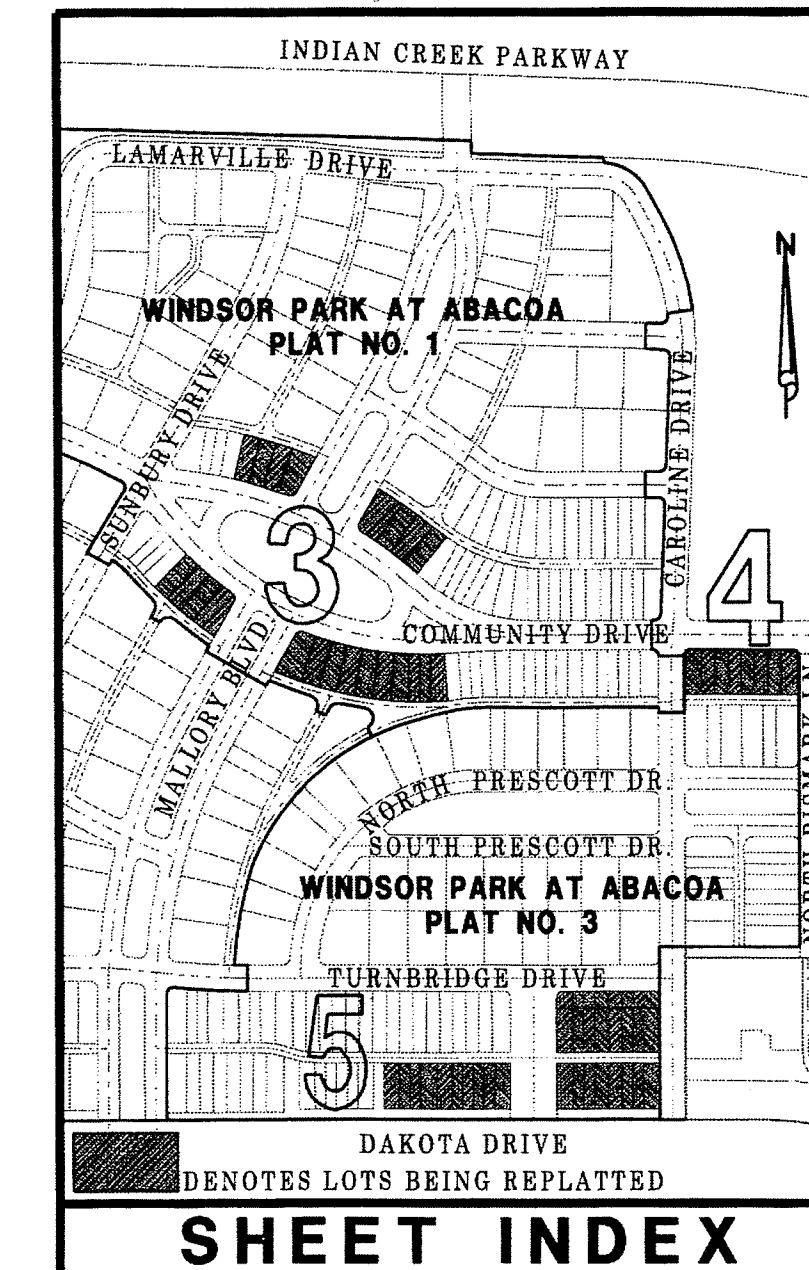
AREA TABULATION			FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION
LOT 1A	2,755	0.0632	RESIDENTIAL
LOT 2A	1,890	0.0434	RESIDENTIAL
LOT 3A	1,890	0.0434	RESIDENTIAL
LOT 4A	2,595	0.0596	RESIDENTIAL
LOT 5A	2,595	0.0596	RESIDENTIAL
LOT 6A	1,890	0.0434	RESIDENTIAL
LOT 7A	1,890	0.0434	RESIDENTIAL
LOT 8A	2,668	0.0612	RESIDENTIAL
LOT 9A	2,951	0.0677	RESIDENTIAL
LOT 10A	1,970	0.0452	RESIDENTIAL
LOT 11A	1,969	0.0452	RESIDENTIAL
LOT 12A	1,969	0.0452	RESIDENTIAL
LOT 13A	1,970	0.0452	RESIDENTIAL
LOT 14A	3,003	0.0689	RESIDENTIAL
LOT 15A	3,009	0.0691	RESIDENTIAL
LOT 16A	1,970	0.0452	RESIDENTIAL
LOT 17A	1,969	0.0452	RESIDENTIAL
LOT 18A	1,969	0.0452	RESIDENTIAL
LOT 19A	1,970	0.0452	RESIDENTIAL
LOT 20A	2,711	0.0622	RESIDENTIAL
LOT 21A	2,596	0.0596	RESIDENTIAL
LOT 22A	1,890	0.0434	RESIDENTIAL
LOT 23A	1,890	0.0434	RESIDENTIAL
LOT 24A	2,762	0.0634	RESIDENTIAL
LOT 25A	5,273	0.1211	RESIDENTIAL
LOT 26A	4,602	0.1056	RESIDENTIAL
LOT 27A	4,602	0.1056	RESIDENTIAL
LOT 28A	5,369	0.1233	RESIDENTIAL
LOT 29A	2,407	0.0553	RESIDENTIAL
LOT 30A	1,889	0.0434	RESIDENTIAL
LOT 31A	1,890	0.0434	RESIDENTIAL
LOT 32A	1,890	0.0434	RESIDENTIAL
LOT 33A	1,890	0.0434	RESIDENTIAL
LOT 34A	2,386	0.0548	RESIDENTIAL
LOT 35A	4,671	0.1072	RESIDENTIAL
LOT 36A	5,426	0.1246	RESIDENTIAL
LOT 37A	6,543	0.1502	RESIDENTIAL
LOT 38A	5,085	0.1167	RESIDENTIAL
LOT 39A	6,498	0.1492	RESIDENTIAL
LOT 40A	2,921	0.0671	RESIDENTIAL
LOT 41A	1,953	0.0448	RESIDENTIAL
LOT 42A	1,953	0.0448	RESIDENTIAL
LOT 43A	2,537	0.0582	RESIDENTIAL
LOT 44A	2,537	0.0582	RESIDENTIAL
LOT 45A	1,953	0.0448	RESIDENTIAL
LOT 46A	1,953	0.0448	RESIDENTIAL
LOT 47A	2,921	0.0671	RESIDENTIAL
TRACT "OST-1A"	3,050	0.0700	EXEMPT ACREAGE
TRACT "OST-2A"	4,913	0.1128	EXEMPT ACREAGE
TRACT "OST-3A"	2,477	0.0569	EXEMPT ACREAGE
TRACT "OST-4A"	3,581	0.0822	EXEMPT ACREAGE
TRACT "OST-5A"	5,365	0.1232	EXEMPT ACREAGE
TOTAL	153,276	3.519	

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 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



SURVEYOR'S NOTES:

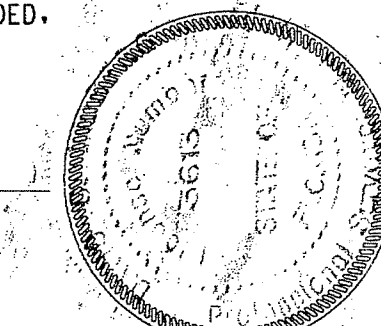
- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH LINE OF TRACT "A", AS SHOWN ON THE PLAT OF TRACT RN3R AT ABACOA - REPLAT, RECORDED IN PLAT BOOK 112, PAGES 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTH LINE BEARS SOUTH 88°08'56" EAST.
- LINE, WHICH INTERSECT CURVES, 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.
- THERE ARE NO ABANDONMENTS OF ANY UNDERLYING LANDS OR EASEMENTS INCLUDED IN THIS PLAT.
- 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.

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: 12/30/14

BY: David C. Casasus
DAVID C. CASASUS, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



PROFESSIONAL SURVEYOR
AND MAPPER

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD.	K:\JUST \ 144142 \ WINDSOR \ 14-070-306 \ 14-070-306.DGN		
REF.			
FLD.	AM.	FB.	PG.
OFF.	CASASUS	671	1,2
CKD.	D.C.L.	663	23, 32
		SHEET	2 OF 5
		DATE	JANUARY 2015
		DWG.	014-070P