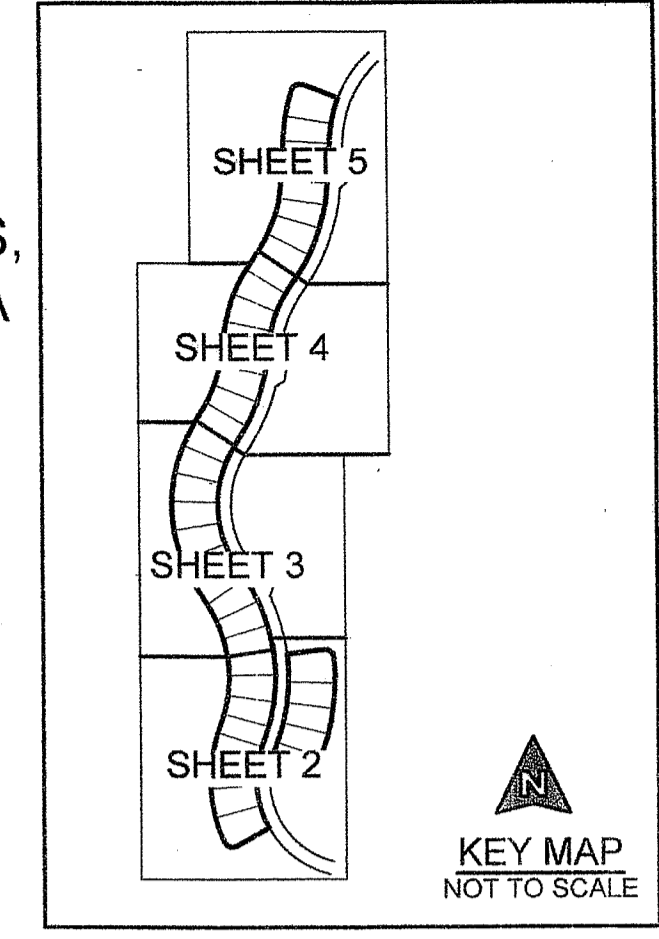
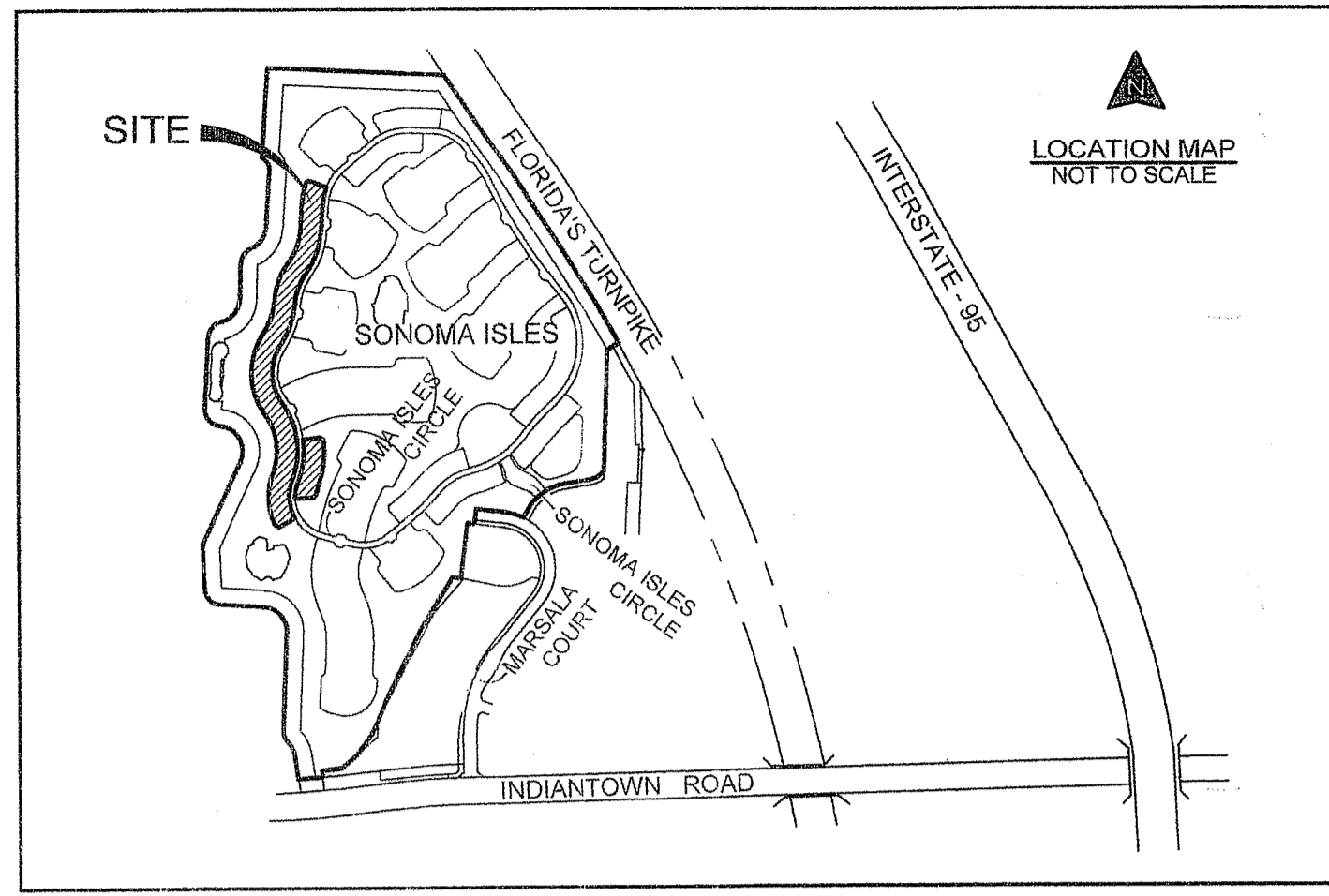


20160104616

SONOMA ISLES PLAT 2

LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST AND SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF PARCELS "N-1," "N-2" AND "P", PLAT OF SONOMA ISLES, AS RECORDED IN PLAT BOOK 120, PAGES 167 THROUGH 179, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 5 FEBRUARY, 2016



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 3:48 P.M. THIS 28 DAY OF March 2016, AND DULY RECORDED IN PLAT BOOK NO. 121 ON PAGE 111 THRU 115
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: [Signature] D.C.

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 28th DAY OF March 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & 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
BY: [Signature] TODD WOODRASHA, MAYOR
ATTEST: [Signature] SALLY M. BOYLAN, TOWN CLERK

LOT NUMBER	SQUARE FEET	ACRES
99	17005 S.F.	0.390 AC.
100	11637 S.F.	0.267 AC.
101	11803 S.F.	0.271 AC.
102	11802 S.F.	0.271 AC.
103	15830 S.F.	0.363 AC.
104	15014 S.F.	0.345 AC.
105	12384 S.F.	0.284 AC.
106	12384 S.F.	0.284 AC.
107	12175 S.F.	0.279 AC.
108	10642 S.F.	0.244 AC.
109	11173 S.F.	0.257 AC.
110	12156 S.F.	0.279 AC.
111	11173 S.F.	0.257 AC.
112	11173 S.F.	0.257 AC.
113	11173 S.F.	0.257 AC.
114	11173 S.F.	0.257 AC.
115	10780 S.F.	0.247 AC.
116	12224 S.F.	0.281 AC.
117	13301 S.F.	0.305 AC.
118	12224 S.F.	0.281 AC.
119	12224 S.F.	0.281 AC.
120	12224 S.F.	0.281 AC.
121	12031 S.F.	0.276 AC.
122	10705 S.F.	0.246 AC.
123	11173 S.F.	0.257 AC.
124	12156 S.F.	0.279 AC.
125	10956 S.F.	0.252 AC.
126	11373 S.F.	0.261 AC.
127	12072 S.F.	0.277 AC.
128	12072 S.F.	0.277 AC.
129	10784 S.F.	0.248 AC.
130	11167 S.F.	0.256 AC.
131	12156 S.F.	0.279 AC.
132	11173 S.F.	0.257 AC.
133	10957 S.F.	0.252 AC.
134	10454 S.F.	0.240 AC.
135	10454 S.F.	0.240 AC.
136	11480 S.F.	0.263 AC.
137	15866 S.F.	0.364 AC.
TOTAL	468,668 S.F.	10.759 AC.

SURVEYOR'S NOTES:

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT, EXCLUDING LANDSCAPE BUFFER EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN 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.
- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SONOMA ISLES, AS RECORDED IN PLAT BOOK 120, PAGE 167, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF SOUTH 24°34'07" WEST.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS NON-RADIAL (NR).
- THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF SONOMA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 167 THROUGH 179. ALL ITEMS OF SAID PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT WITH THE EXCEPTION OF THE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS. THE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS WILL NOT BE VACATED AND ABANDONED. THE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS WILL REMAIN ACTIVE. THERE ARE NO OTHER RECORDED UNDERLYING EASEMENT DISCLOSED ON THIS PLAT.

7. LEGEND
- P.O.B. = POINT OF BEGINNING
 - P.C.P. = PERMANENT CONTROL POINT
 - P.R.M. = PERMANENT REFERENCE MONUMENT
 - C.M. = CONCRETE MONUMENT
 - O.R.B. = OFFICIAL RECORD BOOK
 - D.B. = DEED BOOK
 - P.B. = PLAT BOOK
 - PBC = PALM BEACH COUNTY
 - F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 - FD. = FOUND
 - RAW = RIGHT OF WAY
 - (T) = TOTAL
 - € = CENTERLINE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - L.A.E. = LIMITED ACCESS EASEMENT
 - L.B.E. = LANDSCAPE BUFFER EASEMENT
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - RL = RADIAL
 - T = TOTAL
 - R = RADIUS
 - L = ARC LENGTH
 - Δ = CURVE CENTRAL ANGLE
 - C.B. = CHORD BEARING
 - C.L. = CHORD LENGTH
 - = SET 1/2" IRON ROD WITH CAP STAMPED MBSA 2438
 - ⊙ = NAIL AND BRASS DISK STAMPED P.C.P. LB 2438 TO BE SET PER THE PLAT OF SONOMA ISLES AS RECORDED IN PLAT BOOK 120, PAGES 167-179
 - = SET P.R.M. 1/2" IRON ROD WITH ALUMINUM DISK STAMPED SCHORAH AND ASSOCIATES PRM LB#2438
 - = FND. 4"X4" CONC. MON. W/ DISK STAMPED "P.R.M. #6599" UNLESS OTHERWISE NOTED
 - ⊕ = SECTION CORNER
 - ⊞ = 1/4 SECTION CORNER
 - S.F. = SQUARE FEET

DEDICATION AND RESERVATION:

KNOWN ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, LP., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "SONOMA ISLES PLAT 2", LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF PARCELS "N-1," "N-2" AND "P", PLAT OF SONOMA ISLES, AS RECORDED IN PLAT BOOK 120, PAGES 167 THROUGH 179, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCELS "N-1," "N-2" AND "P", SONOMA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 167 THROUGH 179, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 10.759 ACRES OR 468,668 SQUARE FEET MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

1.) LOTS 99 THROUGH 137 (99-137), INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED BY DIVOSTA HOMES, LP., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL LOT DEVELOPMENT PURPOSES.

IN WITNESS WHEREOF, DIVOSTA HOMES, LP., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT LAND DEVELOPMENT AND ACQUISITION AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS GENERAL PARTNER, THIS 28th DAY OF March 2016.

WITNESS: [Signature] DIVOSTA HOMES, LP. A DELAWARE LIMITED PARTNERSHIP
PRINT NAME: [Signature]
WITNESS: [Signature] BY: DIVOSTA HOMES HOLDINGS, LLC. A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
PRINTED NAME: KELLY COLAMARINO
BY: BRENT BAKER, ITS: DIVISION PRESIDENT (SOUTHEAST FLORIDA DIVISION)

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RICHARD G. CHERRY, 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, LP., A FLORIDA LIMITED PARTNERSHIP, AND JUPITER NON-EQUITY CO, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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.

DATED: 3/3/16
BY: [Signature] RICHARD G. CHERRY, ATTORNEY FLORIDA BAR NUMBER: 303860

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.R.M.'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.

DATED: 3/2/2016
[Signature] LESLIE C. BISPOTT, P.S.M. LICENSE NO. 5698 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.

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

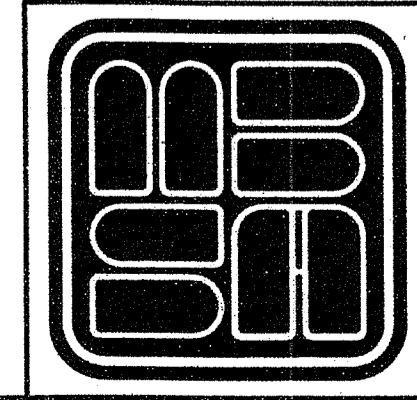
BEFORE ME PERSONALLY APPEARED BRENT BAKER, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT (SOUTHEAST FLORIDA DIVISION) OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF DIVOSTA HOMES, LP., A DELAWARE LIMITED PARTNERSHIP, 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 2nd DAY OF March, 2016.

MY COMMISSION EXPIRES: 9-14-18
COMMISSION NUMBER: FF146612
[Signature] KATHRYN A. BOWES
KATHRYN A. BOWES
PRINT NAME

DIVOSTA HOMES, LP.
DIVOSTA HOMES LP. NOTARY

TOWN OF JUPITER
TOWN OF JUPITER ENGINEER
SURVEYOR



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
SONOMA ISLES PLAT 2