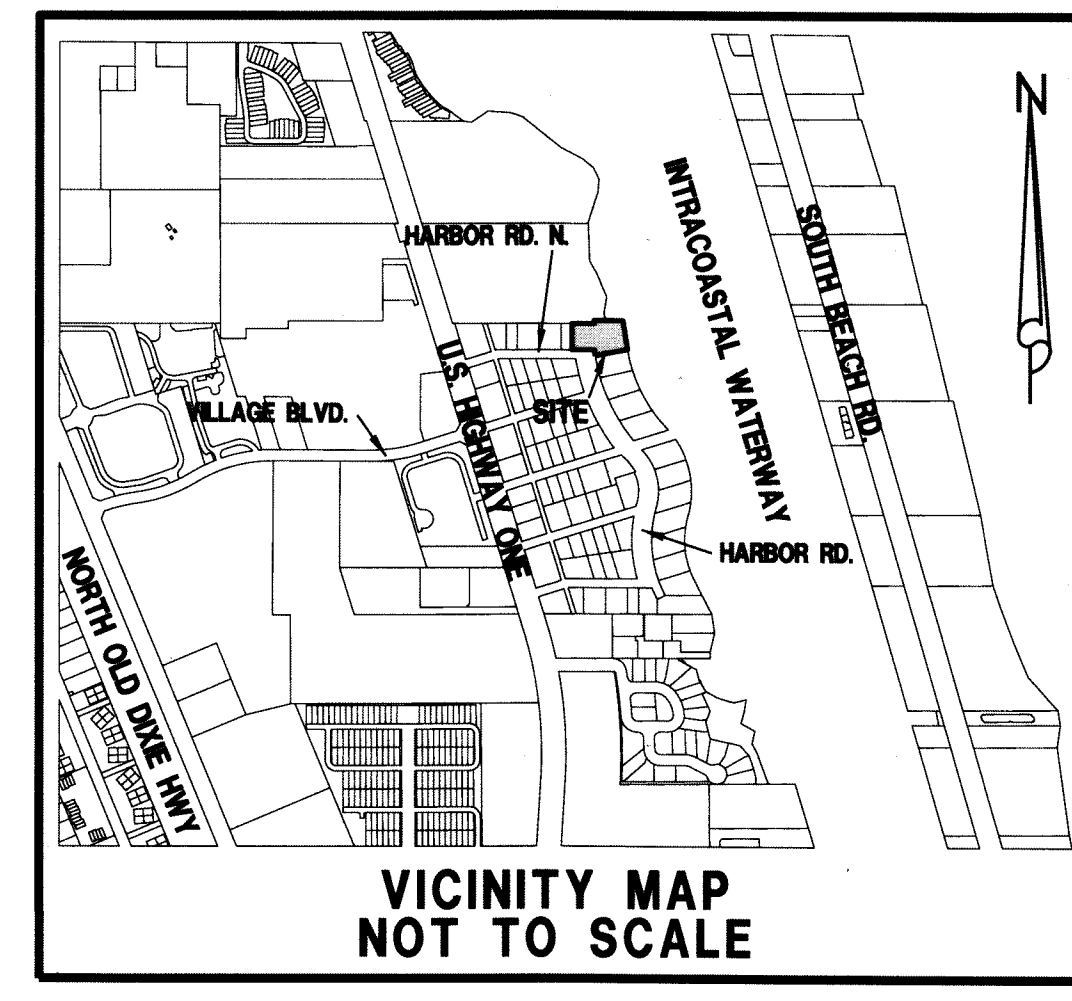


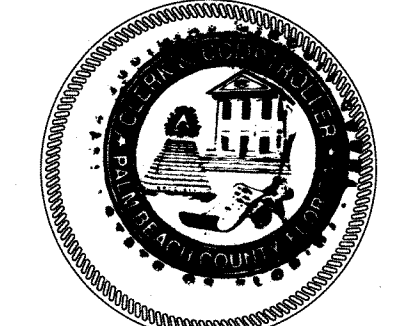
HARBOR ROAD SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 8 AND LOTS 15 AND 16, BLOCK 1, AS SHOWN ON THE PLAT OF JUPITER HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF GOVERNMENT LOT 1, ALL LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA



146
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:23 a.m. THIS 12 DAY OF March 2018 AND DULY RECORDED IN PLAT BOOK 125 ON PAGES 146 THRU 147.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] D.C.

SHEET 1 OF 2



PALM BEACH COUNTY
CLERK AND COMPTROLLER

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT JAMES J. BENSON AND MARTHA M. BENSON, OWNERS OF THE LAND SHOWN HEREON AS HARBOR ROAD SUBDIVISION, BEING A REPLAT OF LOT 1, BLOCK 8 AND LOTS 15 AND 16, BLOCK 1, AS SHOWN ON THE PLAT OF JUPITER HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING A PORTION OF GOVERNMENT LOT 1, ALL LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND BEING ALL OF LOT 1, BLOCK 8 AND ALL OF LOTS 15 AND 16, BLOCK 1, AS SHOWN ON THE PLAT OF JUPITER HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TOGETHER WITH A PORTION OF GOVERNMENT LOT 1, IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15, BLOCK 1; THENCE ALONG THE WEST LINE OF SAID LOT 15, BLOCK 1, NORTH 00°05'43" EAST, A DISTANCE OF 119.89 FEET TO THE NORTHWEST CORNER OF SAID LOT 15, BLOCK 1 AND A POINT IN THE SOUTHERLY LINE OF SANDPOINTE BAY CONDOMINIUM APARTMENTS, AS RECORDED IN PLAT BOOK 42, PAGES 119 AND 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID LOTS 15 AND 16, BLOCK 1 AND ALONG THE SOUTHERLY LINE OF SAID SANDPOINTE BAY CONDOMINIUM APARTMENTS, SOUTH 89°54'17" EAST, A DISTANCE OF 101.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 8; THENCE DEPARTING SAID NORTH LINE AND CONTINUING ALONG SAID SOUTHERLY LINE OF SANDPOINTE BAY CONDOMINIUM APARTMENTS, NORTH 00°05'43" EAST, A DISTANCE OF 15.00 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE AND ITS EASTERLY EXTENSION, SOUTH 89°54'17" EAST, A DISTANCE OF 130.16 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EAST LINE OF AFORESAID LOT 1, BLOCK 8; THENCE ALONG SAID NORTHERLY PROLONGATION AND ALONG THE EAST LINE OF SAID LOT 1, BLOCK 8, SOUTH 09°03'14" EAST, A DISTANCE OF 137.28 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, BLOCK 8; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK 8, SOUTH 80°35'24" WEST, A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 8, SAID CORNER BEING A POINT ON A NON TANGENT CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 806.04 FEET, A CHORD BEARING OF NORTH 08°24'52" WEST AND A CHORD LENGTH OF 25.70 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°49'36", A DISTANCE OF 25.70 FEET TO THE SOUTHEAST CORNER OF AFORESAID LOT 16, BLOCK 1; THENCE ALONG THE SOUTH LINE OF AFORESAID LOTS 15 AND 16, BLOCK 1, NORTH 89°54'17" WEST, A DISTANCE OF 101.59 FEET TO THE POINT OF BEGINNING.

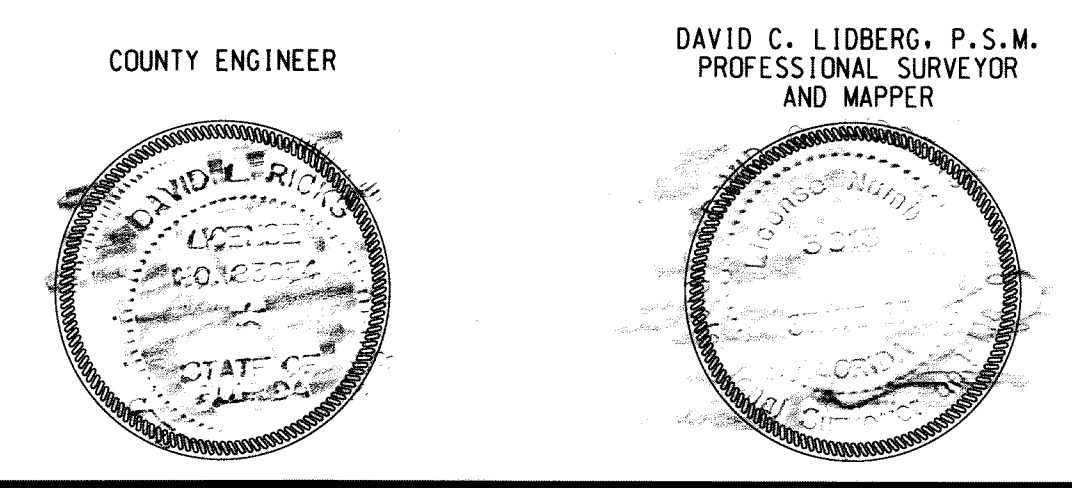
CONTAINING 33.151 SQUARE FEET OR 0.761 ACRES, MORE OR LESS.

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

- 1) TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 2) LOTS 1A AND 2A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR JAMES J. BENSON AND MARTHA M. BENSON, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF JAMES J. BENSON AND MARTHA M. BENSON, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3) THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS 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.

IN WITNESS WHEREOF WE, JAMES J. BENSON AND MARTHA M. BENSON, DO HERETO SET OUR HANDS AND SEALS THIS 24th DAY OF January, 2018.

WITNESS: [Signature] RICHARD J. WILKIE
PRINT NAME: RICHARD J. WILKIE
WITNESS: [Signature] LAZI J. CHRISTIAN
PRINT NAME: LAZI J. CHRISTIAN
WITNESS: [Signature] RICHARD J. WILKIE
PRINT NAME: RICHARD J. WILKIE
BY: JAMES J. BENSON
PRINT NAME: JAMES J. BENSON
BY: MARTHA M. BENSON
PRINT NAME: MARTHA M. BENSON



ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JAMES J. BENSON AND MARTHA M. BENSON, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED a drivers license and drivers license RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.
WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF January, 2018.
MY COMMISSION EXPIRES: March 3, 2018
KRISTEN M. WILLIAMS
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: KRISTEN M. WILLIAMS
COMMISSION NUMBER: FF086983

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, TIMOTHY K. ANDERSON, 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 JAMES J. BENSON AND MARTHA M. BENSON; 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 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.
DATE: February 8, 2018
BY: [Signature] TIMOTHY K. ANDERSON
FLORIDA BAR NO. 443034

PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.
DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
SCALE FACTOR = 1.000042593
GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE NORTH LINE OF JUPITER HEIGHTS AS RECORDED IN PLAT BOOK 23 PAGE 69, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE ALSO BEING THE SOUTH LINE OF SANDPOINTE BAY CONDOMINIUM APARTMENTS AS RECORDED IN PLAT BOOK 42 PAGES 119 AND 120, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS: SOUTH 89°54'17" EAST.
- 2.) 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 PALM BEACH COUNTY.
- 3.) 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.
- 4.) NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5.) BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 6.) ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 7.) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 12 DAY OF March, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.
[Signature] DAVID L. ZICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
DATE: JANUARY 23, 2018 BY: [Signature] DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

ABBREVIATIONS:

- (M) = AS FIELD MEASURED
- (P) = AS SHOWN ON PLAT
- CONC. = CONCRETE
- FND. = FOUND
- F.P.L. = FLORIDA POWER & LIGHT
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PG. = PAGE
- PGS. = PAGES
- R/W = RIGHT OF WAY
- U.S.C.&G. = UNITED STATES COAST & GEODETIC
- W/ = WITH
- CB = CHORD BEARING
- CL = CHORD LENGTH
- D = DELTA
- L = LENGTH
- R = RADIUS
- E = EAST
- N = NORTH
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- S = SOUTH
- S.E. = SOUTHWEST
- S.W. = SOUTHWEST
- W = WEST

LEGEND:

- [Symbol] = SET 4"x4" CONCRETE MONUMENT WITH DISK - STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.).
- [Symbol] = SET MAG NAIL & DISK - STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.).
- [Symbol] = FOUND MONUMENT AS NOTED

SITE PLAN CONTROL NO. 2017-00007

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

CAO:	K:\AUST \ 304043 \ JUPITER HEIGHTS \ 17-007-306 \ 17-007-306.DGN		
REF:			
FLD:	FB.	PG.	JOB 17-007-306
OFF:	R.J.W.		DATE 05/26/2017
CKD:	D.C.L.	SHEET 1 OF 2	DWG. D17-007P