

"ADMIRAL'S CROSSING"

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4)

SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST

TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 2 SHEETS

MARCH, 1998

NOTES, COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
 DATUM = NAD 83,1990 ADJUSTMENT
 ZONE = FLORIDA EAST
 LINEAR UNIT = US SURVEY FOOT
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
 SCALE FACTOR = 1.00003915
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 $2674.67' \times 1.00003915 = 2674.77'$
 SOUTH LINE S.E. 1/4 SECTION 13-41-42

ROTATION EQUATION
 $\frac{N\ 89^{\circ}21'50''\ E\ (\text{PLAT BEARING})}{N\ 89^{\circ}21'49.41''\ E\ (\text{GRID BEARING})} = 00^{\circ}00'00.59'' = \text{COUNTERCLOCKWISE BEARING ROTATION (PLAT TO GRID)}$

SOUTH LINE S.E. 1/4 SECTION 13-41-42
 PER PLAT BOOK 70, PAGE 53, P.B.C.R.

NOTES

The detention area may be used only for the collection and flow of storm water from the platted parcels. It is the perpetual maintenance obligation of the Jupiter Palms Associates, LTD, without recourse to the Town of Jupiter.

Permanent Control Points (P.C.P.'s) are not required to be set in conjunction with the platting of this site.

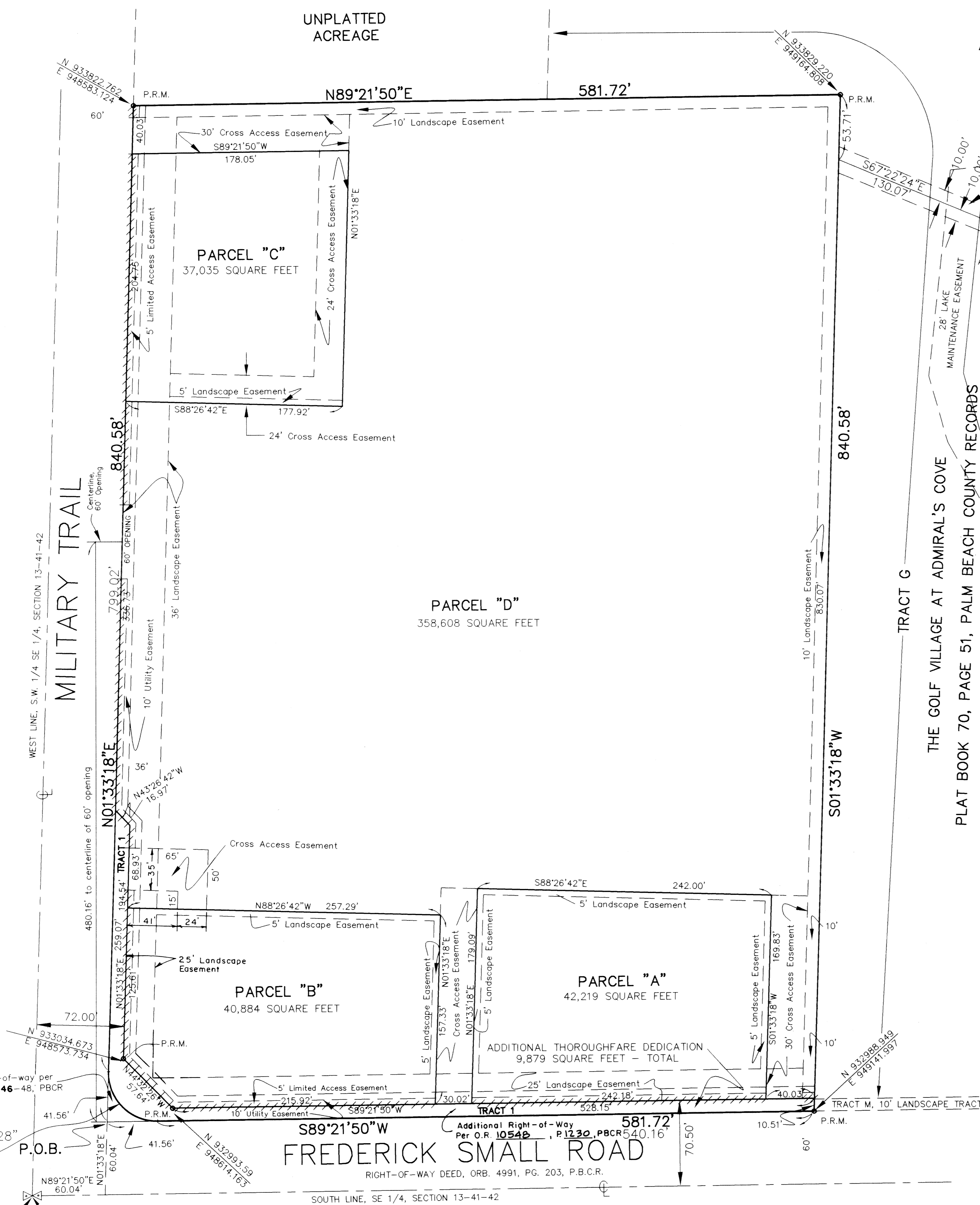
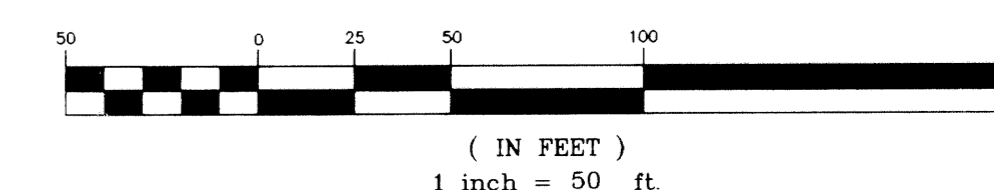
No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent from all easement beneficiaries.

LEGEND

- P.R.M. - indicates Permanent Reference Monument (4" X 4" concrete monument, 24" Long, With brass disk enclosed marked P.R.M. and FL RSM Reg. No. 5269
- P.O.B. - indicates Point of Beginning
- P.O.C. - indicates Point of Commencement
- S.W. - indicates Southwest
- S.E. - indicates Southeast
- ⊙ - indicates Centerline
- P.B.C.R. -- Indicates Palm Beach County Records
- Subject Property is in Flood Zone "B" (Map no. 120192-0120B, dated 10/15/82)
- Indicates Non-Vehicular Access Line



GRAPHIC SCALE



SUBDIVISION # Admirals Crossing
 BOOK 83 PAGE 40
 FLOOD MAP # -
 ZONING -
 QUAD # -
 ZIP CODE -
 PUD NAME Town of Jupiter
 TAZ 40

$\Delta = 92^{\circ}11'28''$
 $R = 40.00'$
 $T = 41.56'$
 $L = 64.36'$

POINT OF COMMENCEMENT
 S.W. CORNER, SE 1/4, SECTION 13-41-42