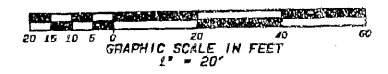
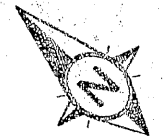


ESTATES OF SIMS CREEK

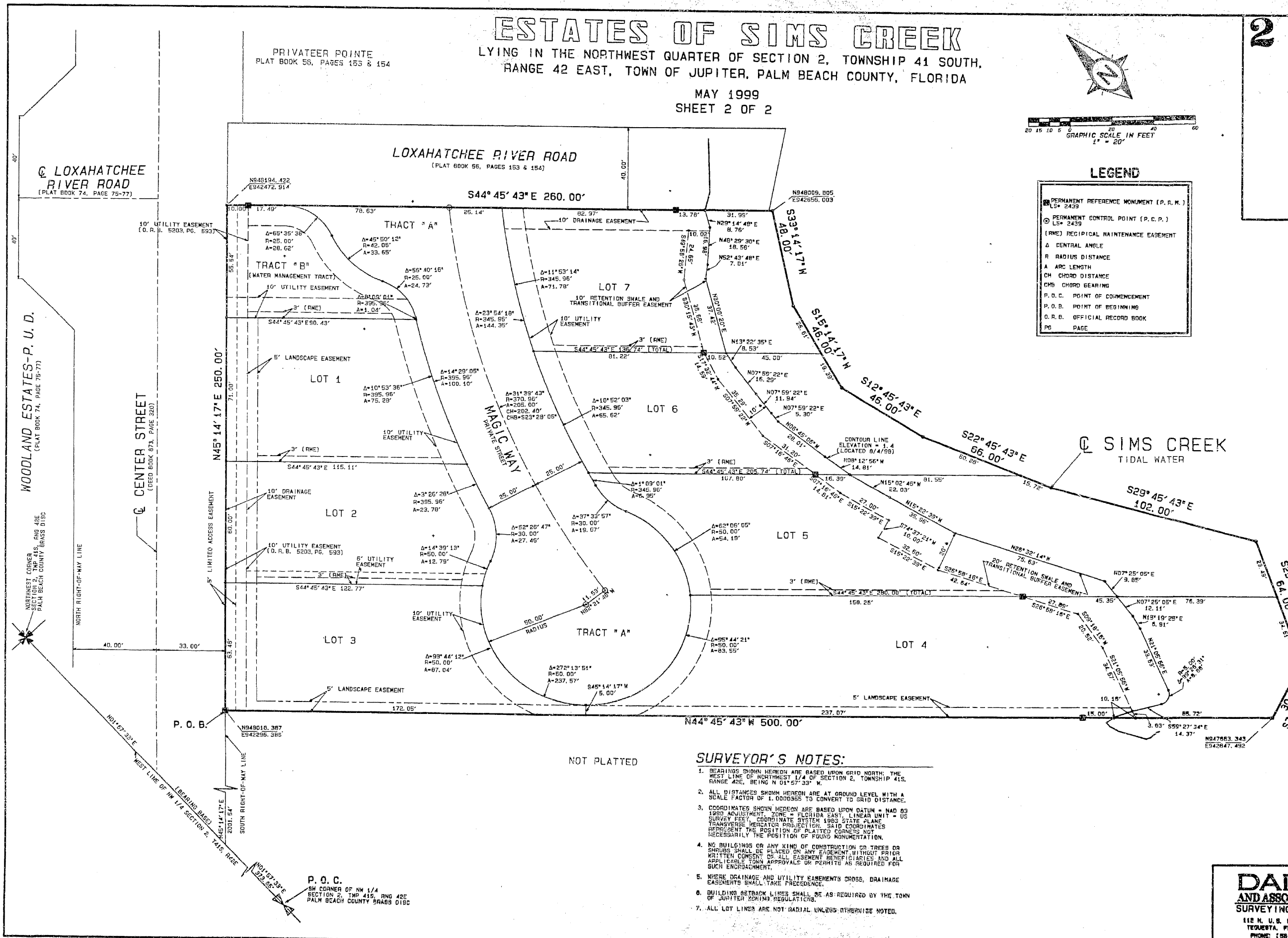
LYING IN THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

MAY 1999
SHEET 2 OF 2



LEGEND

- PM PERMANENT REFERENCE MONUMENT (P. R. M.)
- LS* 2439 PERMANENT CONTROL POINT (P. C. P.)
- (RME) RECIPROCAL MAINTENANCE EASEMENT
- Δ CENTRAL ANGLE
- R RADIUS DISTANCE
- A ARC LENGTH
- CH CHORD DISTANCE
- CHB CHORD BEARING
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R.B. OFFICIAL RECORD BOOK
- PG PAGE



SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH; THE WEST LINE OF NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 41S, RANGE 42E, BEING N 01° 57' 33" W.
2. ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000365 TO CONVERT TO GRID DISTANCE.
3. COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1983 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
5. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
6. BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
7. ALL LOT LINES ARE NOT RADIAL UNLESS OTHERWISE NOTED.

NOT PLATTED

WOODLAND ESTATES-P. U. D.
(PLAT BOOK 74, PAGE 75-77)

LOXAHATCHEE RIVER ROAD
(PLAT BOOK 74, PAGE 75-77)

PRIVATEER POINTE
PLAT BOOK 56, PAGES 153 & 154

LOXAHATCHEE RIVER ROAD
(PLAT BOOK 56, PAGES 153 & 154)

SIMS CREEK
TIDAL WATER

CENTER STREET
(DEED BOOK 873, PAGE 320)

NORTHWEST CORNER
SECTION 2, TWP 41S, RING 42E
PALM BEACH COUNTY BRASS DISC

NORTH RIGHT-OF-WAY LINE

LIMITED ACCESS EASEMENT

P. O. B.

N949016.387
E942296.386

SOUTH RIGHT-OF-WAY LINE

P. O. C.
SW CORNER OF NW 1/4
SECTION 2, TWP 41S, RING 42E
PALM BEACH COUNTY BRASS DISC

DAI
AND ASSOC
SURVEYING
112 N. U.S. HWY
JUPITER, FLORIDA
PHONE: (561)