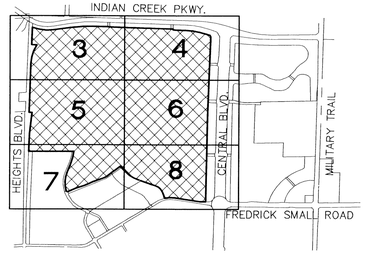

Abacoa - Plat No. 4 Replat

A Portion of Section 14, Township 41 South, Range 42 East and Being a Replat of ABACOA PLAT NO. 4,
as recorded in Plat Book 90, Pages 82 through 89, inclusive of the Public Records of Palm Beach County, Florida
lying in the Town of Jupiter, Palm Beach County, Florida

May, 2003

This Instrument prepared by Brent A Spencer, P.S.M. of Tetra Tech - WHS
2101 North Andrews Avenue, Suite 300, Fort Lauderdale, Florida 33311
Tetra Tech WHS (Williams, Hatfield and Stoner, Inc.) Authorization No. LB-26

MATCH LINE - SEE SHEET 3

MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 7

485

WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 14-41-42

Tract D

EGRET LANDING AT JUPITER, A P.U.D. PLAT BOOK 71, PAGES 33 - 48

270

1

PLAT OF EGRET ESTATES EAST PLAT BOOK 71, PAGE 50

3

EGRET LANDING AT JUPITER, A P.U.D. PLAT BOOK 71, PAGES 33 - 48

MAINTENANCE TRACT

100' CANAL R/W PER OR BOOK 243, PAGE 277

LESLIE STREET

ROBINSON STREET

FOSTER STREET

40' ROAD RIGHT-OF-WAY PER OR BOOK 5561, PAGE 1924

MULLIN STREET

Tract GW41

N87°47'26"W 100.00'

25.00'

25.00' 50' R/W

N87°47'26"W 100.00'

25.00'

N87°47'26"W 100.00'

627.90'

10' UE

5' LAE

404.56'

S02°12'34"W 1370.40'

692.50'

557.92'

S02°12'34"W 1012.48'

100' BUFFER EASEMENT

SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER OF SECTION 14-41-42 FOUND BRASS DISK IN CONCRETE N 935475.0160 E 940518.2160

S38°07'34"E 123.04'

SET PRM #6388

46 45 44

SET PRM #6388

SEE DETAIL "D" HEREON

N89°36'14"E 80.08'

S02°12'34"W 3.64'

D=07°43'19" R=2240.00' L=301.89'

D=08°43'14" R=2340.00' L=356.16'

D=07°55'21" L=323.36'

(BEARING BASIS) S02°12'00"W 2649.35'

43

D=07°43'53" R=2160.00' L=291.47'

Tract GW40R

D=07°43'53" R=2060.00' L=277.97'

5' LAE

42

100' BUFFER EASEMENT

WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14-41-42

40'

S02°12'00"W 489.42'

406.39'

10' SEWER EASEMENT PER OR BOOK 10060, PAGE 1018

S02°12'00"W 428.53'

0 50 100 200

GRAPHIC SCALE IN FEET

SCALE: 1"=100'

Tract RN2R

Tract RN2R

N37°30'06"E 20.00'

S52°29'54"E 10.01'

5' LAE & SE

10' UE

UE

N52°29'54"W 10.00'

13.16'

N52°29'54"W 10.00'

Tract R111R

N37°30'06"E

DETAIL "S"

10' SEWER EASEMENT PER OR BOOK 10060, PAGE 1018

5' LAE

45

D=00°47'54" L=32.60'

100.09'

SET PRM #6388

44

S02°12'34"W 3.64'

Tract GW40

DETAIL "D"

Tract GW37

D=05°28'42" L=129.46'

N68°53'37"E (RADIAL)

N68°50'57"E 57.00'

40.00'

D=02°26'14" R=1411.00' L=60.02'

D=11°00'41" L=110.49'

D=02°30'30" R=1371.00' L=60.02'

S68°50'57"W 40.04'

N71°24'11"E (RADIAL)

WELL SITE NO. 45 OR BOOK 11835, PAGE 124

Tract RN1B2

DETAIL "I"

N45°58'46"E 90.13'

10' UE

50' R/W

10' UE

5' LAE & SE

D=10°06'23" R=2990.50' L=527.50' CB=N42°33'18"E CD=526.81'

D=05°04'56" R=2000.00' L=177.40'

D=10°06'23" R=2963.50' L=522.73'

54' R/W

R/W WIDTH VARIES

5' LAE & SE

D=03°23'44" R=3017.50' L=178.84'

SEE DETAIL "J" HEREON

WELL SITE NO. 44

20'x10' UE SEE DETAIL "S" HEREON

N37°30'06"E 20.54'

N09°36'32"W 36.63'

N37°30'06"E 250.00'

S56°43'11"E 152.54'

S56°43'11"E 95.89'

D=21°21'04" R=334.00' L=124.46'

54' R/W

N37°30'06"E 250.00' (TOTAL)

S70°03'44"E 49.02'

S89°29'13"E 167.11'

S56°43'11"E 104.16'

N80°23'28"E 34.03'

N37°30'06"E 117.15'

D=27°28'25" R=628.92' L=301.57'

D=16°19'29" R=396.00' L=112.83'

S88°05'52"E 70.83'

R/W WIDTH VARIES

D=15°03'12" R=323.00' L=84.86'

D=65°36'05" R=601.92' L=689.17' CB=N04°42'04"E CD=652.14'

D=33°16'49" R=370.00' L=214.91' CB=S73°21'35"E CD=211.91'

54' R/W

D=40°35'46" L=426.48'

D=19°37'00" R=560.00' L=191.73'

D=64°05'04" R=574.92' L=643.04'

R/W WIDTH VARIES

N09°35'18"W 23.14'

50' R/W

D=25°00'19" L=262.69'

D=16°59'40" R=624.92' L=185.36'

Tract R111R / Greenway Drive

N28°05'58"W 50.00'

N26°34'58"W 101.09'

D=35°13'12" R=574.92' L=353.41'

D=05°28'42" L=129.46'

N26°34'58"W 101.09'

SEE DETAIL "I" HEREON

N61°48'10"W 336.89'

D=34°06'10" R=1329.00' L=791.03' CB=N10°25'47"W CD=806.79'

WELL SITE NO. 45

D=20°51'41" R=1304.00' L=474.79'

D=45°30'08" R=1354.00' L=1075.30'

10' UE

5' LAE & SE

10' UE

5' LAE & SE

N84°16'43"E (RADIAL)

25' 25'

50' R/W

N01°06'10"W 129.68'

R/W WIDTH VARIES

Tract GW36

Tract RN3R

N90°00'00"W 432.41'

3.50'

585.78'

N90°00'00"W 2428.83'

50' R/W

Dakota Drive Tract R112R

57' R/W

N90°00'00"W 537.78'

3.50'

N90°00'00"W 2428.83'

583.90'

Tract GW36

Tract RN4R

S00°00'00"W 439.33'

435.83'

S00°00'00"W 514.45'

348.69'

DETAIL "P"

Tract GW36

D=03°02'37" R=2275.00' L=120.85'

Tract RN3R

D=01°09'58" R=2948.50' L=60.00'

N48°29'01"W (RADIAL)

N49°38'58"W 40.01'

GREENWAY DRIVE

WELL SITE NO. 44 OR BOOK 11835, PAGE 124

40.00'

D=01°10'55" R=2908.50' L=60.00'

D=02°50'55" L=147.34'

S49°38'58"E (RADIAL) 55.00'

Tract GW36

DETAIL "J"

S00°00'00"W 439.33'

435.83'

1951.42'

10' UE

10' UE

3' TSE

5' LAE & SE

N90°00'00"E 2428.83'

585.78'

1698.71'

N90°00'00"E 3005.39'

28.51'

Tract R112R 1161.40'

N90°00'00"E 2428.83'

Dakota Drive

28.51'

537.78'

583.90'

1700.60'

5' LAE & SE

10' UE

10' UE

5' LAE & SE

SEE DETAIL "P" HEREON

Tract GW37

EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 14-41-42

S00°00'00"W 514.45'

348.69'

SOUTH LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 14-41-42

N89°36'14"E 5358.24' (TOTAL)

162.26'

EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14-41-42

S33°13'48"E 138.78'

S34°28'05"E 57.98'

D=41°32'42" R=385.00' L=279.16'

D=33°13'19" R=631.00' L=365.87'

D=19°27'31" R=1235.00' L=419.43'

N01°53'29"E 5177.82' (TOTAL)

1956.23'