

SONOMA ISLES

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 TRACT B, E, H, LK-3, PARCEL 1 AND A PORTION OF TRACT A (MARSALA COURT), PLAT OF PARCEL 19 NORTH - PUD, AS RECORDED IN PLAT BOOK 109, PAGES 176 THROUGH 193, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

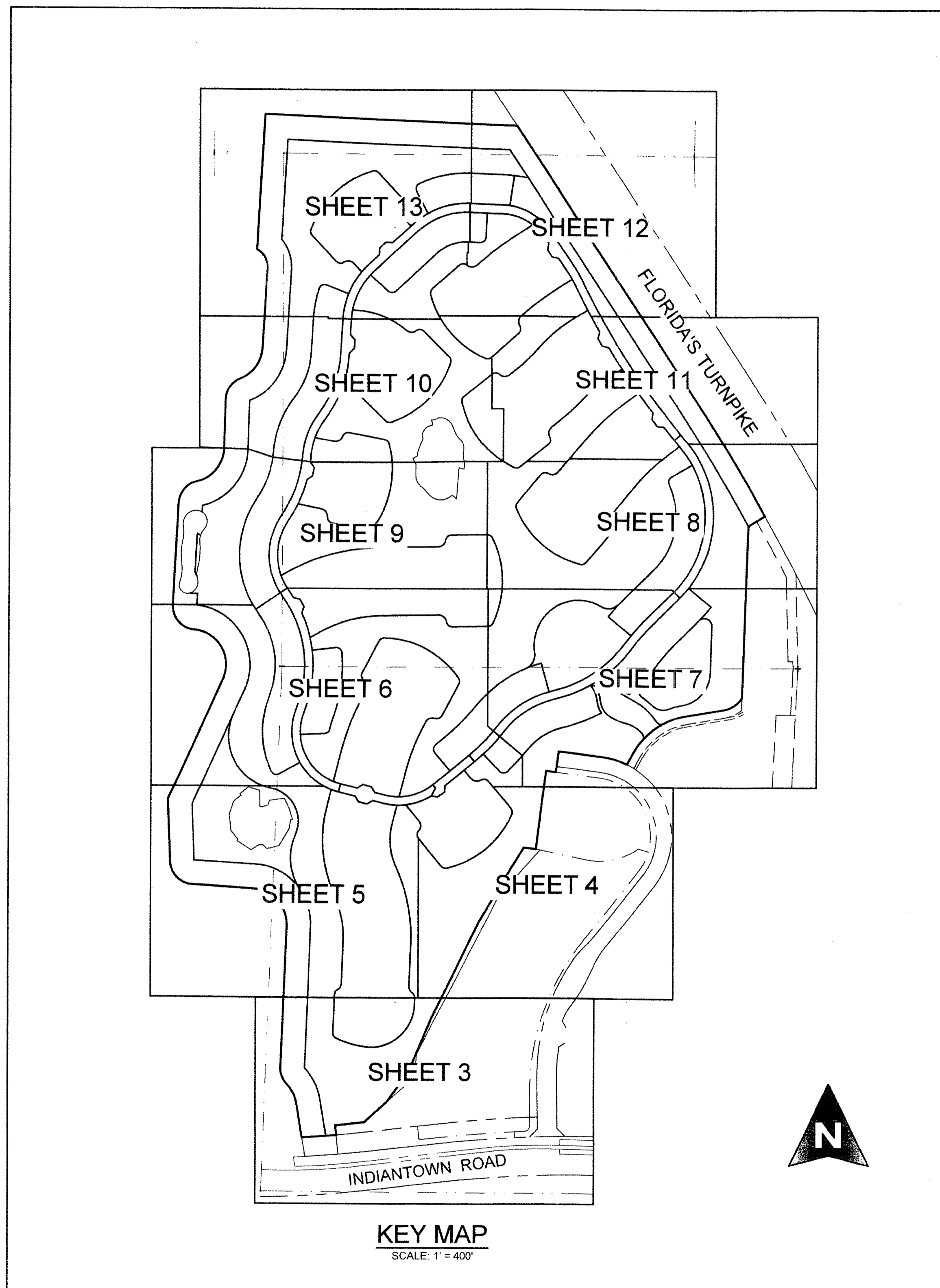
SHEET 2 OF 13

OCTOBER, 2015

168

COUNTY OF PALM BEACH)
 STATE OF FLORIDA) SS
 THIS PLAT WAS FILED FOR RECORD AT _____ M. THIS _____ DAY OF _____ 2015, AND DULY RECORDED IN PLAT BOOK NO. _____ ON PAGE _____ THRU _____
 SHARON R. BOCK,
 CLERK AND COMPTROLLER
 BY: _____, D.C.

AREA TABULATION		
PARCEL NAME	ACRES	SQUARE FEET
TRACT "A"	0.507	22,103
TRACT "B"	28.245	1,230,347
TRACT "C"	9.771	425,607
TRACT "D"	0.022	946
TRACT "LK1"	39.903	1,738,193
TRACT "LK2"	40.946	1,783,594
TRACT "LK3"	2.474	107,778
TRACT "O-1"	5.659	246,485
TRACT "O-2"	1.195	52,038
TRACT "O-3"	2.946	128,321
TRACT "O-4"	2.566	111,772
TRACT "O-5"	0.308	13,405
TRACT "REC"	3.569	155,481
PARCEL "K"	3.759	163,737
PARCEL "L"	10.568	460,353
PARCEL "M"	6.975	303,826
PARCEL "N-1"	2.261	98,489
PARCEL "N-2"	1.563	68,078
PARCEL "O"	9.330	406,403
PARCEL "P"	6.935	302,101
PARCEL "Q"	4.080	177,737
PARCEL "R"	4.702	204,818
PARCEL "S-1"	2.285	99,547
PARCEL "S-2"	3.690	160,757
PARCEL "S-3"	1.711	74,533
PARCEL "T"	6.049	263,476
PARCEL "U"	7.268	316,607
PARCEL "V"	7.654	333,392
TRACT "1A"	0.933	40,660
TRACT "BB"	0.406	17,667
LOTS 1-35	10.210	444,768
TOTAL AREA	228.259	9,942,971



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.
- 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 PARCEL 19 NORTH - PUD, AS RECORDED IN PLAT BOOK 109, PAGES 176 AND 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF NORTH 02°18'07" EAST.
- ALL LINES SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF "PARCEL 19 NORTH - PUD" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 176 THROUGH 193. ALL ITEMS OF THE REPLAT PORTION OF "PARCEL 19 NORTH - PUD" WILL BE VACATED AND ABANDONED BY THE RECORDING OF 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
- R/W = RIGHT OF WAY
- (T) = TOTAL
- CL = 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
- ⊙ = SET P.C.P. NAIL AND BRASS DISK STAMPED P.C.P. LB 2438
- ⊙ = SET P.R.M. 1/2" IRON ROD WITH ALUMINUM DISK STAMPED SCHORAH AND ASSOCIATES PRIM LB#2438
- = FND 4"X4" CONC. MON. W/ DISK STAMPED "P.R.M. #65599" UNLESS OTHERWISE NOTED
- ⊕ = SECTION CORNER
- ⊕ = 1/4 SECTION CORNER

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, L.P., A FLORIDA LIMITED PARTNERSHIP, AND JUPITER NON-EQUITY CC, L.L.C, 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: 10/19/15

BY: *Richard G. Cherry*
 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: 10/26/2015

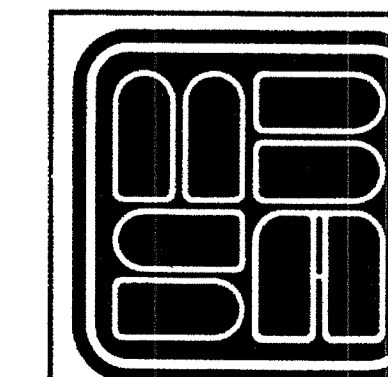
Leslie C. Bispott
 LESLIE C. BISPOTT, P.S.M.
 LICENSE NO. 5698
 STATE OF FLORIDA

SURVEYOR



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.

SHEET 2 OF 13



MICHAEL B. SCHORAH & ASSOCIATES, INC.
 1850 FOREST HILL BLVD., SUITE 206
 WEST PALM BEACH, FLORIDA 33406
 E#B# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SONOMA ISLES