

# PINES ON PENNOCK LANE P.U.D. PLAT No.1

## A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, and THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

### SHEET 1 OF 2      APRIL 2002

**DEDICATION**

STATE OF FLORIDA    SS  
COUNTY OF PALM BEACH    SS

KNOW ALL MEN BY THESE PRESENTS THAT GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON LYING IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, AND IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PINES ON PENNOCK LANE P.U.D. PLAT No.1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT THE SOUTHWEST CORNER OF THE PLAT OF MAPLECREST, AS RECORDED IN PLAT BOOK 49, PAGES 88 THROUGH 90 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTHWEST CORNER ALSO LYING ON THE WEST LINE OF THE SOUTHWEST QUARTER (SE1/4) OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 01°19'33" WEST ALONG SAID WEST LINE, A DISTANCE OF 51.49 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET, AND A RADIAL BEARING AT SAID POINT OF SOUTH 27°28'19" EAST;

THENCE SOUTHWESTERLY, SOUTHERLY, AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 112°39'05", A DISTANCE OF 294.92 FEET;

THENCE SOUTH 00°17'51" WEST, A DISTANCE OF 27.72 FEET;

THENCE NORTH 89°42'09" WEST, A DISTANCE OF 122.62 FEET;

THENCE SOUTH 00°17'51" WEST, A DISTANCE OF 239.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET, AND A RADIAL BEARING AT SAID POINT OF SOUTH 35°07'03" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°25'38", A DISTANCE OF 229.31 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 300.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°16'47", A DISTANCE OF 100.95 FEET;

THENCE SOUTH 04°49'28" WEST, A DISTANCE OF 62.62 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°19'28", A DISTANCE OF 46.46 FEET;

THENCE SOUTH 00°30'00" EAST, A DISTANCE OF 78.16 FEET;

THENCE SOUTH 45°30'00" EAST, A DISTANCE OF 35.36 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF INDIAN CREEK PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 4107, PAGE 430, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 89°30'00" EAST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 632.13 FEET TO AN INTERSECTION WITH THE WESTERMOST POINT OF THE ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AND INDIAN CREEK PARKWAY PARCEL RECORDED IN OFFICIAL RECORDS BOOK 7483, PAGE 1749, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 88°35'00" EAST, A DISTANCE OF 250.03 FEET;

THENCE NORTH 89°30'00" EAST, A DISTANCE OF 297.94 FEET TO A POINT ON THE WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AND INDIAN CREEK PARKWAY, AS RECORDED IN OFFICIAL RECORDS BOOK 7483, PAGE 1749, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 46°04'25" EAST, ALONG SAID WEST LINE, A DISTANCE OF 54.98 FEET;

THENCE NORTH 02°38'50" EAST, A DISTANCE OF 308.51 FEET;

THENCE NORTH 04°29'59" EAST, A DISTANCE OF 370.30 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST 60.00 FEET OF THE SOUTHWEST ONE QUARTER (SW1/4) OF SAID SECTION 12, SAID WEST LINE ALSO BEING THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL;

THE PREVIOUSLY DESCRIBED FIVE (5) COURSES BEING ADJACENT TO AND COINCIDENT WITH THE NORTH AND WEST LINES OF SAID ADDITIONAL RIGHT-OF-WAY FOR MILITARY TRAIL AND INDIAN CREEK PARKWAY PARCEL;

THENCE NORTH 01°22'22" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 409.65 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF MAPLECREST, AS RECORDED IN PLAT BOOK 49, PAGES 88 THROUGH 90 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 86°28'08" WEST ALONG THE SOUTH LINE OF SAID PLAT OF MAPLECREST, A DISTANCE OF 1278.01 FEET TO THE POINT OF BEGINNING.

CONTAINING: 1,437,840 SQUARE FEET OR 33.00 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD.

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

1. THE 10-FOOT UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

2. TRACT-1 AS SHOWN HEREON IS HEREBY RESERVED FOR GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

3. TRACT-2 AS SHOWN HEREON IS HEREBY RESERVED FOR GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR WETLAND PRESERVE AND OTHER AUTHORIZED PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. TRACT-3 AS SHOWN HEREON IS HEREBY RESERVED FOR GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR UPLAND PRESERVE AND OTHER AUTHORIZED PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. TRACT-4 AS SHOWN HEREON IS HEREBY RESERVED FOR GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

6. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

7. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

8. THE LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. THE LANDS ENCUMBERED BY SAID LANDSCAPE BUFFER EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

9. THE 20-FOOT LAKE MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS AND MAINTENANCE OF TRACT 4 AS SHOWN HEREON. THE LANDS ENCUMBERED BY SAID 20-FOOT LAKE MAINTENANCE EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

10. THE PEDESTRIAN ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER, FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

11. THE INGRESS AND EGRESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR INGRESS, EGRESS, AND PARKING BY THE PUBLIC AND IS THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

12. THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR ACCESS TO THE PUBLIC AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

13. THE GOPHER TORTOISE NATURAL HABITAT PRESERVE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED FOR GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PRESERVATION OF GOPHER TORTOISE NATURAL HABITAT. THE LANDS ENCUMBERED BY SAID GOPHER TORTOISE NATURAL HABITAT PRESERVE EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY AN OFFICER OF GABLES GP, INC., A TEXAS CORPORATION, THE GENERAL PARTNER OF ITS MEMBER, GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBER, THIS 31<sup>st</sup> DAY OF May, 2002.

GABLES JUPITER LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA

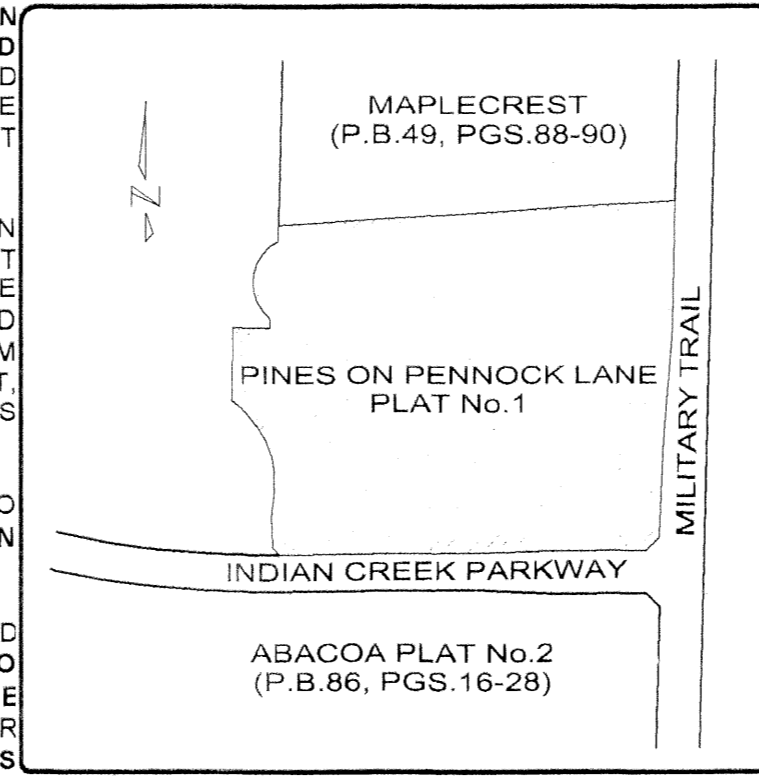
BY: GABLES REALTY LIMITED PARTNERSHIP  
A DELAWARE LIMITED PARTNERSHIP  
AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA,  
ITS MEMBER

BY: GABLES GP, INC.  
A TEXAS CORPORATION,  
ITS GENERAL PARTNER

BY: Barbara Britton  
BRAD D. BRYANT  
VICE PRESIDENT

WITNESS  
PRINT NAME: STEVEN BOZEK

Steven Bozek  
WITNESS  
PRINT NAME:



LOCATION MAP NOT TO SCALE

**CORPORATE ACKNOWLEDGMENT CERTIFICATE**

STATE OF FLORIDA    SS  
COUNTY OF PALM BEACH    SS

BEFORE ME PERSONALLY APPEARED BRAD D. BRYANT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF GABLES GP, INC., A TEXAS CORPORATION, THE GENERAL PARTNER OF GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, THE MEMBER OF GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31<sup>st</sup> DAY OF May, 2002.

MY COMMISSION EXPIRES 5/31/04  
#CC923165 Barbara J. Britton  
NOTARY PUBLIC

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE**

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID NORTHERN ON THIS PLAT.

DATED THIS 11<sup>th</sup> DAY OF JUNE, 2002.

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT**

BY: Sally Hamadeh  
A. SALLY HAMADEH  
PRESIDENT, BOARD OF SUPERVISORS

ATTESTED BY: Peter L. Pimentel  
PETER L. PIMENTEL  
SECRETARY, BOARD OF SUPERVISORS

**TOWN OF JUPITER ACCEPTANCE**

STATE OF FLORIDA  
TOWN OF JUPITER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 5<sup>th</sup> DAY OF December, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Doug P. Koennicke  
DOUG P. KOENNICKE, P.E., TOWN ENGINEER

PINES ON PENNOCK LANE P.U.D. PLAT No.1, IS HEREBY APPROVED FOR RECORD THIS 5<sup>th</sup> DAY OF December, 2002.

BY: Karen Golonka  
KAREN GOLONKA, MAYOR OF TOWN OF JUPITER

ATTEST: Sally Boylan  
SALLY BOYLAN, TOWN CLERK

IN WITNESS WHEREOF, THE TOWN OF JUPITER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ATTESTED BY ITS TOWN CLERK, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 5<sup>th</sup> DAY OF December, 2002.

BY: Karen Golonka  
KAREN GOLONKA, MAYOR  
TOWN OF JUPITER  
A FLORIDA MUNICIPAL CORPORATION

**TITLE CERTIFICATION**

I, JEFFREY A. DEUTCH, 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 TO GABLES JUPITER LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, 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.

5-2-2002  
DATE: 5-2-2002  
JEFFREY A. DEUTCH  
JEFFREY A. DEUTCH, P.A.

**SURVEYOR'S CERTIFICATION**

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 SEC. 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.

THIS 30<sup>th</sup> DAY OF May, 2002

MANUEL A. GUTIERREZ  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE No. 4102  
KESHAVARZ & ASSOCIATES, INC.  
1280 N. CONGRESS AVENUE, SUITE 206  
WEST PALM BEACH, FLORIDA 33409  
LICENSED BUSINESS No. 4897

**SURVEYOR'S NOTES**

- 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.
- THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
- LOT LINES ARE NOT RADIAL UNLESS NOTED (RADIAL).
- BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF INDIAN CREEK PARKWAY. SAID CENTERLINE BEARS SOUTH 89°30'00" WEST.

**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 THIS COUNTY.

ACREAGES TABLE		
TRACT NAME	SQUARE FEET	ACRES
TRACT-1	978940.1448	22.4734
TRACT-2	85900.7283	1.9720
TRACT-3	194222.1908	4.4587
TRACT-4	178575.7598	4.0995
TOTAL:	1437638.8237	33.0038

GOPHER TORTOISE NATURAL HABITAT PRESERVE EASEMENT (LYING WHOLLY WITHIN TRACT-3) 156032.4579 3.5820

GABLES GP INC.    NOTARY    N.P.B.C.I.D.    TOWN ENGINEER    TOWN OF JUPITER    SURVEYOR MANUEL A. GUTIERREZ

**Keshavarz & Associates, Inc.**  
CONSULTING ENGINEERS - SURVEYORS  
1280 N. Congress Avenue, Suite 206  
West Palm Beach, Florida 33409  
Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897  
THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4102  
IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC.