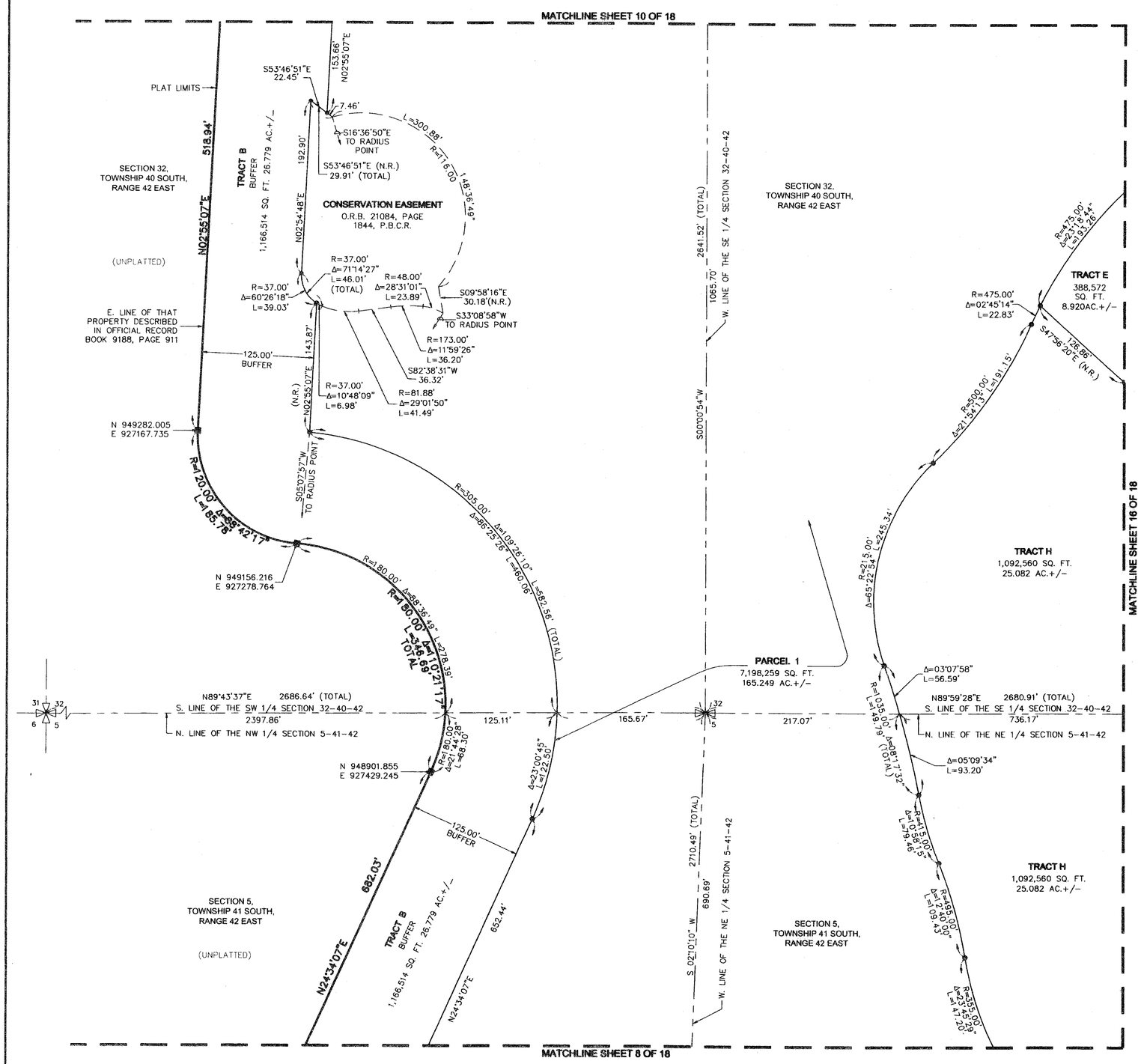
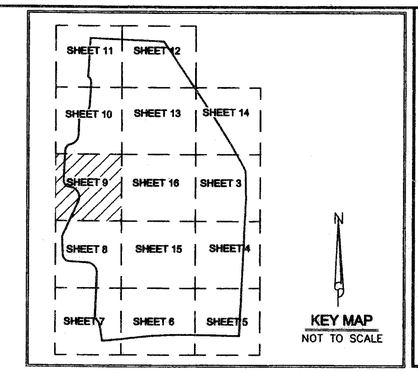
PARCEL 19 NORTH - PUD

A PLANNED UNIT DEVELOPMENT
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
JANUARY 2007





184

SHEET 9 OF 18

N

60 30 0 60 120
GRAPHIC SCALE IN FEET
SCALE: 1" = 60'

LEGEND:

AC.	– acre
D.E.	– drainage easement
FND.	– found
L.A.E.	– limited access easement
L.M.E.	– lake maintenance easement
N.R.	– non-radial
O.R.B.	– Offical Record Book
P.B.C.R.	– Palm Beach County Records
PRM	– permanent reference monument (concrete monument with cap)
SQ. FT.	– square feet
U.E.	– utility easement
■	– 4" x 4" x 24" permanent reference monument marked LB 6599
◉	– permanent control point
●	– set 5/8" iron rod with cap #6599
○	– found Palm Beach County concrete monument
℄	– centerline
R	– radius
Δ	– central angle
L	– length

SURVEY NOTES:

1. 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.

2. All lines intersecting curves are radial unless otherwise noted.

3. Building setback lines shall be as required by current Town of Jupiter zoning regulations.

4. No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable Town of Jupiter approvals or permits as required for such encroachments.

5. Approval of landscaping on utility easement, (excluding water and sewer) shall only be with approval of all utilities occupying said easement.

6. Bearings depicted hereon are referenced to the East Line of Section 5, Township 41 South, Range 42 East, as calculated from the Palm Beach County Survey Department's grid coordinates (North American Datum 1983, 1990 Adjustment) for said Line having a bearing of South 02°46'07" West.

7. "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 Palm Beach County.

8. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

THIS INSTRUMENT WAS PREPARED BY:
Dennis J. Leavy, P.S.M. #5055
in the office of Dennis J. Leavy and Associates, Inc., 460 Business Park Way, Suite D, Royal Palm Beach, Florida 33411
(561) 753 – 0650

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS • MAPPERS
460 BUSINESS PARK WAY • SUITE D
ROYAL PALM BEACH, FL • 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: 1" = 60'	CHECKED BY: D.J.L.	DATE: 01/17/07
DRAWN BY: DJL/GHC	JOB NO.: 04-025-13	