

MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 3

87

LOT 401A AND TRACT OST-67, ACCORDING TO THE PLAT OF MALLORY CREEK
AT ABACOA-PLAT TWO-REPLAT NO. 2, AS RECORDED IN PLAT BOOK 113, PAGES 186
THROUGH 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION
14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2012 SHEET 2 OF 2

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEVEN R. PARSON, 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 DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA AND PATRICK TYLANDER AND LORI TYLANDER, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SHUTTS & BOWEN LLP

DATE: November 15, 2012

BY:

Steven R. Parson
STEVEN R. PARSON, ESQ.
FLORIDA BAR NO. 351903

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PLAT, "MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 3", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 7 DAY OF February 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.061(1), FLORIDA STATUTES.

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

BY: *Karen J. Golonka* BY: *Sally M. Boylan*
KAREN J. GOLOMKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED AND ARE BASED ON THE WEST LINE OF TRACT OST-67, MALLORY CREEK AT ABACOA-PLAT TWO-REPLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK BOOK 113, PAGES 186 THROUGH 190 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A CHORD BEARING OF SOUTH 12° 30' 09" EAST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- IN THOSE CASES WHERE EASEMENT 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.
- ANY INSTRUMENT RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, WILL REMAIN ACTIVE.
- ALL LINE INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED.
- THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

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") AND MONUMENTS ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 11/21/12

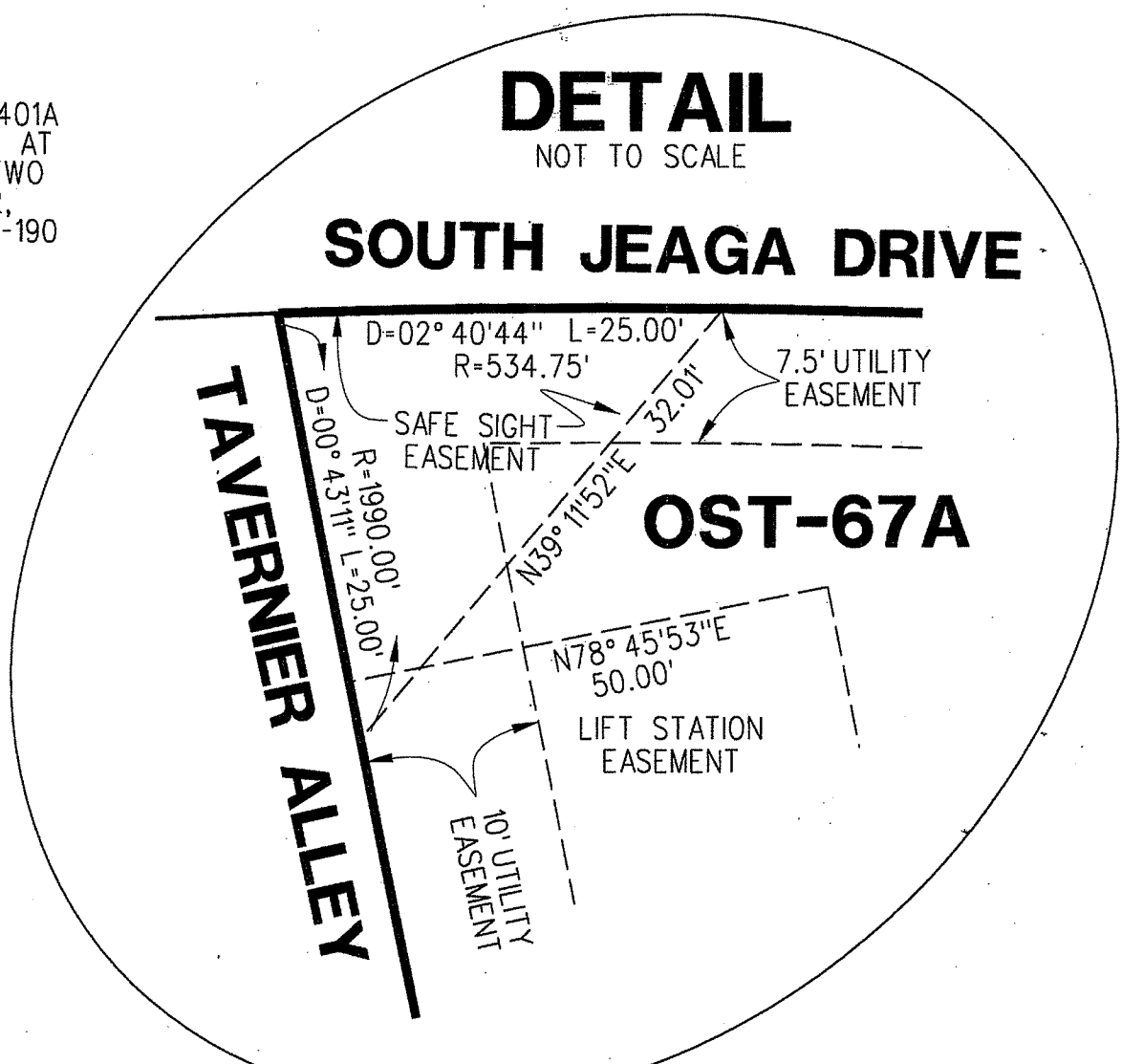
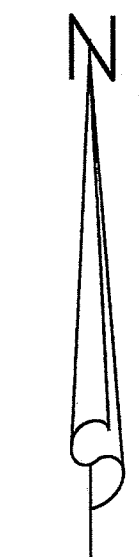
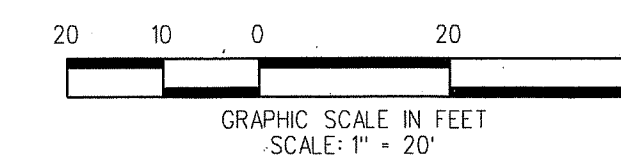
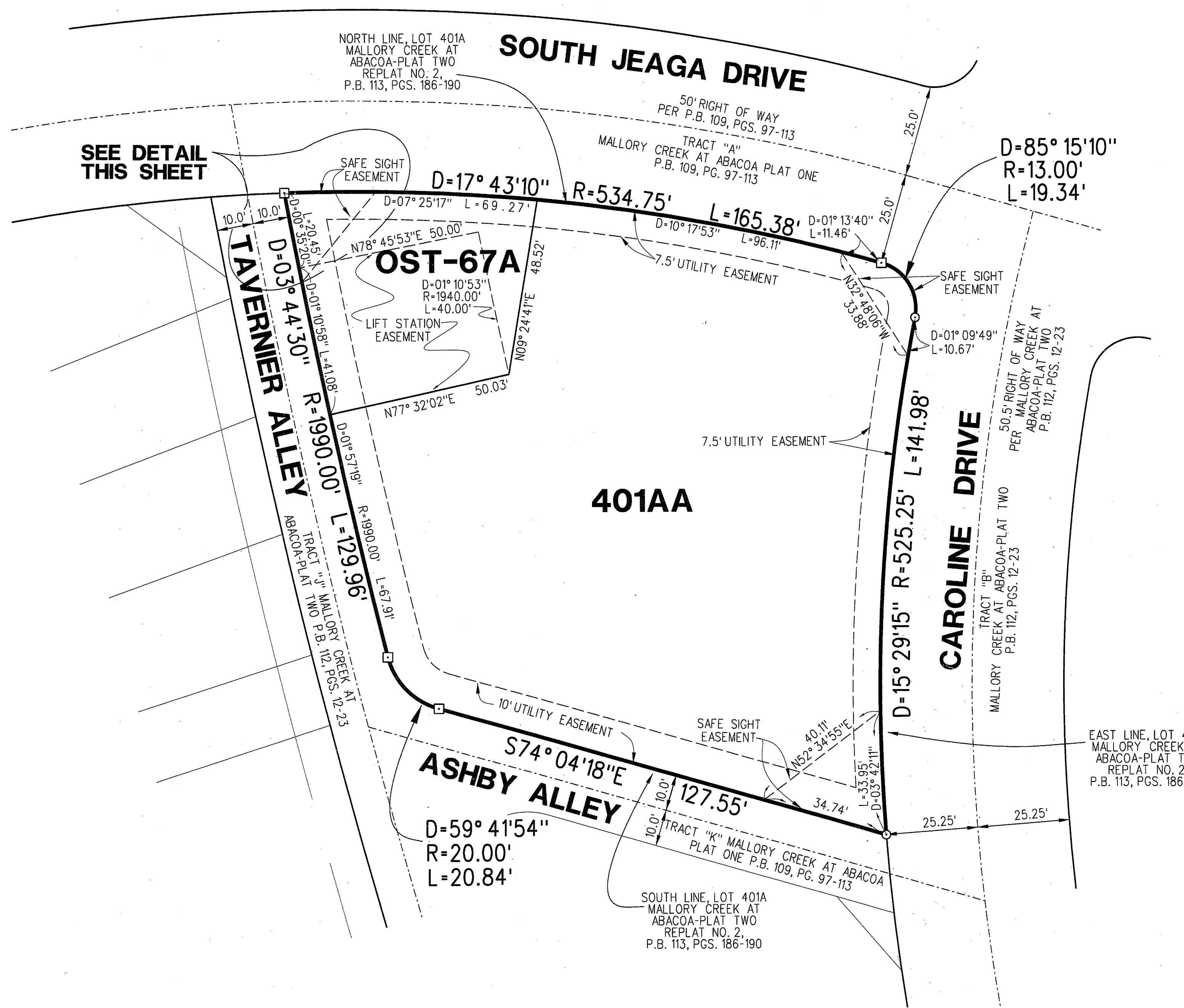
David C. Lidberg
DAVID C. LIDBERG, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3613

ABBREVIATIONS:

CB = CHORD BEARING
D = DELTA
L = ARC LENGTH
D.R.B. = OFFICIAL RECORD BOOK
P.C.P. = PERMANENT CONTROL POINT
P.B. = PLAT BOOK
P.C. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R = RADIUS

LEGEND:

□ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) FOUND 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB7062" UNLESS OTHERWISE NOTED
○ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454
LB4431

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OFF.	L.J.C.		DATE SEPTEMBER 2012
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