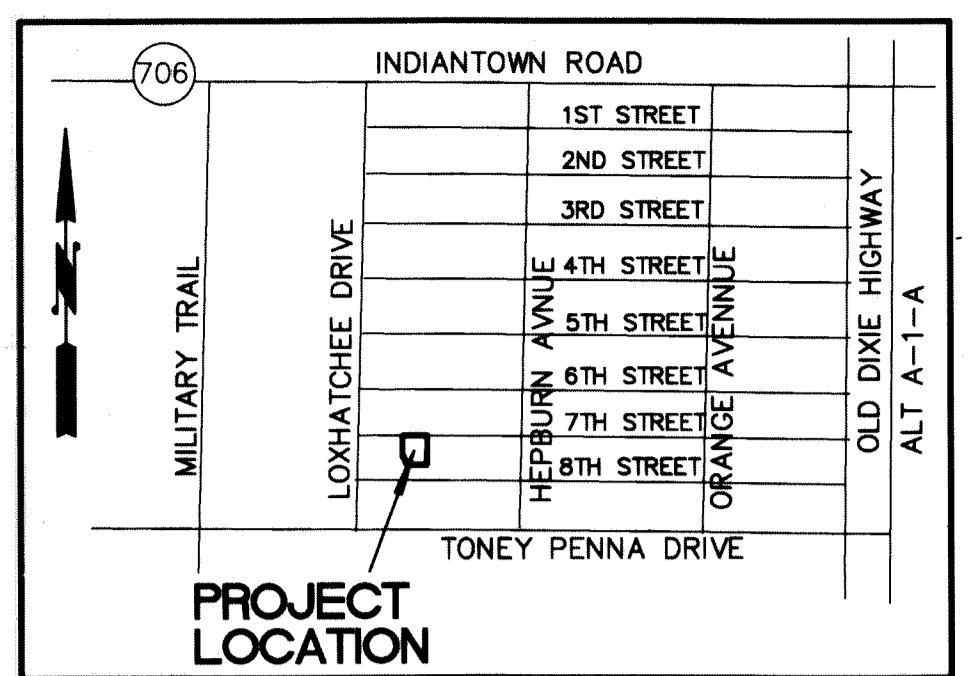


PANTLEY'S SUBDIVISION

BEING A REPLAT OF A PORTION OF
BLOCK 21, PINE GARDENS, AS RECORDED IN PLAT BOOK 11, PAGE 28
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN THE SOUTHEAST QUARTER OF
SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER
PALM BEACH COUNTY, FLORIDA

AUGUST 2018



195

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed on 9/24/2018 at 3:30 PM
this 15th day of October 2018
and duly recorded in Public Records
on Page(s) 195
Surveyor: Ronald E. Stotler, P.L.S.
C.A.A. Computer

- LEGEND:**
- = CENTERLINE
 - = SET 4"x4" CONCRETE MONUMENT "P.R.M. LB 7571"
 - = SET #5 IRON ROD & CAP "LB 7571"
 - ▶ = ZERO LOT LINE
 - P.R.M. = PERMANENT REFERENCE MONUMENT

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DAVID M. PANTLEY, OWNER OF THE LAND SHOWN HEREON AS "PANTLEY'S SUBDIVISION" BEING A PORTION OF BLOCK 21, PINE GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A FOUND IRON ROD AT THE NORTHWEST CORNER OF SAID BLOCK 21 AND PROCEED NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID BLOCK 21, A DISTANCE OF 110.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST, ALONG SAID NORTH LINE OF BLOCK 21, A DISTANCE OF 138.48 FEET; THENCE SOUTH 01 DEGREES 24 MINUTES 05 SECONDS WEST, LEAVING SAID NORTH LINE, A DISTANCE OF 163.02 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 58 SECONDS WEST, A DISTANCE OF 110.02 FEET; THENCE NORTH 24 DEGREES 52 MINUTES 05 SECONDS WEST, A DISTANCE OF 54.43 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, A DISTANCE OF 4.25 FEET; THENCE NORTH 01 DEGREES 20 MINUTES 45 SECONDS EAST, A DISTANCE OF 113.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 21749 SQUARE FEET MORE OR LESS.

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

THE 9.5 FOOT UTILITY EASEMENT, SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND OTHER TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.

THE 9.5 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE INDIVIDUAL LOT OWNERS OF PANTLEY'S SUBDIVISION THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE SIDEWALK OR SHOULDER OF ROADWAY WITHIN THE EASEMENT LIMITS FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

THE 5 FOOT ROOF OVERHANG AND MAINTENANCE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR ROOF OVERHANG ENCROACHMENT AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO THE TOWN OF JUPITER. GRADING, PAVING AND OTHER IMPROVEMENTS WITHIN EASEMENTS SHALL NOT DIRECT DRAINAGE TOWARD OR AGAINST ADJACENT LOT OWNERS.

THE 6 FOOT BY 18 FOOT ANCHOR EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED FOR ANCHORING AND GUY WIRE PURPOSES FOR UTILITY POWER POLES WITHOUT RECOURSE TO THE TOWN OF JUPITER.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, 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 WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

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 WITNESS WHEREOF, I DAVID M. PANTLEY,
DO HEREBY SET MY HAND AND SEAL

THIS 24 DAY OF SEPTEMBER, 2018. DM Pantley
DAVID M. PANTLEY

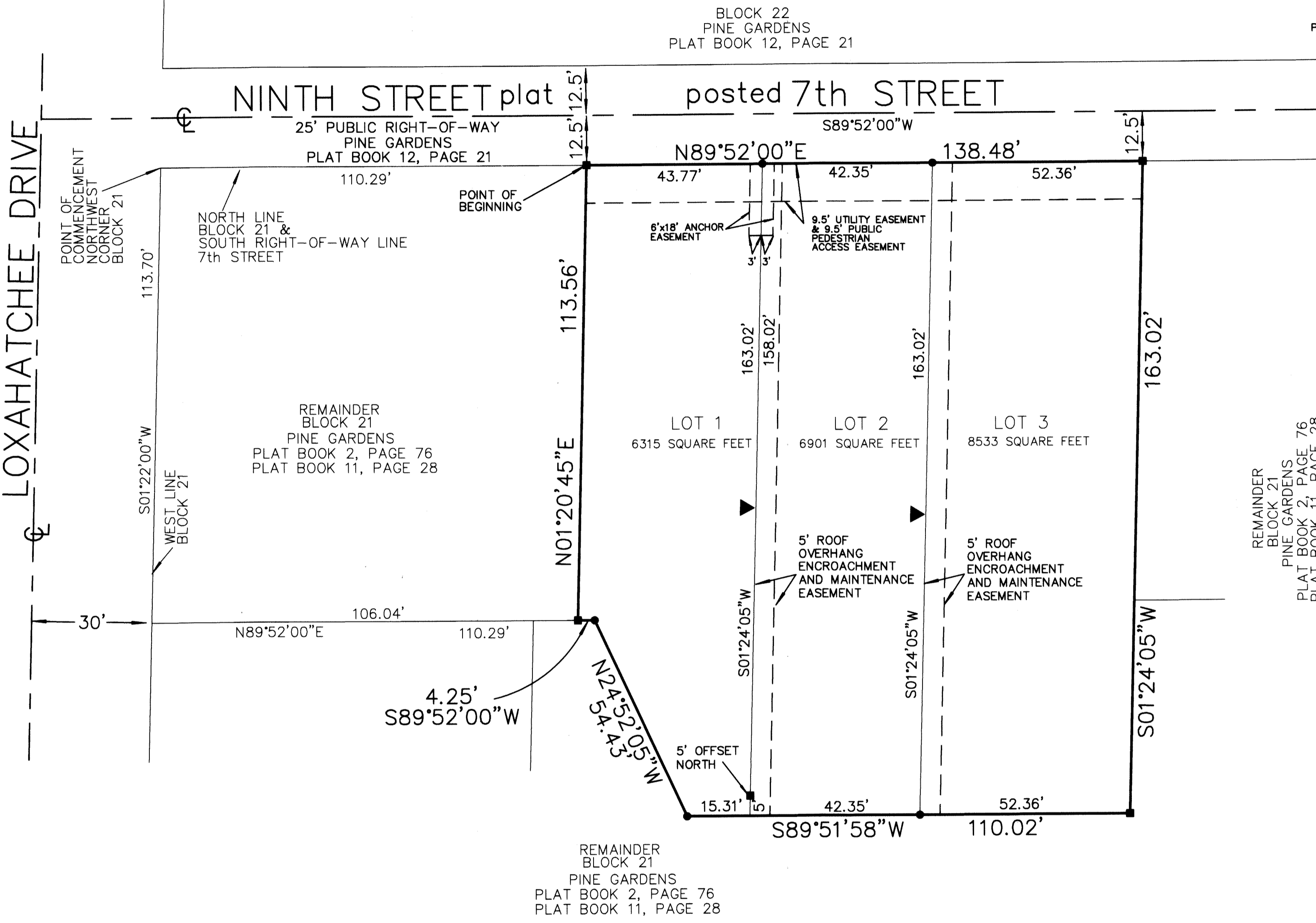
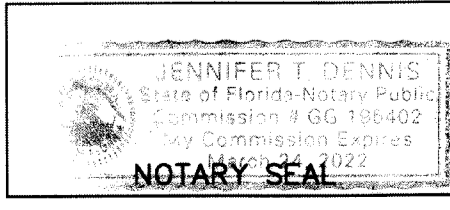
WITNESS: Ferris Cutting
PRINT NAME FERRIS CUTTING

WITNESS: Alaina Brown
PRINT NAME ALAINA BROWN

ACKNOWLEDGEMENT
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED DAVID M. PANTLEY
WHO ARE KNOWN TO ME OR HAVE PRODUCED
RESPECTIVELY AS IDENTIFICATION AND THEY EXECUTED THE FOREGOING INSTRUMENT,
AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES
EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 24 DAY OF SEPTEMBER, 2018.

MY COMMISSION EXPIRES: MARCH 24, 2022
COMMISSION NUMBER 66195402 JENNIFER T DENNIS NOTARY PUBLIC



SURVEYORS 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 SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: September 24, 2018
Ronald E. Stotler

RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF SOUTH 89°52'00"W ALONG THE NORTH LINE OF BLOCK 21, PINE GARDENS AS SHOWN ON SAID PLAT OF PINE GARDENS AS RECORDED IN PLAT BOOK 2, PAGE 76, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
- P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY TOWN OF JUPITER ZONING REGULATIONS
- 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 "PANTLEY'S SUBDIVISION" IS A REPLAT OF A PORTION OF PINE GARDENS, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL ITEMS OF SAID PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT. THERE ARE NO ADDITIONAL EASEMENTS OF RECORD ENCUMBERING THE LAND.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN AN EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

TOWN OF JUPITER APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 24 DAY OF SEPTEMBER, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SEC. 177.81 (1), FLORIDA STATUTES.

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

"PANTLEY'S SUBDIVISION" IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF SEPTEMBER, 2018.

BY: Todd Wodraska
TODD WODRASKA
MAYOR

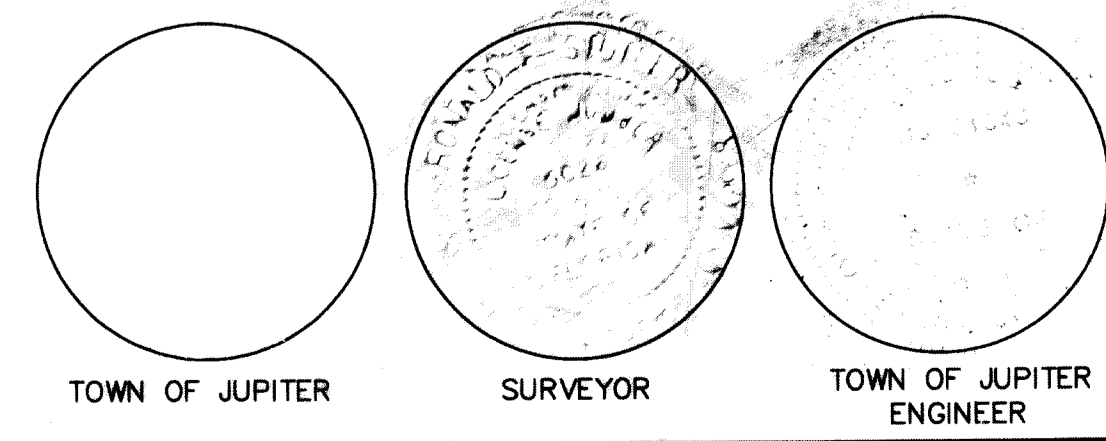
ATTEST: Sally W. Boylan
SALLY W. BOYLAN
TOWN CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, Gregory B. Taylor, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DAVID M. PANTLEY, 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 THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 9/25/18

BY: Gregory B. Taylor
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 080039



MAGELLAN SURVEYING & MAPPING, INC.
PROFESSIONAL LAND SURVEYORS
LICENSED BUSINESS - 7571
450 S. OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA 33458
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com