

ABACOA - REPLAT OF PARCEL B OF TRACT WK4A

142

BEING A REPLAT OF PARCEL B, AS SHOWN ON ABACOA - REPLAT OF TRACT WK4A,
RECORDED IN PLAT BOOK 114, PAGES 16 THROUGH 20,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2021

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 15th DAY OF September, 2021.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 9A

ATTEST: *Susan P. Scheff*
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: *Matthew J. Boykin*
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

AREA TABULATION			FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
DESCRIPTION	SQUARE FEET	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
LOT 1	181,516	4.17	COMMERCIAL ACREAGE	4.52
LOT 2	416,641	9.56	COMMERCIAL ACREAGE	10.38
LOT 3	217,734	5.00	COMMERCIAL ACREAGE	5.43
TRACT R1	69,729	1.60	EXEMPT ACREAGE	
TOTAL	885,620	20.33		20.33

SURVEYOR & MAPPER'S NOTES:

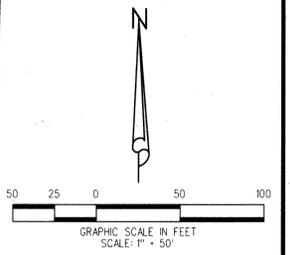
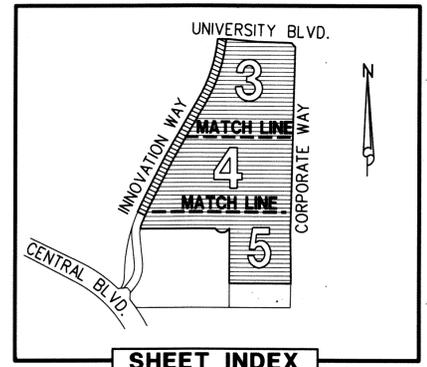
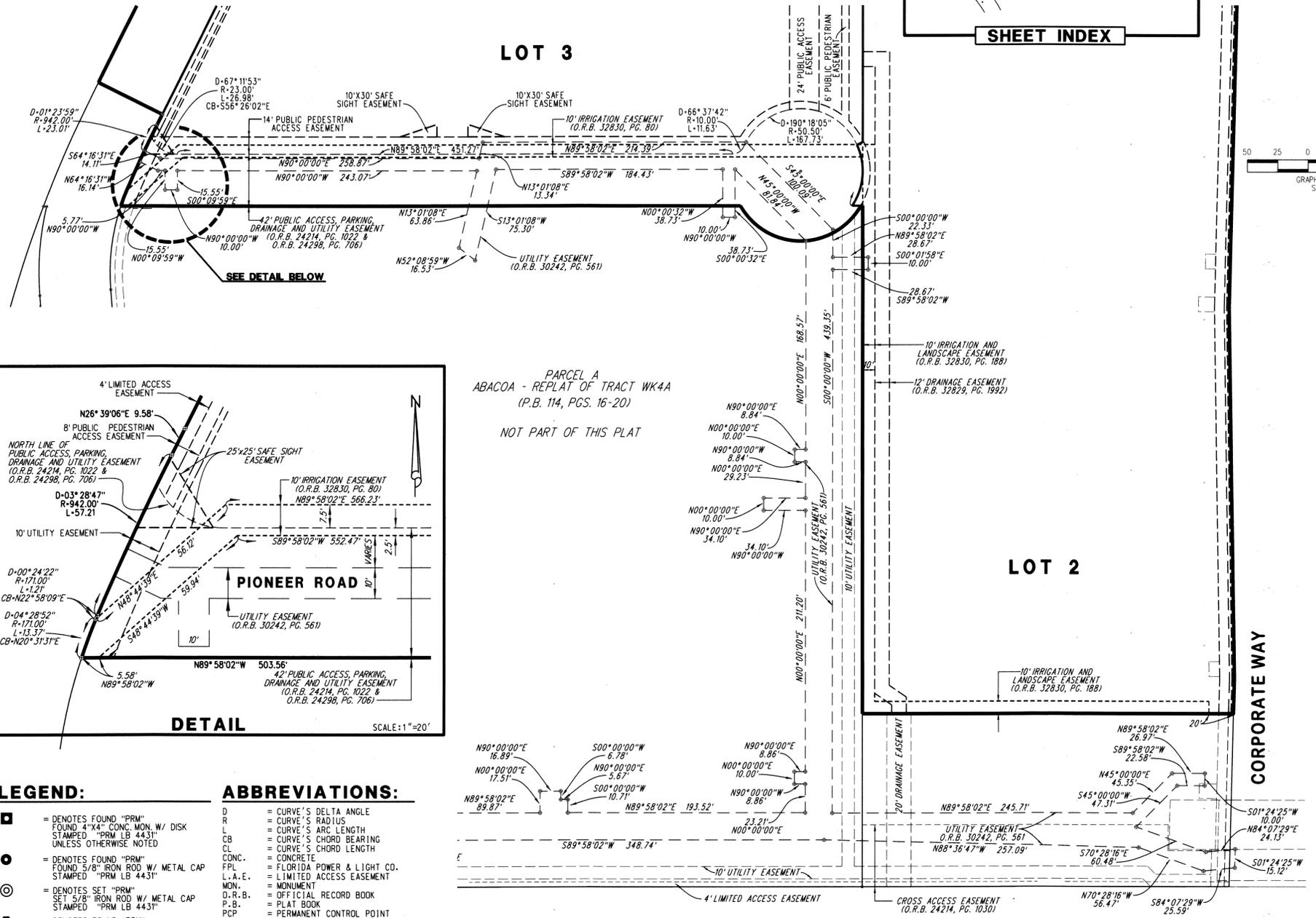
- BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT AND ARE BASED ON RECOVERED PERMANENT REFERENCE MONUMENTS ALONG THE NORTHWESTERLY LINE OF PARCEL B, AS SHOWN ON PLAT BOOK 114, PAGES 16 THROUGH 20. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTHWESTERLY LINE BEARS NORTH 30°25'44" EAST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. (SEE MAP SHEETS FOR LOCATION)
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 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.
- 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.
- UPON THE RECORDATION OF THIS REPLAT, THE PLATTED EASEMENTS WITHIN PARCEL B, AS SHOWN ON ABACOA - REPLAT OF TRACT WK4, AS RECORDED IN PLAT BOOK 114, PAGES 16 THROUGH 30. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WILL BE AUTOMATICALLY AND SIMULTANEOUSLY VACATED AND ANNULLED PER FLORIDA STATUTES CHAPTER 177, PART 1, SECTION 177.101 (2).
- INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'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 THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: SEPTEMBER 3, 2021

BY: *David C. Lidberg*
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



LEGEND:

- = DENOTES FOUND "PRM" FOUND 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431" UNLESS OTHERWISE NOTED
- = DENOTES FOUND "PRM" FOUND 5/8" IRON ROD W/ METAL CAP STAMPED "PRM LB 4431"
- ⊙ = DENOTES SET "PRM" SET 5/8" IRON ROD W/ METAL CAP STAMPED "PRM LB 4431"
- ⊙ = DENOTES FOUND "PRM" FOUND MAG NAIL & DISK STAMPED "PRM LB 4431"
- ⊙ = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"
- ⊙ = DENOTES FOUND "PCP" FOUND MAG NAIL W/ DISK STAMPED "PCP LB 4431"
- ⊙ = DENOTES SET "PCP" SET MAG NAIL W/ DISK STAMPED "PCP LB 4431"

ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- L = CURVE'S ARC LENGTH
- CB = CURVE'S CHORD BEARING
- CL = CURVE'S CHORD LENGTH
- CONC. = CONCRETE
- FPL = FLORIDA POWER & LIGHT CO.
- L.A.E. = LIMITED ACCESS EASEMENT
- MON. = MONUMENT
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = PERMANENT CONTROL POINT
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- W/ = WITH

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

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OFF. CASASUS			
CKD. D.C.L.	SHEET 2 OF 5	JOB 05-053G-306A	DATE SEPTEMBER 2021
		DWG. D05-053PPP	