

NOTE:
I HAVE REVIEWED A TITLE COMMITMENT/SEARCH ISSUED
BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT 1062-3827534
EFFECTIVE DATE, AUGUST 9, 2017 AND ALL EASEMENTS AND RIGHT-OF-WAY
OF RECORD NOTED THEREIN ARE REFLECTED ON THIS PROPERTY.

EXCEPTIONS ITEMS FROM TITLE COMMITMENT

ITEM 24, ORB 1683, PAGE 876; DRAINAGE EASEMENT; PROVIDES FOR STORM WATER OUTFALL TO
YACHT HARBOR, PROPER NAME OF THE CANAL EAST OF INLET COURT AND CANAL STREETS;
PLAT DEDICATION DOES NOT ADDRESS THE CANAL OR DRAINAGE.

LEGEND:

- CL = CENTERLINE
calc = CALCULATED
meas = MEASURED
CONC = CONCRETE
O.H.E. = OVERHEAD ELECTRIC
Elev = ELEVATIONS
P.R.M. = PERMANENT REFERENCE MONUMENT
S = SIGN
GV = GATE VALVE
WM = WATER METER

LEGAL DESCRIPTION

ALL OF REGIONS TEQUESTA, ACCORDING TO THE
PLAT THEREOF, AS RECORDED IN PLAT BOOK 111,
PAGES 115 AND 116, PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA.
ALLTOGETHER CONTAINING 0.936 ACRES MORE OR LESS.

- SURVEYORS NOTES:
- THIS SURVEY COMPLIES WITH CHAPTER 5J-17, FLORIDA ADMINISTRATION CODE.
 - NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THIS OFFICE.
 - LEGAL DESCRIPTIONS SUPPLIED BY CLIENT OR CLIENTS AGENT.
 - WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - SOME ITEM SHOWN HEREIN ARE FOR GRAPHIC AND INFORMATIONAL PURPOSES ONLY.
 - VISIBLE ENCROACHMENTS, IF ANY ARE SHOWN HEREON.
 - THIS SURVEY FOR CONVEYANCE PURPOSES ONLY AND NOT INTENDED FOR CONSTRUCTION PURPOSES WITHOUT PERMISSION OF THIS SURVEYOR.
 - ELEVATIONS HEREON BASED ON NORTH AMERICAN VERTICAL DATUM (N.A.V.D. 1988)
 - NO UNDERGROUND UTILITIES LOCATED EXCEPT WHERE SHOWN HEREON.
 - THIS IS NOT AN ENVIRONMENTAL SURVEY.
 - THIS SURVEY DOES NOT GUARANTEE OWNERSHIP OR RIPARIAN RIGHTS BEYOND MEAN HIGH WATER LINE.
 - BEARINGS HEREON BASED ON THE PLAT BEARING OF N17°14'02"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
 - ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
 - FORM BOARD TIE-IN & UNDER CONSTRUCTION TIE-IN SURVEYS INTENT IS TO SHOW SETBACK COMPLIANCE; OWNER AND/OR CONTRACTOR ACCEPTS RESPONSIBILITY FOR PLACEMENT OF FENCEBOARDS UPON RECEIPT OF THIS SURVEY. PLUMBING AND OTHER UTILITIES INSTALLED AT CONTRACTORS RISK.
 - THIS SURVEY IS NOT VALID WITHOUT SURVEYORS SIGNATURE & EMBOSSED SEAL.

PROPERTY SHOWN HEREON IS LOCATED IN
FLOOD ZONE C PER FLOOD INSURANCE RATE
MAP 120192 0106 B DATED OCTOBER 15, 1982.

BLOCK 2
JUPITER HEIGHTS

PLAT BOOK 23, PAGE 69

BENCH MARK
TOP NAIL &
DISC "7571"
ELEVATION = 8.80
N.A.V.D.

SECOND STREET plat
posted CANAL COURT

49.89' meas
50.00' plat

FOUND CONCRETE
MONUMENT
"P.R.M. 7622"

SET IRON
ROD & CAP
LB 7571

WATER
SERVICE

120.00' plat & meas

FOUND MAG
NAIL & DISC
"7622"

LOT 1

LOT 2

LOT 3

PARCEL 1

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

PARCEL 4

LOT 10

LOT 11

LOT 12

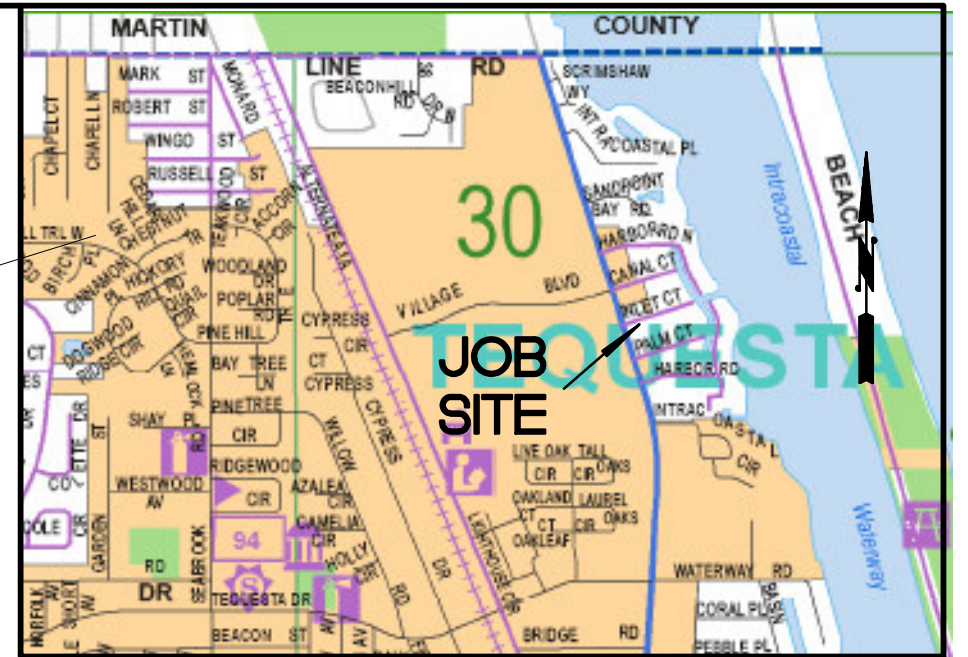
FOUND CONCRETE
MONUMENT
"P.R.M. 7622"

120.00' plat
119.80' meas

BENCH MARK
TOP NAIL &
DISC "7571"
ELEVATION = 10.07
N.A.V.D.

BLOCK 4
JUPITER HEIGHTS

PLAT BOOK 23, PAGE 69



LOCATION MAP NOT TO SCALE

BLOCK 3
JUPITER HEIGHTS

PLAT BOOK 23, PAGE 69

THIRD STREET plat
posted INLET COURT

CERTIFIED TO:
691 TEQUESTA, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
NASON, YEAGER, GERSON, WHITE & LIOCE, P.A.

MAGELLAN SURVEYING & MAPPING, INC. PROFESSIONAL LAND SURVEYORS 450 S. OLD DIXIE HIGHWAY, SUITE 10 JUPITER, FLORIDA 33458 561-746-8745 FAX 561-746-9832 E-mail info@magellansurveying.com	
Boundary & Topographic Survey	
Prepared For: 691 TEQUESTA, LLC	
Drawn by RES	Date Of Survey
Field: BM F.B.130 Pg29	AUGUST 11, 2017
Scale	1" = 20'
Drawing Number	17-262