

ORDINANCE NO. 376

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING THE LAND DEVELOPMENT REGULATIONS OF THE TOWN AT ARTICLE IV, SUPPLEMENTAL REGULATIONS, DIVISION III, SECTION 3.02, SO AS TO MODIFY THE WATERFRONT SETBACK LINE; AMENDING EXHIBIT "C" WATERFRONT SETBACK LINE; PROVIDING FOR REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR CODIFICATION; PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The Jupiter Island Land Development Regulations are hereby amended at Article IV, Supplemental Regulations, Division III, Development Standards, Section 3.02, Waterfront Setback Lines, Paragraph A, Riverfront Setbacks, and Paragraph B, Oceanfront Setbacks, so as to modify the Waterfront Setback Line and to therefore amend Exhibit "C" of the Land Development Regulations in the manner and form described in Exhibit "2" attached hereto. In addition, maps depicting the location the setback line shall be amended in the manner and form described in Exhibit "1" attached hereto.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. If any court of competent jurisdiction holds any word, part, section, paragraph or provision hereof to be unlawful or unconstitutional, such ruling or finding shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect.

Section 4. This Ordinance shall become effective immediately upon passage.

PASSED UPON FIRST READING THE 18TH DAY OF MARCH, 2019.

PASSED AND ADOPTED UPON SECOND READING THE FOLLOWING PUBLIC

HEARING THE 7th DAY OF May, 2019.

(SEAL)



TOWN OF JUPITER ISLAND, FLORIDA

W. P. 15
Mayor

Maurice M. Collins
Vice Mayor

Peter Conroy
Commissioner

Sam Hunt
Commissioner

Denelope D. Perreault
Commissioner

ATTEST:
Janessa
Town Clerk

EXHIBIT C:

TOWN OF JUPITER ISLAND

WATERFRONT SETBACK LINE

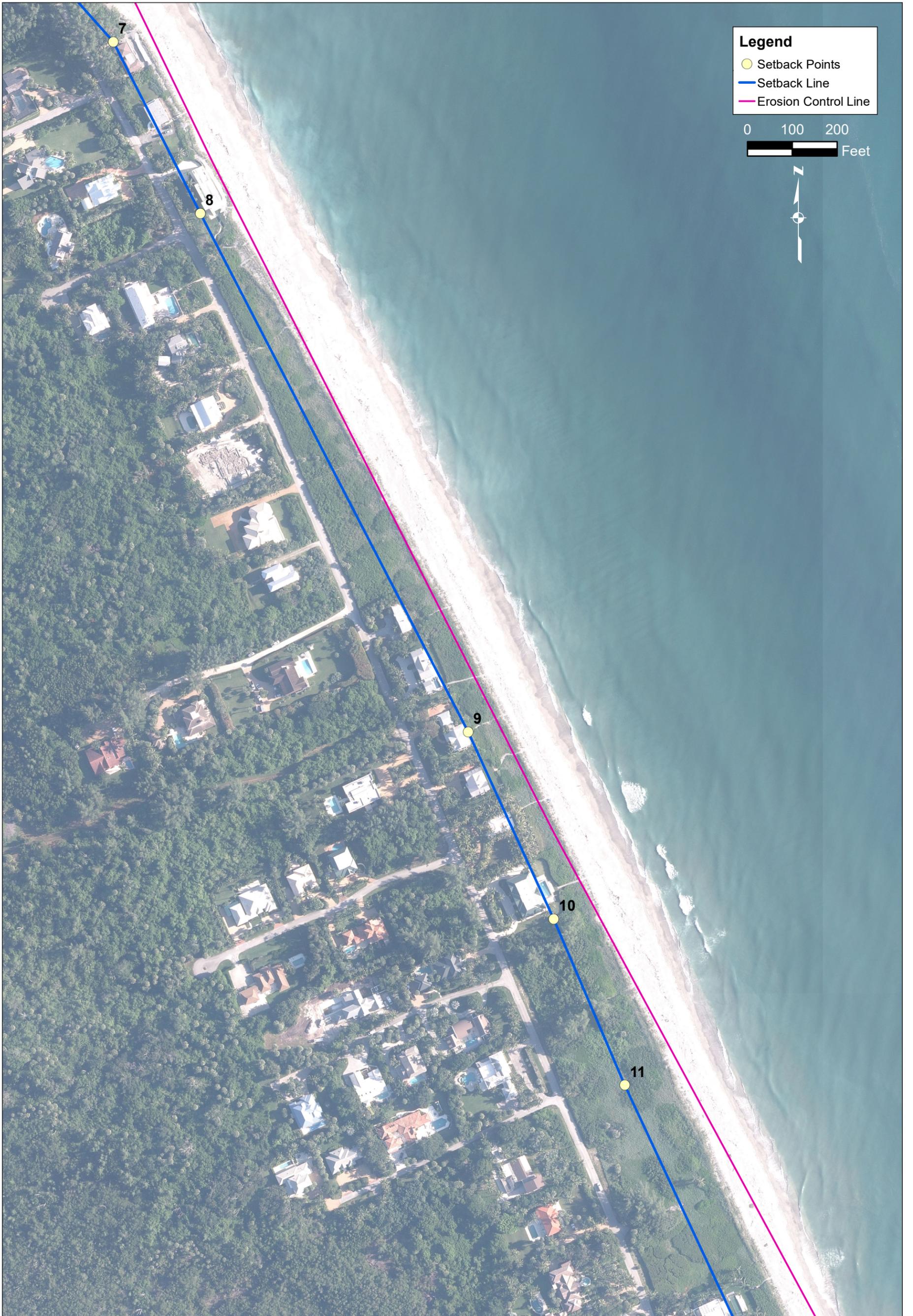
MARCH 18, 2019



**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 1
MARCH 18, 2019**

NOTE:
EXHIBIT 1 MAPS ARE FOR VISUAL REFERENCE. ONLY DRAWINGS/PLANS CERTIFIED BY A REGISTERED LAND SURVEYOR AND USING THE SETBACK LINES ESTABLISHED BY EXHIBIT 2 "PI COORDINATES AND SEGMENT DESCRIPTIONS" SHOULD BE PRESENTED FOR TOWN CONSIDERATION.





Legend
 ● Setback Points
 — Setback Line
 — Erosion Control Line

0 100 200
 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 2
 MARCH 18, 2019**

NOTE:
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Legend
 ● Setback Points
 — Setback Line
 — Erosion Control Line

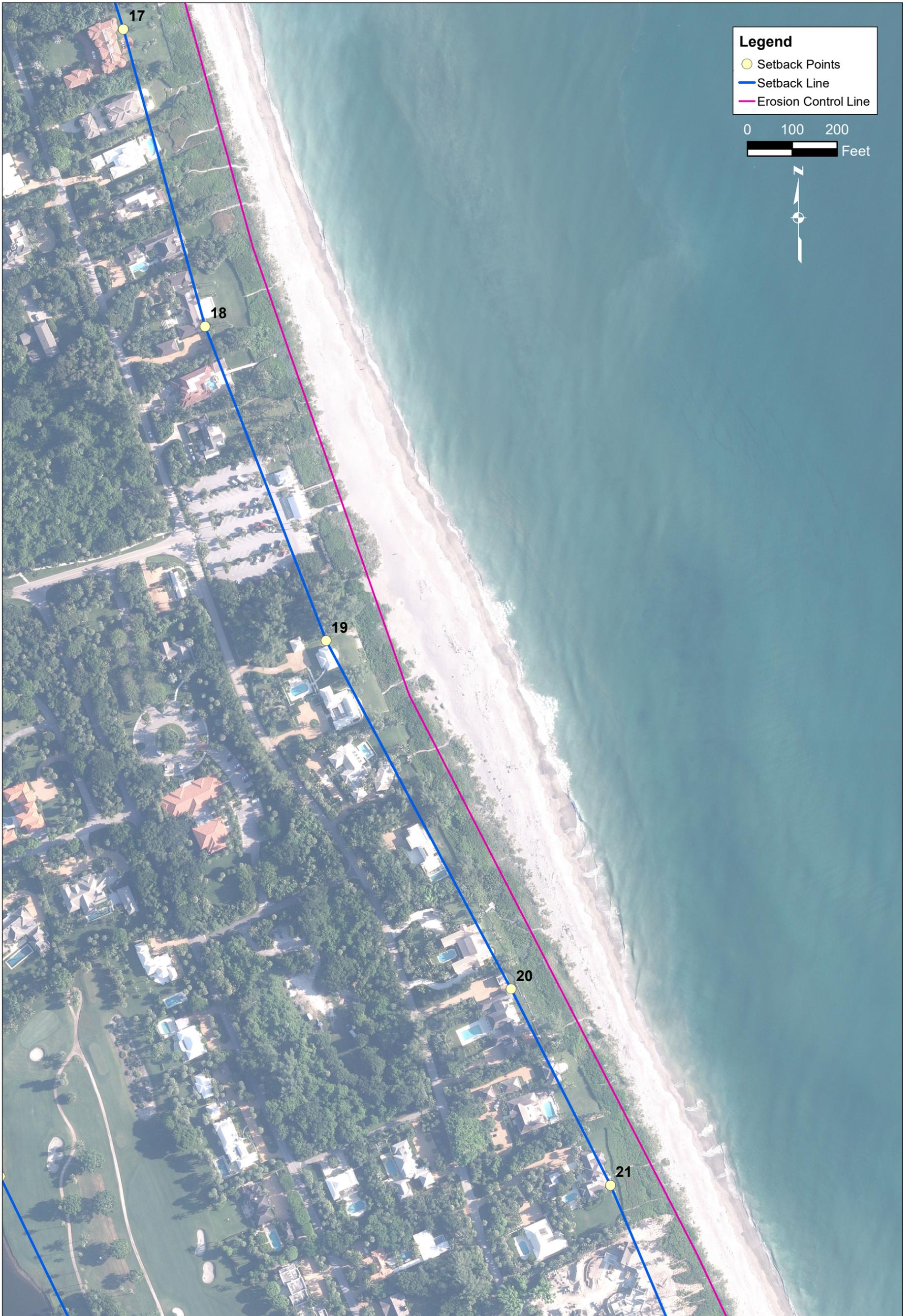
0 100 200
 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 3
 MARCH 18, 2019**

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Legend
 ● Setback Points
 — Setback Line
 — Erosion Control Line

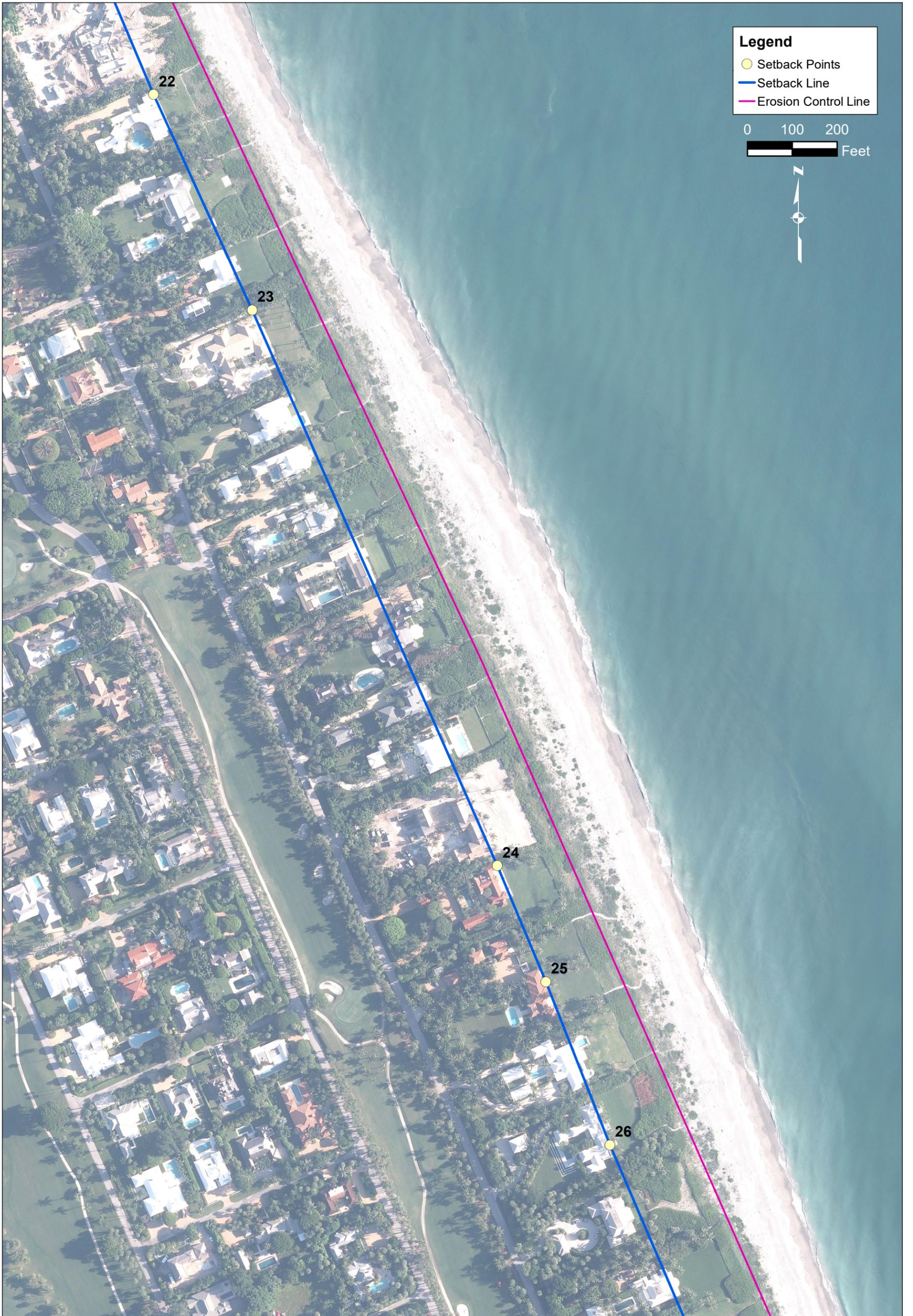
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 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 4
 MARCH 18, 2019**

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Legend
 ● Setback Points
 — Setback Line
 — Erosion Control Line

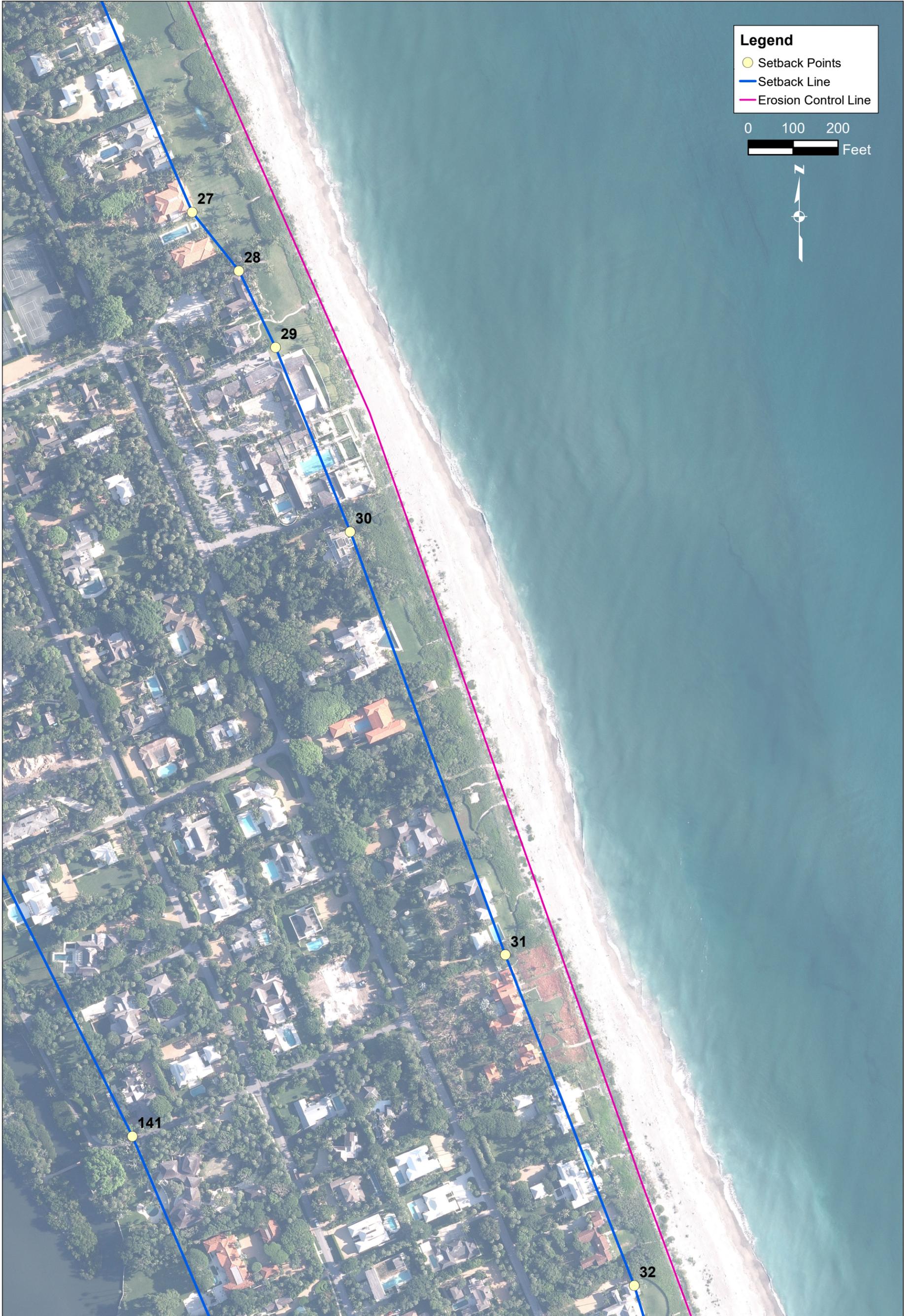
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 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 5
 MARCH 18, 2019**

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Legend
 ● Setback Points
 — Setback Line
 — Erosion Control Line

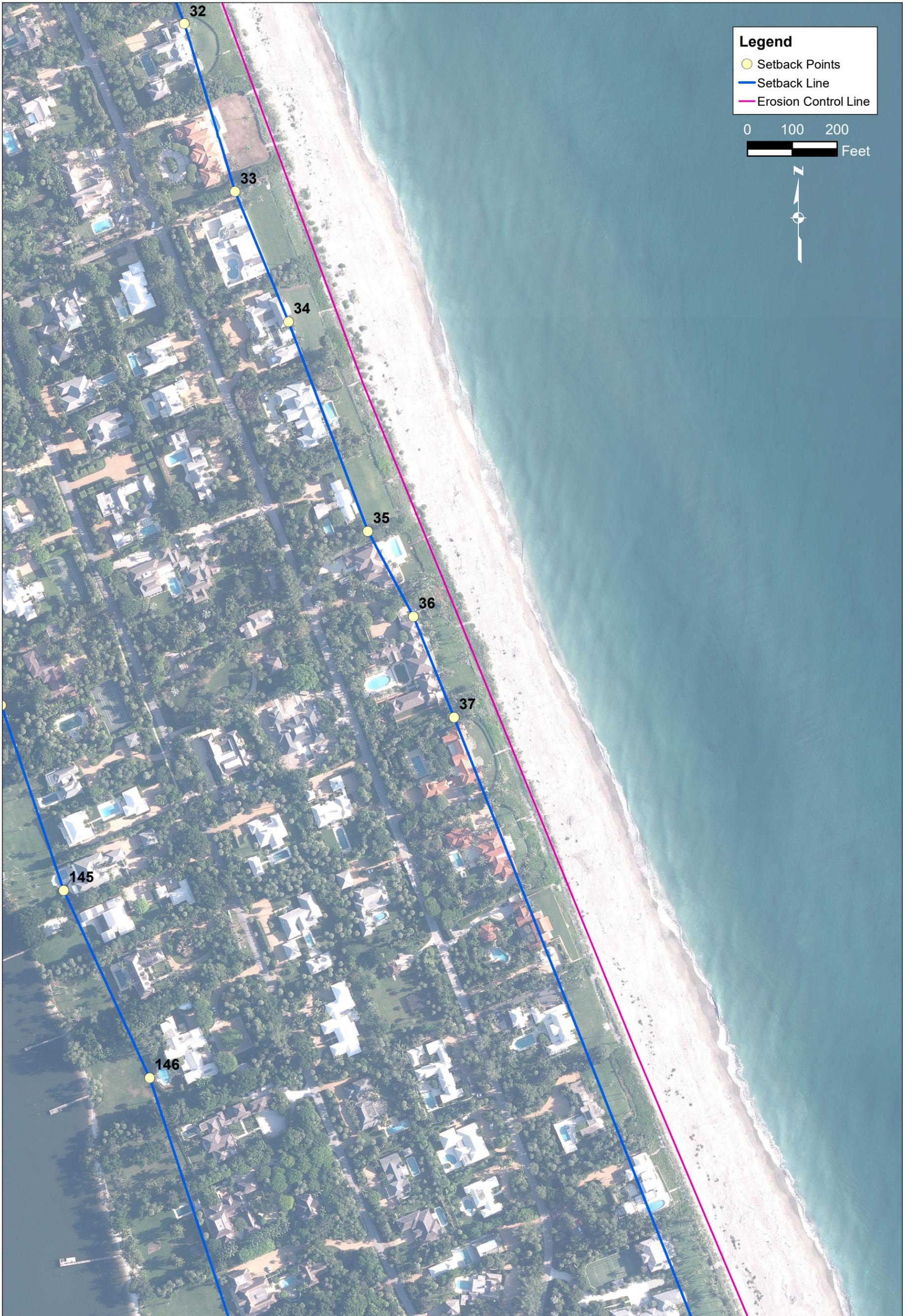
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 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 6
 MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 7
MARCH 18, 2019**

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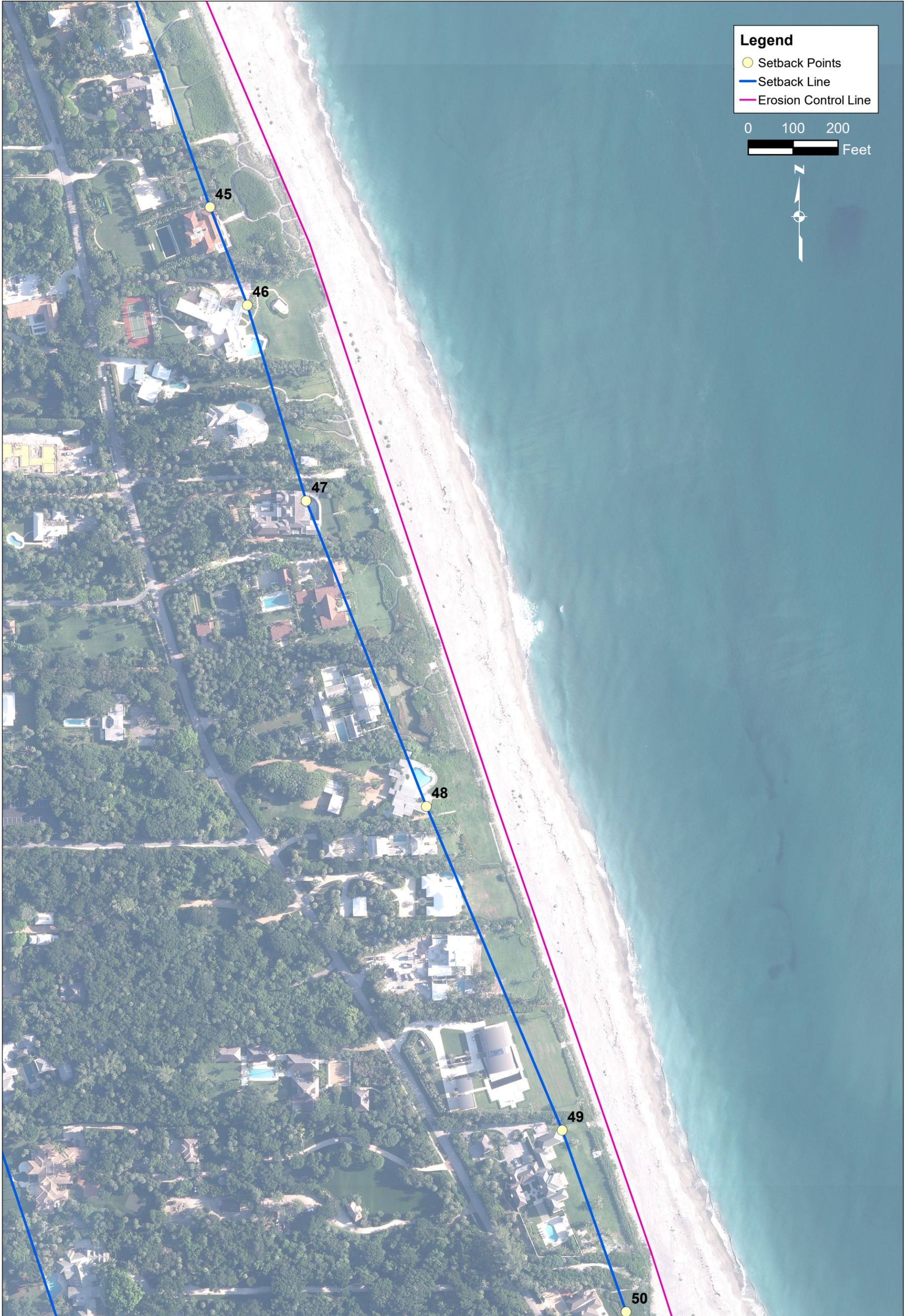




**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 8
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 9
MARCH 18, 2019**

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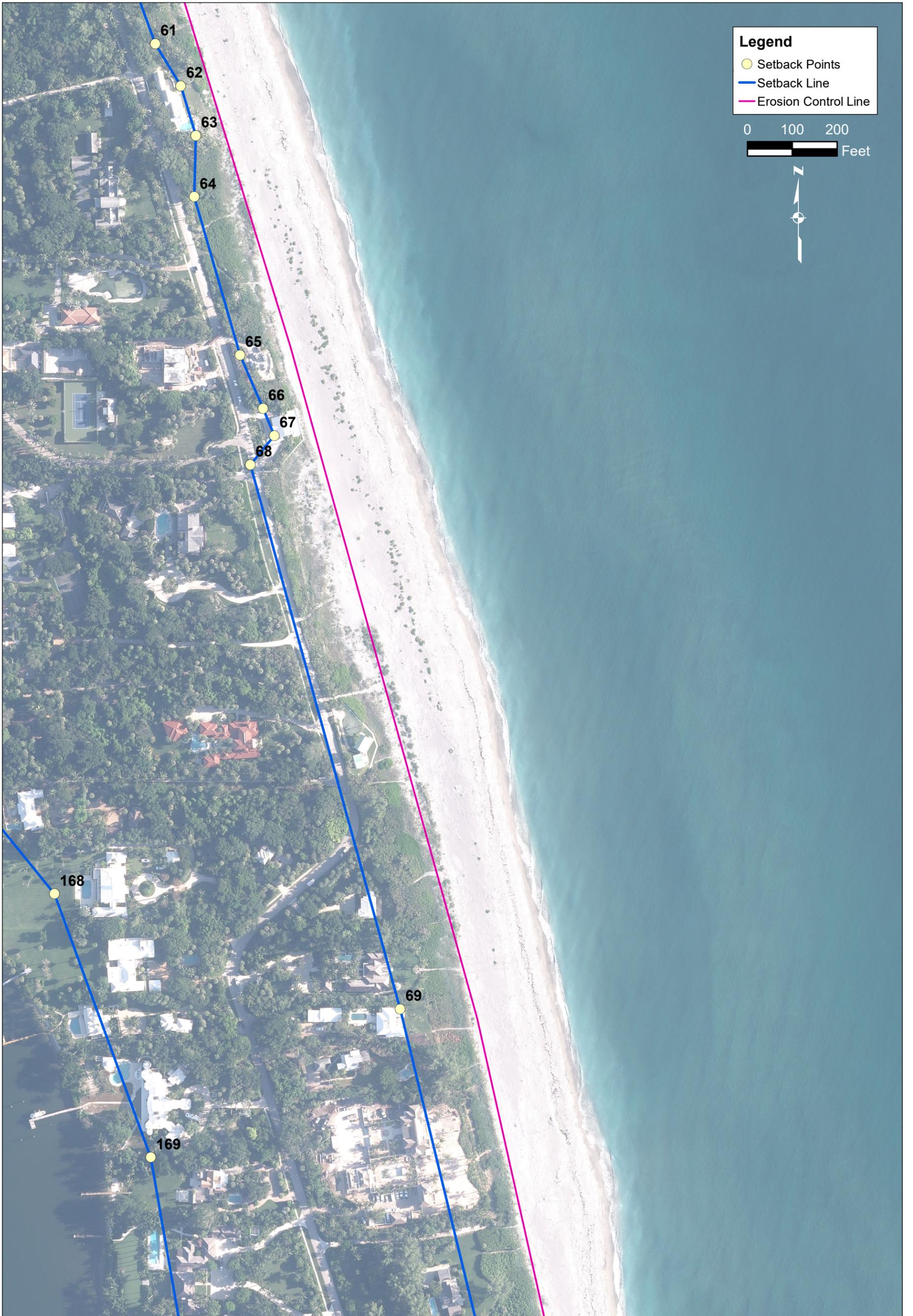




**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 10
MARCH 18, 2019**

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Legend

- Setback Points
- Setback Line
- Erosion Control Line

0 100 200
 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 11
 MARCH 18, 2019**

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Legend
 ● Setback Points
 — Setback Line
 — Erosion Control Line

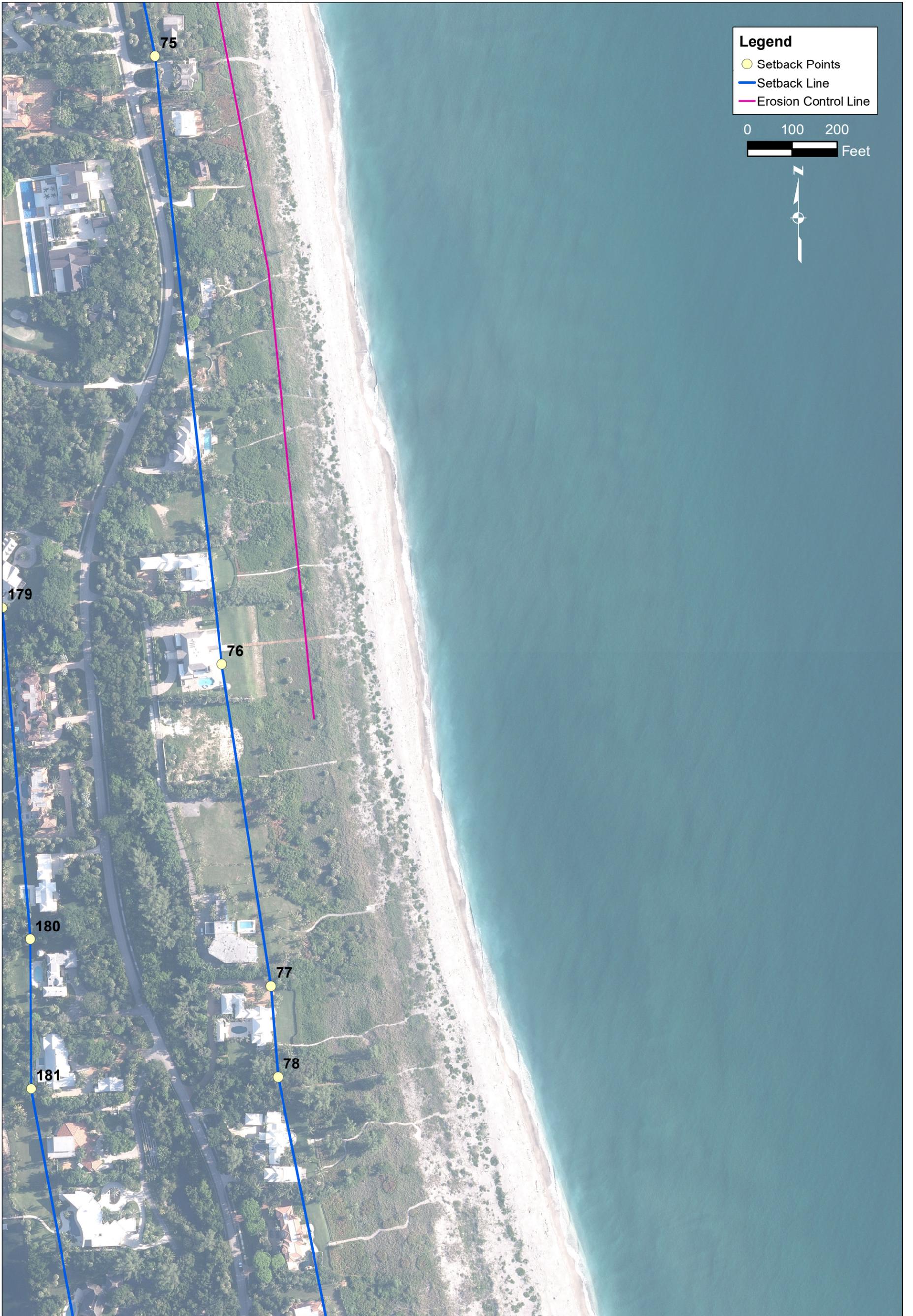
0 100 200
 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 12
 MARCH 18, 2019**

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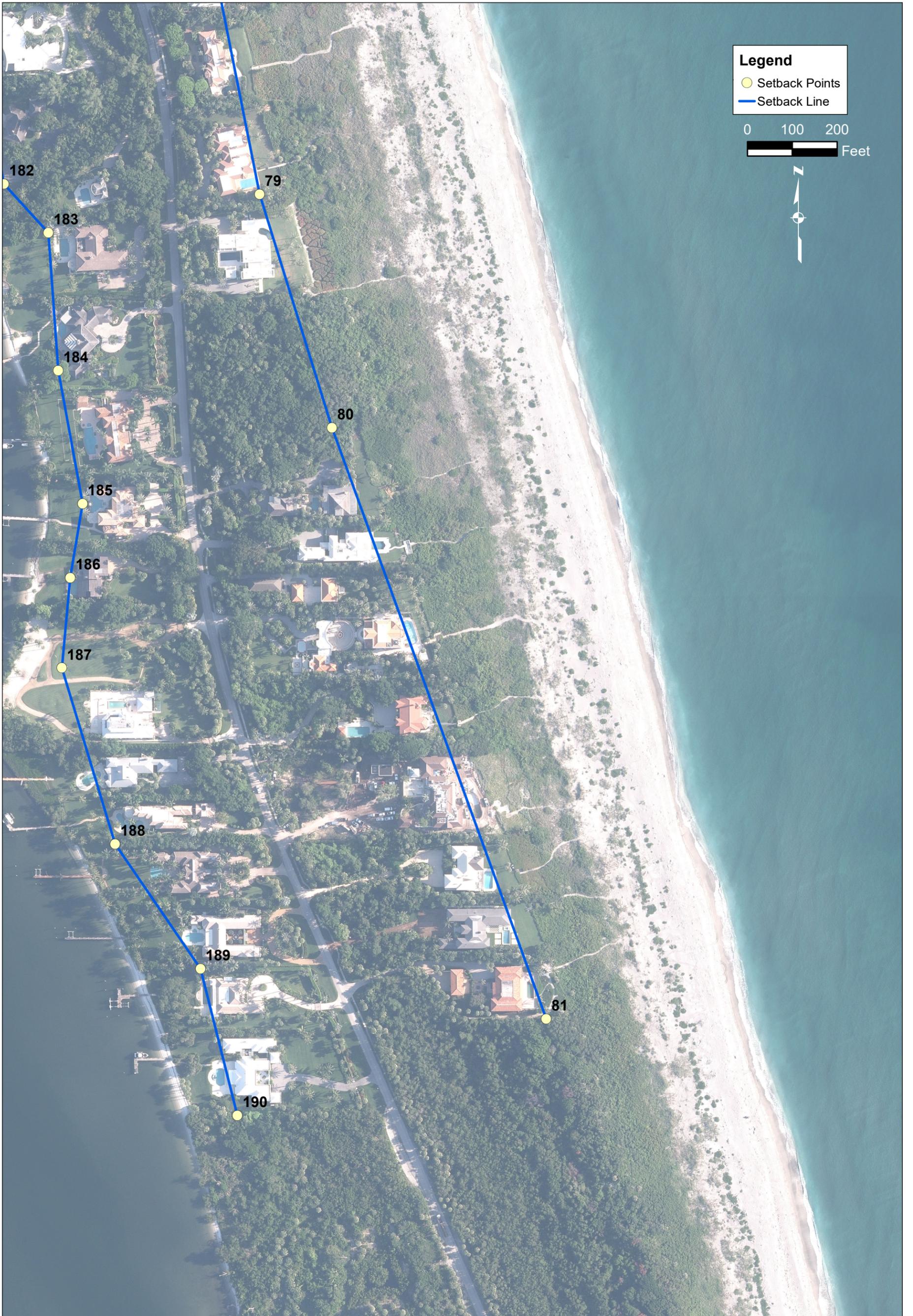




**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 13
MARCH 18, 2019**

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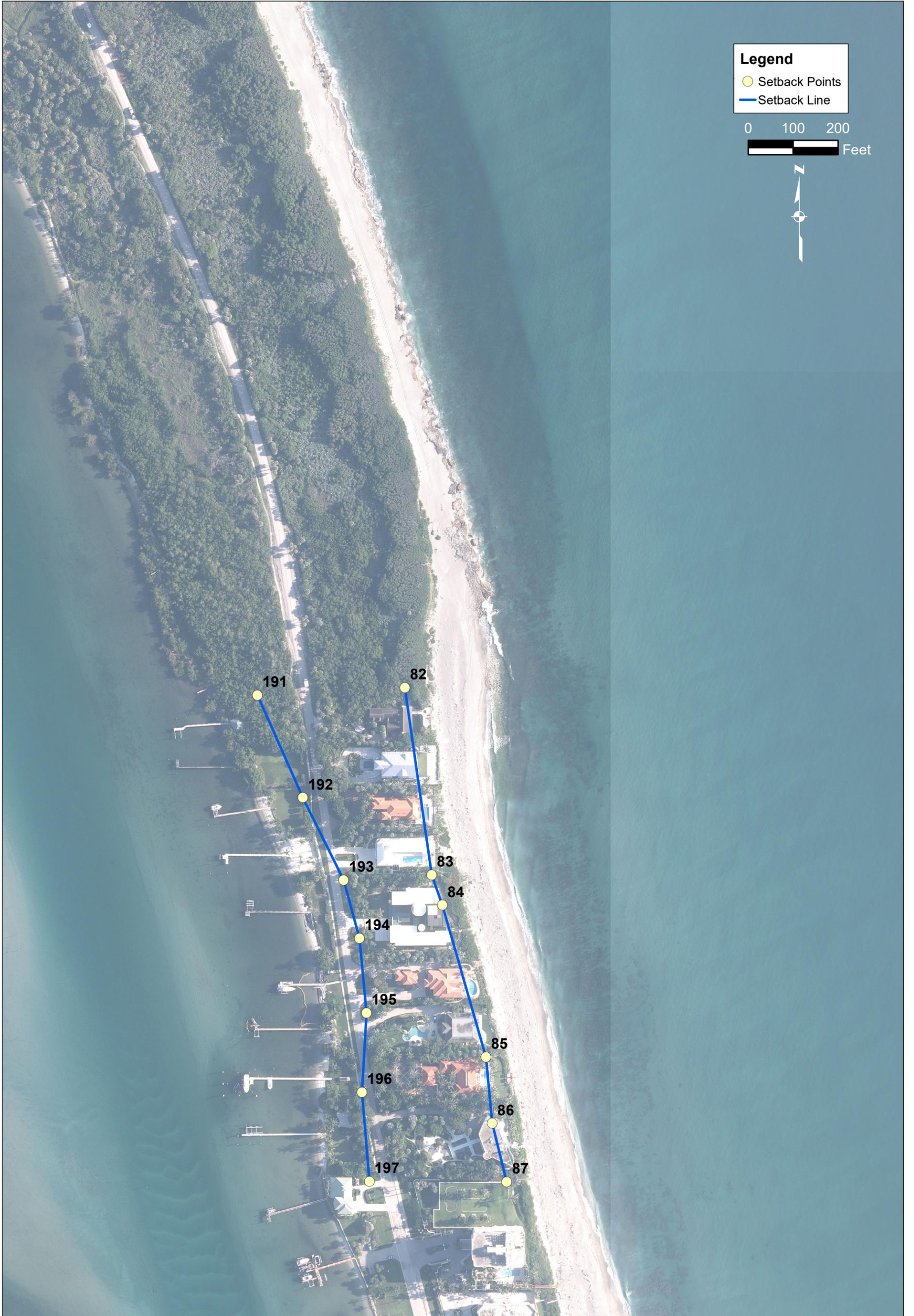




**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 14
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 15
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 16
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 17
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 18
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 19
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 20
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 21
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 22
MARCH 18, 2019**

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Legend
 ● Setback Points
 — Setback Line
 — Erosion Control Line

0 100 200
 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 23
 MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 24
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 25
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 26
MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 27
MARCH 18, 2019**

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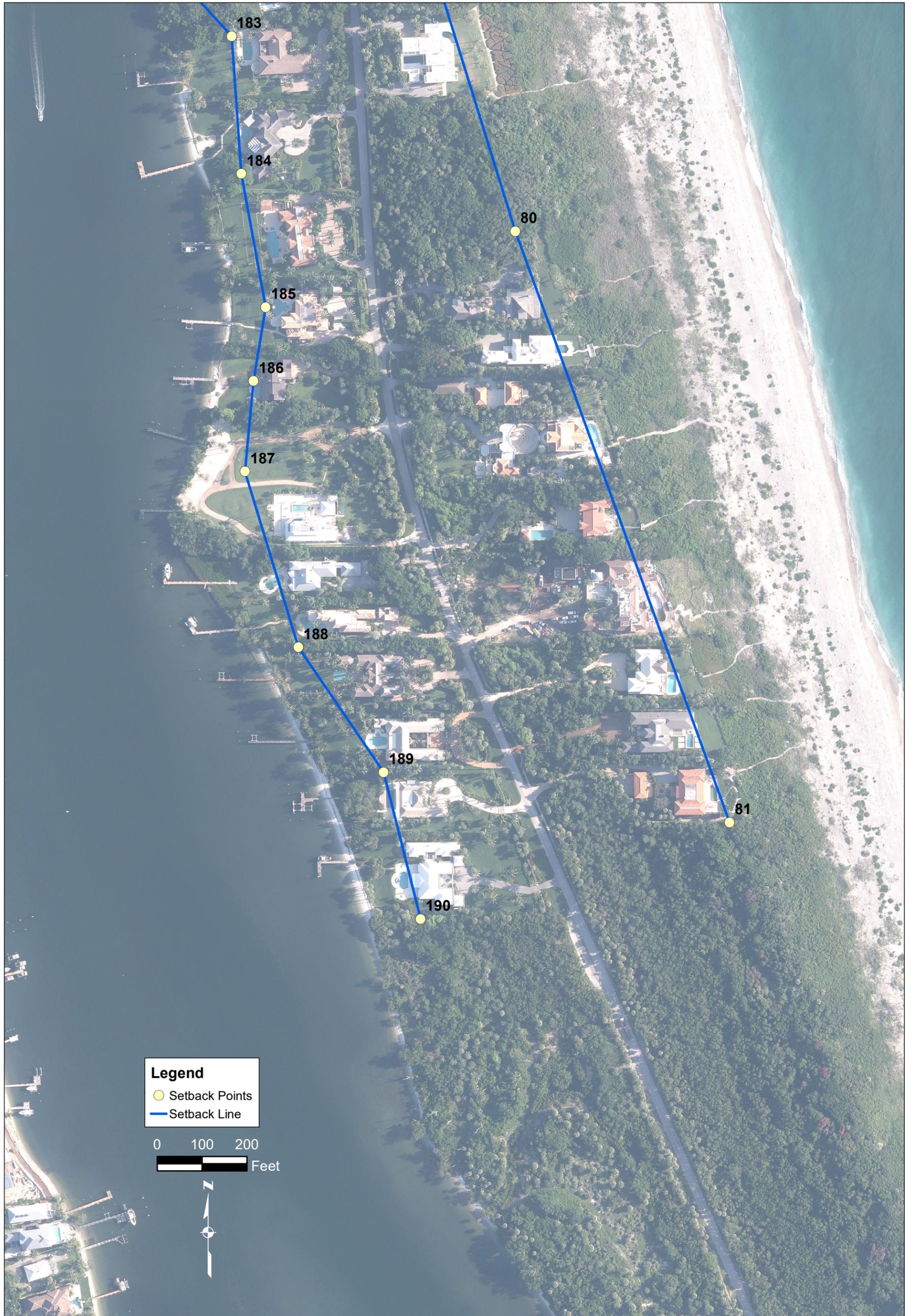




**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 28
MARCH 18, 2019**

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Legend
 ● Setback Points
 — Setback Line

0 100 200
 Feet



**EXHIBIT 1
 WATERFRONT SETBACK LINE
 SHEET 29
 MARCH 18, 2019**

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**EXHIBIT 1
WATERFRONT SETBACK LINE
SHEET 30
MARCH 18, 2019**

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TOWN OF JUPITER ISLAND
WATERFRONT SETBACK LINE
EXHIBIT 2 – PI COORDINATES AND SEGMENT DESCRIPTIONS
MARCH 18, 2019

PI#	Easting	Northing	Distance (ft)	Bearing
Beachside PI Points				
1	939613.690	1003496.850		
			1249.741	147°27'32"
2	940285.930	1002443.310		
			775.927	146°13'44"
3	940717.250	1001798.310		
			67.121	148°19'13"
4	940752.500	1001741.190		
			680.821	152°37'30"
5	941065.550	1001136.610		
			120.94	147°22'37"
6	941130.750	1001034.750		
			131.517	138°34'44"
7	941217.760	1000936.130		
			429.617	153°08'17"
8	941411.880	1000552.870		
			1302.981	152°44'25"
9	942008.680	999394.600		
			458.667	155°26'35"
10	942199.300	998977.420		
			402.972	156°53'44"
11	942357.430	998606.770		
			733.51	155°01'56"
12	942667.050	997941.810		
			251.458	150°32'34"
13	942790.710	997722.860		
			941.621	161°05'57"
14	943095.730	996832.010		
			505.151	158°06'02"
15	943284.140	996363.310		
			394.194	155°36'31"
16	943446.930	996004.300		
			634.132	162°33'34"
17	943636.990	995399.320		
			688.323	164°41'29"
18	943818.720	994735.420		
			752.036	158°57'38"
19	944088.710	994033.520		
			879.935	152°05'57"
20	944500.470	993255.870		
			491.055	153°09'04"
21	944722.250	992817.750		
			429.146	157°06'58"
22	944889.130	992422.380		
			529.131	155°30'20"
23	945108.510	991940.870		
			1355.304	156°13'16"
24	945654.980	990700.620		
			280.202	157°23'12"
25	945762.720	990441.960		
			391.61	158°34'46"
26	945905.740	990077.400		
			779.02	156°49'58"
27	946212.220	989361.200		
			166.713	141°28'59"
28	946316.040	989230.760		
			189.336	154°27'49"
29	946397.660	989059.920		
			443.531	157°58'15"
30	946564.020	988648.770		
			1004.805	159°55'25"
31	946908.940	987705.020		
			791.174	158°43'34"
32	947196.000	986967.760		
			391.878	163°14'04"
33	947309.040	986592.540		
			314.176	157°43'29"
34	947428.130	986301.810		
			499.878	159°19'48"
35	947604.580	985834.110		
			215.627	151°47'54"
36	947706.480	985644.080		
			243.285	158°15'10"
37	947796.620	985418.110		
			1543.635	158°27'54"
38	948363.240	983982.230		
			325.462	166°40'30"
39	948438.250	983665.530		
			142.466	150°20'24"
40	948508.750	983541.730		
			555.321	152°28'27"

PI#	Easting	Northing	Distance (ft)	Bearing
Beachside PI Points				
41	948765.390	983049.270		
			754.776	160°59'14"
42	949011.280	982335.670		
			392.319	155°59'20"
43	949170.920	981977.300		
			155.454	157°28'48"
44	949230.460	981833.700		
			891.789	160°19'48"
45	949530.640	980993.950		
			233.044	159°11'46"
46	949613.410	980776.100		
			456.075	163°16'43"
47	949744.630	980339.310		
			731.417	158°35'14"
48	950011.660	979658.380		
			783.223	157°17'17"
49	950314.060	978935.890		
			429.256	160°40'00"
50	950456.170	978530.840		
			95.161	166°20'31"
51	950478.640	978438.370		
			221.031	158°53'30"
52	950558.240	978232.170		
			115.88	168°08'53"
53	950582.040	978118.760		
			267.047	160°44'22"
54	950670.130	977866.660		
			76.687	174°57'28"
55	950676.870	977790.270		
			814.955	160°10'41"
56	950953.220	977023.600		
			214.157	161°10'54"
57	951022.300	976820.890		
			248.824	185°57'31"
58	950996.470	976573.410		
			298.498	161°42'19"
59	951090.170	976290.000		
			315.157	151°08'44"
60	951242.260	976013.970		
			184.376	160°11'42"
61	951304.730	975840.500		
			110.131	148°45'28"
62	951361.850	975746.340		
			115.549	163°18'27"
63	951395.040	975635.660		
			136.684	181°16'58"
64	951391.980	975499.010		
			367.374	163°57'12"
65	951493.530	975145.950		
			129.888	156°34'59"
66	951545.150	975026.760		
			65.548	157°49'31"
67	951569.890	974966.060		
			84.226	219°13'57"
68	951516.620	974900.820		
			1259.947	164°37'52"
69	951850.550	973685.930		
			718.284	166°21'29"
70	952019.960	972987.910		
			246.57	175°35'24"
71	952038.920	972742.070		
			290.083	163°53'19"
72	952119.420	972463.380		
			938.183	166°47'07"
73	952333.890	971550.040		
			536.432	169°29'39"
74	952431.700	971022.600		
			899.219	168°07'13"
75	952616.810	970142.640		
			1365.677	173°45'56"
76	952765.120	968785.040		
			727.283	171°20'20"
77	952874.640	968066.050		
			203.141	175°26'45"
78	952890.770	967863.550		
			666.864	168°43'56"
79	953021.070	967209.540		
			545.683	162°48'53"
80	953182.300	966688.220		
			1403.193	160°06'45"
81	953659.630	965368.710		

1. Coordinates are given in feet and are referenced to Florida State Plane East, NAD83.
2. Bearings are referenced from grid North.
3. Sheet 1 of 3.

TOWN OF JUPITER ISLAND
WATERFRONT SETBACK LINE
EXHIBIT 2 – PI COORDINATES AND SEGMENT DESCRIPTIONS
MARCH 18, 2019

PI#	Easting	Northing	Distance (ft)	Bearing
Beachside PI Points				
82	955340.250	960607.010		
			421.665	171°48'21"
83	955400.350	960189.650		
			71.557	160°45'35"
84	955423.930	960122.090		
			352.175	164°02'03"
85	955520.800	959783.500		
			148.674	174°37'26"
86	955534.730	959635.480		
			134.569	166°03'02"
87	955567.170	959504.880		

PI#	Easting	Northing	Distance (ft)	Bearing
ICW PI Points				
88	939439.79	1000913.1		
			242.076	172°41'34"
89	939470.58	1000672.99		
			312.567	162°48'47"
90	939562.94	1000374.38		
			230.088	162°50'38"
91	939630.81	1000154.53		
			141.817	164°38'16"
92	939668.38	1000017.78		
			137.884	159°35'32"
93	939716.46	999888.55		
			82.115	197°00'58"
94	939692.43	999810.03		
			165.91	152°38'50"
95	939768.66	999662.67		
			262.972	108°59'47"
96	940017.31	999577.07		
			204.434	118°01'13"
97	940197.78	999481.03		
			193.685	143°40'19"
98	940312.52	999324.99		
			174.254	167°12'31"
99	940351.1	999155.06		
			192.292	185°31'15"
100	940332.6	998963.66		
			451.499	202°09'10"
101	940162.35	998545.49		
			134.065	174°17'22"
102	940175.69	998412.09		
			148.527	161°08'13"
103	940223.71	998271.54		
			195.316	161°46'02"
104	940284.82	998086.03		
			283.175	172°06'15"
105	940323.72	997805.54		

PI#	Easting	Northing	Distance (ft)	Bearing
ICW PI Points (North)				
106	942146.32	993404.56		
			373.238	163°44'27"
107	942250.82	993046.25		
			57.944	90°39'45"
108	942308.76	993045.58		
			277.69	35°24'54"
109	942469.68	993271.89		
			171.842	60°12'29"
110	942618.81	993357.27		
			99.217	120°50'17"
111	942704	993306.41		
			209.017	54°23'40"
112	942873.94	993428.1		
			125.5	141°47'19"
113	942951.57	993329.49		
			146.288	188°39'41"
114	942929.54	993184.87		
			79.877	179°14'49"
115	942930.59	993105		
			340.604	144°38'10"
116	943127.72	992827.24		
			234.44	87°31'07"
117	943361.94	992837.39		
			572.577	154°11'33"
118	943611.21	992321.92		
			313.89	213°17'50"
119	943438.89	992059.56		
			197.625	162°14'37"
120	943499.16	991871.35		
			388.197	229°55'14"
121	943202.13	991621.41		
			275.552	163°22'20"
122	943280.98	991357.38		
			259.698	100°19'41"
123	943536.47	991310.82		
			342.659	160°36'11"
124	943650.27	990987.61		
			307.202	218°56'17"
125	943457.2	990748.66		
			705.832	180°07'50"
126	943455.59	990042.83		
			156.595	188°55'24"
127	943431.3	989888.13		
			184.871	181°12'09"
128	943427.42	989703.3		
			147.763	157°33'56"
129	943483.81	989566.72		
			388.577	142°59'41"
130	943717.69	989256.41		
			142.684	165°57'28"
131	943752.31	989117.99		
			242.827	147°40'05"
132	943882.18	988912.81		
			373.498	81°04'44"
133	944251.16	988970.73		
			187.583	85°04'24"
134	944438.05	988986.84		
			95.341	117°40'01"
135	944522.49	988942.57		
			168.07	113°14'01"
136	944676.93	988876.27		
			223.544	106°16'51"
137	944891.51	988813.6		
			261.983	96°42'27"
138	945151.7	988783		
			268.043	108°39'19"
139	945405.66	988697.26		
			442.925	156°03'00"
140	945585.46	988292.47		
			1107.916	153°32'59"
141	946078.95	987300.53		
			904.358	157°00'55"
142	946432.09	986467.97		
			369.576	168°07'13"
143	946508.17	986106.31		
			716.882	157°03'16"
144	946787.65	985446.15		
			437.234	161°23'35"
145	946927.16	985031.77		
			459.644	155°26'04"
146	947118.25	984613.73		
			762.763	161°46'57"
147	947356.71	983889.2		
			340.189	211°57'28"
148	947176.65	983600.57		
			142.107	214°36'09"
149	947095.95	983483.6		
			375.728	137°08'19"
150	947351.53	983208.19		
			463.997	149°44'19"
151	947585.36	982807.42		
			204.656	151°08'49"
152	947684.12	982628.17		
			282.24	158°36'57"
153	947787.03	982365.36		
			288.384	158°02'42"
154	947894.85	982097.89		
			276.974	157°38'46"
155	948000.19	981841.73		
			165.974	159°57'17"
156	948057.08	981685.81		
			338.532	161°03'10"

1. Coordinates are given in feet and are referenced to Florida State Plane East, NAD83.
2. Bearings are referenced from grid North.
3. Sheet 2 of 3.

TOWN OF JUPITER ISLAND
WATERFRONT SETBACK LINE
EXHIBIT 2 – PI COORDINATES AND SEGMENT DESCRIPTIONS
MARCH 18, 2019

PI#	Easting	Northing	Distance (ft)	Bearing
ICW PI Points				
157	948167	981365.62		
			768.387	159°20'22"
158	948438.11	980646.65		
			379.752	160°56'36"
159	948562.1	980287.71		
			906.099	159°09'30"
160	948884.48	979440.9		
			1210.466	161°44'55"
161	949263.58	978291.33		
			605.08	157°17'43"
162	949497.13	977733.14		
			1609.894	156°51'38"
163	950129.77	976252.76		
			336.224	169°46'51"
164	950189.42	975921.87		
			568.371	149°35'12"
165	950477.15	975431.71		
			1047.926	160°05'12"
166	950834.07	974446.44		
			173.254	187°30'19"
167	950811.44	974274.67		
			427.44	141°01'37"
168	951080.28	973942.36		
			625.979	159°56'11"
169	951295.03	973354.37		
			1058.015	170°09'13"
170	951475.96	972311.94		
			779.841	165°23'39"
171	951672.61	971557.3		
			526.687	159°39'41"
172	951855.67	971063.45		
			603.478	161°13'23"
173	952049.92	970492.09		
			560.419	179°32'02"
174	952054.48	969931.69		
			447.115	198°31'41"
175	951912.4	969507.75		
			236.938	135°27'24"
176	952078.6	969338.88		
			263.347	183°08'51"
177	952064.14	969075.93		
			21.554	170°40'55"
178	952067.63	969054.66		
			253.532	124°27'40"
179	952276.67	968911.2		
			743.177	175°13'03"
180	952338.63	968170.61		
			333.176	179°39'47"
181	952340.59	967837.44		
			614.847	169°38'00"
182	952451.23	967232.63		
			147.001	137°45'16"
183	952550.06	967123.81		
			308.211	175°55'11"
184	952571.99	966816.38		
			302.157	169°38'57"
185	952626.28	966519.14		
			167.551	189°21'36"
186	952599.03	966353.82		
			202.788	185°21'53"
187	952580.07	966151.92		
			410.258	163°09'26"
188	952698.94	965759.26		
			337.506	145°42'40"
189	952889.08	965480.41		
			337.411	165°54'37"
190	952971.22	965153.15		

PI#	Easting	Northing	Distance (ft)	Bearing
ICW PI Points				
191	955012.11	960591.01		
			250.511	156°11'44"
192	955113.22	960361.81		
			204.995	153°38'46"
193	955204.22	960178.12		
			134.499	164°44'40"
194	955239.61	960048.36		
			167.528	174°48'17"
195	955254.78	959881.52		
			177.229	183°16'13"
196	955244.67	959704.58		
			199.555	175°13'01"
197	955261.31	959505.72		

Control Monument Information

ID	NAD27		NAD83	
	X	Y	X	Y
A01	784072.67	1002289.41	940309.56	1002452.94
A02	787551.90	994076.99	943788.87	994240.51
A04	791770.88	984074.57	948007.93	984238.08
A04(MEAS)	791770.51	984074.27	948007.56	984237.78
A05	794002.67	978399.25	950239.76	978562.75
A07	796418.96	969461.07	952656.11	969624.55
A06 AZ MK	795211.31	973638.48	951448.43	973801.97
MC 123	797918.40	963089.70	954155.56	963253.12
MC 124	799034.11	959391.70	955271.28	959555.09

- Control Monuments based on Martin County A-Monuments used for establishing the Coastal Construction Control Line as provided by the Florida Department of Environmental Protection, converted to North American Datum 1983 from North American Datum of 1927.
- A04 varied from recorded values, measured values provided for reference (R. L. Vaught & Associates, Inc.).
- All units are in US feet.

1. Coordinates are given in feet and are referenced to Florida State Plane East, NAD83.
2. Bearings are referenced from grid North.
3. Sheet 3 of 3.