



PALM BEACH COUNTY
Engineering and Public Works Department
Land Development Division
LEGAL LOT OF RECORD CERTIFICATION

DISCLAIMER

The issuance of this Certification does not in any way create any rights on the part of the Applicant and/or Property Owner to obtain a permit from a state or federal agency and does not create any liability on the part of the County for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

Please note that the lot must comply with all other code requirements including but not limited to Health Department regulations, drainage requirements and the Wetlands Ordinance.

Per the Unified Land Development Code (ULDC) Article 11.A.8.B, the property identified by the Property Control Number below is a Legal Lot of Record.

VESTING DOCUMENT:	UNRECORDED PLAT JUPITER SEC16 TWN41 RNG41
PCN(S):	00-41-41-16-00-000-3540
SIZE:	1.31 ACRES
LEGAL DESCRIPTION:	PARCEL R-112 A/K/A A PARCEL OF LAND LYING IN SEC 16, TWN 41 SOUTH, RNG 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING FROM THE NORTHWEST CORNER OF SAID SEC 16, BEAR SOUTH 0 DEGREES 06'05" WEST, ALONG THE WEST LINE OF SAID SECTION, A DISTANCE OF 1295.4 FEET; THENCE SOUTH 89 DEGREES 58' 38" EAST, A DISTANCE OF 239 FEET; THENCE SOUTH 0 DEGREES 01' 22" EAST, A DISTANCE OF 239 FEET TO THE POINT OF BEGINNING; SUBJECT TO THE SOUTH AND WEST 30 FEET FOR ROAD AND DRAINAGE PURPOSES.

At the time of Building Permit application, you will be required to pay all applicable fees for lot review and monitoring costs.

February 13, 2023

SCOTT CANTOR, P.E., DIRECTOR
PALM BEACH COUNTY LAND DEVELOPMENT DIVISION