



LOXAHATCHEE RIVER DISTRICT

2500 JUPITER PARK DRIVE, JUPITER, FLORIDA 33458

TEL: (561) 747-5700

FAX: (561) 747-9929

D. Albrey Arrington, Ph.D. EXECUTIVE DIRECTOR

loxahatcheeriver.org

February 1, 2024

Via US Mail & Email : fdavila@juno-beach.fl.us

Town of Juno Beach
Attn: Frank Davila, CFM
Director of Planning and Zoning
Town of Juno Beach
340 Ocean Drive
Juno Beach, FL 33408

Dear Mr. Davila

The District does not have an issue with an extension to 844 Oceanside Drive's building permit.

Regarding the long existing manhole that is now in conflict with the developer's recent construction, we offer the following facts and information.

1. The manhole and associated gravity mains were installed by the developer of Ocean Side at Juno Beach in the year 2005.
2. The attached construction Record Drawings dated 2005 show the manhole installed within the "Proposed Easement". The recorded easement (easement and plat attached) does not match the proposed easement on the record drawings.
3. The developer of 844 Oceanside Drive's surveyor located the manhole on February 21, 2022 (Survey attached).
4. The developer of 844 Oceanside Drive obtained a plan and two quotes for relocation of the manhole and associated gravity mains dated May 23, 2022 and May 16, 2022 from DS Eakins and Gears Underground Services, respectively. The developer chose to not relocate the manhole and associated gravity mains.
5. The NW Corner of the structure is built on top of the manhole in violation of the District's Construction Standards and Technical Specifications ("District Standards"), namely pages 20-6 & 20-7, paragraph 20.07 Separation Requirements, which states: "All gravity sewer mains shall be a minimum of 10' horizontally from any structures. This setback shall be measured from the outside edge of the pipe to the nearest part of the structure, including underground (i.e. footers) or above ground (i.e. roof overhangs) features." The health, safety and welfare engineering purpose for this design standard is to make sure utility workers and contractors requiring access to the manhole and associated gravity mains have safe and adequate room to permit heavy equipment, safety gear, and workers the necessary room for maintenance, repairs and replacement. The developer's structure because of the proximity to the District's infrastructure is a public health, safety and welfare concern. A failure at this manhole and associated gravity sewer mains would affect approximately 10 residences that are upstream of this gravity main and manhole, as well as potential disruption to the multi-family residential project to the north.

Stephen B. Rockoff
CHAIRMAN

Kevin L. Baker
BOARD MEMBER

Gordon M. Boggie
BOARD MEMBER

Dr. Matt H. Rostock
BOARD MEMBER

Clinton R. Yerkes
BOARD MEMBER

The District's General Legal Counsel has been in communications with developer's legal representative to inform them that the developer is responsible to adhere to the District's Standard by either i) relocating the manhole and sewer main line or ii) moving the covered parking footers and roof overhang features.

Please advise should you have any questions or wish to discuss in more detail.

Respectfully submitted,

Kris Dean, P.E., Deputy Executive Director

Encl. Survey
 Record Drawing
 Plat – Ocean Side at Juno Beach
 Easement Agreement

Cc: Courtney Jones, P.E., District Engineer
 Curtis Shenkman, Esq., District General Legal Counsel

LRECD - 109
Prepared By and Return To:
Clinton R. Yerkes
Loxahatchee River Environmental
Control District
2500 Jupiter Park Drive
Jupiter, Florida 33458-8964

Doc Stamp Tax Exempt per Fla. Admin. Code 12B-4.054, par. 24.

SEWER EASEMENT DEED

THIS EASEMENT, made this 1st day of June, 2005, between
Ocean Side LLC
hereinafter called the "Grantor", and the LOXAHATCHEE RIVER ENVIRONMENTAL
CONTROL DISTRICT, an Agency of the State of Florida, created by a Special Act of the
Legislature, Chapter 71-822 as amended, of 2500 Jupiter Park Drive, Jupiter, Florida 33458-
8964, its successors and assigns, herein called the "Grantee".

WITNESSETH

That the Grantor, and all other persons claiming by, through or under Grantor, or either of
them, their predecessors in title, or their heirs, assigns or legal representatives by virtue of any
deeds of conveyances to the land described herein, for and in consideration of the sum of TEN
DOLLARS (\$10.00), to it in hand paid by the said Grantee, together with all other covenants
made by the Grantee and contained herein, has granted, bargained and sold to the Grantee, its
successors and assigns, a permanent Easement, on the parcel of property described in Exhibit "A"
attached hereto and made a part hereof for all purposes connected with the use, ingress, egress,
construction, repair, replacement, installation, improvement, and maintenance of sewer facilities
and facilities for the transport of reuse (IC) water, or sewerage, including but not limited to
transmission mains, force mains, manholes, lift stations, collection lines, pipes, pumps,
connections, ditches, meters and all other related appurtenances having the capacity for use in
connection with the collection or transmission of wastewater of any nature or originating from
any source whether on or off the property of Grantor. Grantee shall maintain and repair Grantee's
facilities as there shall be occasion from time to time hereafter, and Grantee shall restore the grass,
sod, or pavement of Grantor (but not Improvements as set forth below) to the similar condition
that was existent thereon prior to any entry or entries by Grantee pursuant to this Easement Deed.

"Improvements" shall mean anything other than grass, sod or asphalt pavement, including
but not limited to any type of structure, wall, landscape berm, building, surfacing, landscaping
(except grass or sod) and the like.

Grantor shall not make any Improvements to the property described herein without the
prior written consent of Grantee which Grantee may withhold in its sole discretion. In the event
an Improvement needs to be removed in the opinion of Grantee, or is removed or damaged by or
on behalf of Grantee, in connection with Grantee's use of the Easement, Grantee shall not be liable
for any such removal or damage of the Improvement. Any and all Improvements are at the sole

risk and expense of Grantor. Any expense of Grantee caused by the existence of an Improvement shall be the responsibility of Grantor.

This Easement and the agreements contained herein are binding upon Grantor, its heirs, administrators, personal representatives, successors and/or assigns.

Grantor is seized in fee simple and in possession of lands described herein and does fully warrant title to said property and will defend the same against any lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument the date and year first above written:

Signed, sealed and delivered
in the presence of:

Witness Signature

Printed Name

Witness Signature

Printed Name

GRANTOR:

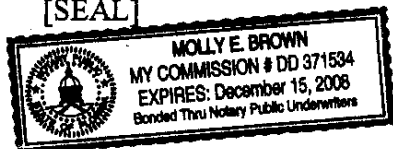
Green Side LLC
a Florida Limited Liability Company
By: Peggy Davies
Managing member

STATE OF Florida
COUNTY OF Palm Beach

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Peggy Davies known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, that the above named person is personally known to me or who produced _____ as identification.

Witness my hand and official seal in the County and State last aforesaid this 2nd day of June, A.D. 2005.

[SEAL]



NOTARY SIGNATURE

PRINTED NOTARY SIGNATURE

data:\dev\forms\sewer\eamstd.doc (10/14/96)

EXHIBIT "A"

All roadways, rights-of-way, sewerage, drainage and utility

easements as indicated on the plat of : Ocean Side

at Juno Beach as recorded in the Official Records of

Palm Beach/Martin County, Florida, Book 104,

Pages 5 + 6.

This is not a certified copy

PLAT OF

OCEAN SIDE AT JUNO BEACH

BEING A REPLAT OF LOTS 4 THROUGH 6, BLOCK 4, A PORTION OF LOT 1, BLOCK 4,
A PORTION OF ATLANTIC BOULEVARD AND A PORTION OF HIBISCUS AVENUE, PLAT OF NEW PALM BEACH HEIGHTS, PLAT BOOK 6, PAGE 73
LYING IN THE SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT OCEAN SIDE, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS OCEAN SIDE AT JUNO BEACH, BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOTS 4 THROUGH 6, BLOCK 4, TOGETHER WITH A PORTION OF LOT 1, BLOCK 4, A PORTION OF ATLANTIC BOULEVARD (ABANDONED BY TOWN OF JUNO BEACH RESOLUTION NO. 98-10) AND A PORTION OF HIBISCUS AVENUE (ABANDONED BY TOWN OF JUNO BEACH RESOLUTION NO. 2004-04) ACCORDING TO THE PLAT OF NEW PALM BEACH HEIGHTS, RECORDED IN PLAT BOOK 6, PAGE 73, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER OF SAID LOT 4, BLOCK 4; THENCE NORTH 23°36'45" WEST ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 110.80 FEET; THENCE NORTH 0°32'18" EAST, DEPARTING SAID EASTERLY LINE, A DISTANCE OF 82.59 FEET TO THE CENTERLINE OF ATLANTIC BOULEVARD ACCORDING TO SAID PLAT; THENCE NORTH 89°27'42" WEST ALONG SAID CENTERLINE, A DISTANCE OF 212.00 FEET TO THE CENTERLINE OF HIBISCUS AVENUE ACCORDING TO SAID PLAT; THENCE SOUTH 23°36'45" EAST ALONG SAID CENTERLINE, A DISTANCE OF 201.97 FEET TO THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF SAID LOTS 4 THROUGH 6, BLOCK 4; THENCE SOUTH 89°33'47" EAST, A DISTANCE OF 175.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.774 ACRES, MORE OR LESS.

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

THE UTILITY EASEMENTS, AND THE ACCESS, DRAINAGE AND UTILITY EASEMENT ALSO SHOWN AS OCEAN SIDE DRIVE A PRIVATE ROAD AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITIES, CABLE TELEVISION OR SECURITY SERVICE TO THE OCEAN SIDE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. THE OCEAN SIDE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC. SHALL MAINTAIN THE PROPERTY ON, OVER, OR UNDER WHICH THE UTILITY EASEMENTS ARE LOCATED WITHOUT RECOURSE TO THE TOWN OF JUNO BEACH.

IN WITNESS WHEREOF, OCEAN SIDE, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF January, 2005.

OCEAN SIDE, L.L.C. A FLORIDA LIMITED LIABILITY COMPANY.

BY: *Peggy L. Davies*, Managing Member
PEGGY L. DAVIES, MANAGING MEMBERWITNESS: *Joanne B. Petrieff*WITNESS: *Margaret Chery*

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PEGGY L. DAVIES, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DL IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF OCEAN SIDE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THE 12th DAY OF January, 2005

MY COMMISSION EXPIRES: 1/31/2007

Joanne B. Petrieff
JOANNE B. PETRIEFF, NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA

COUNTY OF PALM BEACH

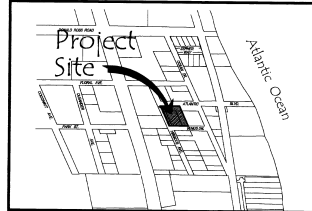
THE OCEAN SIDE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THE 12th DAY OF January, 2005.

OCEAN SIDE AT JUNO BEACH HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: *Peggy L. Davies*, President
PEGGY L. DAVIES, PRESIDENTWITNESS: *Joanne B. Petrieff*WITNESS: *Margaret Chery*

DECEMBER 2004

SHEET 1 OF 2



LOCATION MAP

MORTGAGEE'S CONSENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 15229 AT PAGE 1874 AND OFFICIAL RECORDS BOOK 17790, PAGE 438 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATION SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF December, 2004.

REPUBLIC BANK, A FLORIDA CORPORATION - BY SENIOR VICE PRESIDENT, ROBERT H. SANTOM, SENIOR VICE PRESIDENT

BY: *Robert H. Santom*
ROBERT H. SANTOM, SENIOR VICE PRESIDENTWITNESS: *Joanne B. Petrieff*

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT H. SANTOM, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REPUBLIC BANK, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF December, 2004.

MY COMMISSION EXPIRES: 12/31/2004
Robert H. Santom
ROBERT H. SANTOM, SENIOR VICE PRESIDENT

NOTARY PUBLIC
JOANNE B. PETRIEFF, NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

I, JANE HUNSTON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO OCEAN SIDE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THIS PLAT.

DATE: 12/30/04

BY: *Jane Hunston*
JANE HUNSTON, ATTORNEY
FLORIDA BAR NO. 274860

NOTES:

1. "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."

2. BEARING REFERENCE: THE BEARINGS HEREON RELATE TO NORTH 23°36'45" WEST ALONG THE EASTERLY LINE OF LOT 4, BLOCK 4 PLAT OF NEW PALM BEACH HEIGHTS, PLAT BOOK 6, PAGE 73, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF THE LAND SURVEYED 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 PERMANENT CONTROL POINTS (P.C.P.'s) AND MONUMENTS ACCORDING TO SECTION 177.081 (2) AND (3) F.S. WILL BE SET UNDER GUARANTEES POSTED WITH THE TOWN OF JUNO BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUNO BEACH AND PALM BEACH COUNTY, FLORIDA.

DATE: 12-14-04

BY: *John J. DeBman*
JOHN J. DEBMAN,
PROFESSIONAL SURVEYOR & MAPPER
LICENSE NO. 3010
STATE OF FLORIDA
JUPITER SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION NO. LB5033
STATE OF FLORIDA

TOWN APPROVAL:

IT IS HEREBY CERTIFIED THAT THE PLAT OF OCEAN SIDE AT JUNO BEACH IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUNO BEACH AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 15th DAY OF January, 2005.

BY: *Robert C. Blomquist*
ROBERT C. BLOMQUIST, MAYOR, TOWN OF JUNO BEACH

DATE: 1-11-05

BY: *Allison Jay*
ALLISON JAY, TOWN CLERK

DATE: 1-11-05

BY: *Ryan Thomas P.E.*
RYAN THOMAS P.E., TOWN ENGINEER

DATE: 12-10-04

BY: *Douglas M. Dave P.E.*
DOUGLAS M. DAVE P.E., TOWN SURVEY CONSULTANT

DATE: 12-10-2004



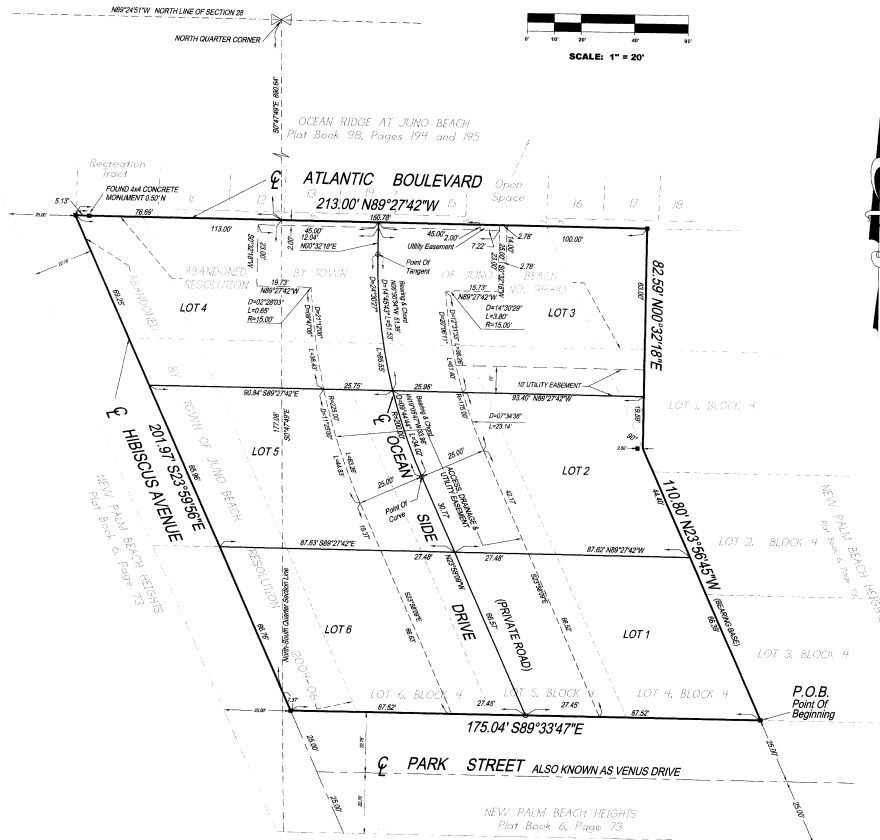
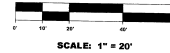
THIS INSTRUMENT WAS PREPARED BY:
JOHN J. DEBMAN
JUPITER SURVEYING, INC.
(CERTIFICATE OF AUTHORIZATION #LB 5033)

JUPITER SURVEYING, INC.
609 N. Hepburn Ave, Suite 206
Jupiter, Florida 33458
561-744-4584

PLAT OF OCEAN SIDE AT JUNO BEACH

BEING A REPLAT OF LOTS 4 THROUGH 6, BLOCK 4, A PORTION OF LOT 1, BLOCK 4,
A PORTION OF ATLANTIC BOULEVARD AND A PORTION OF HIBISCUS AVENUE, PLAT OF NEW PALM BEACH HEIGHTS, PLAT BOOK 6, PAGE 73
LYING IN THE SECTION 28, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUNO BEACH, PALM BEACH COUNTY, FLORIDA

DECEMBER 2004
SHEET 2 OF 2



LEGEND:

- SET PERMANENT REFERENCE MONUMENT #3010
- D = CENTRAL ANGLE
- R = RADIUS
- L = LENGTH OF ARC
- ⊙ = CENTERLINE
- = PERMANENT CONTROL POINT (P.C.P.)



THIS INSTRUMENT WAS PREPARED BY:
JOHN J. DEDMAN
JUPITER SURVEYING, INC.
(CERTIFICATE OF AUTHORIZATION #LB 5033)

JUPITER SURVEYING, INC.
609 N. Hepburn Ave, Suite 206
Jupiter, Florida 33458
561-744-4594

OCEAN RIDGE WAY

Ocean Ridge

Ocean Drive

Park Street
(a.k.a. Venus Drive)

48 HOURS BEFORE DIGGING
CALL TOLL FREE
1-800-432-4770
SUNSHINE STATE
ONE CALL OF FLORIDA, INC.

STANDARD WATER AND SEWER SEPARATION STATEMENT

1. STORM AND SANITARY SEWERS CROSSING UNDER WATER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE UPPER PIPE AND THE CROWN OF THE LOWER PIPE. WHERE THIS MINIMUM SEPARATION CANNOT BE MAINTAINED, THE CROSSING SHALL BE ARRANGED SO THAT THE SEWER PIPE JOINTS AND WATER MAIN JOINTS ARE EQUIDISTANT FROM THE POINT OF CROSSING WITH NO LESS THAN TEN (10) FEET BETWEEN ANY TWO JOINTS AND BOTH PIPES SHALL BE D.I.P. WHERE THERE IS NO ALTERNATIVE TO SEWER PIPES CROSSING OVER A WATER MAIN, THE CRITERIA FOR MINIMUM SEPARATION BETWEEN LINES AND JOINTS IN THE ABOVE SHALL BE REQUIRED AND BOTH PIPES SHALL BE D.I.P. IRRESPECTIVE OF SEPARATION. D.I.P. IS NOT REQUIRED FOR STORM SEWERS.
 2. MAINTAIN TEN (10) FEET HORIZONTAL DISTANCE BETWEEN WATER MAIN AND STORM OR SANITARY SEWER MAIN, AS A MINIMUM.
 3. FORCE MAIN CROSSING WATER MAIN SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF EIGHTEEN (18) INCHES BETWEEN THE OUTSIDE OF THE FORCE MAIN AND OUTSIDE OF THE WATER MAIN WITH WATER MAIN CROSSING OVER THE FORCE MAIN.
- SEWER LATERALS CROSSING WATER MAINS
SEWER SERVICE LATERALS SHALL CROSS UNDER WATER MAINS WITH A MINIMUM VERTICAL SEPARATION OF EIGHTEEN (18) INCHES. IF EIGHTEEN (18) INCHES VERTICAL SEPARATION CANNOT BE MAINTAINED, THE WATER MAIN SHALL BE DIP AND THE SANITARY LATERAL C-900 SDR18 OR BETTER AND THE MINIMUM SEPARATION SHALL BE SIX (6) INCHES.
- WHEN IT IS NOT POSSIBLE FOR THE WATER MAIN TO CROSS OVER THE SEWER SERVICE LATERAL A MINIMUM SEPARATION OF AT LEAST TWELVE (12) INCHES MUST BE MAINTAINED. THE WATER MAIN SHALL BE DIP AND THE SEWER LATERAL SHALL BE C-900 SDR18 OR BETTER.

RECORD DRAWING

DRAWING NO. 04-025ABWS



JUPITER SURVEYING, INC.
609 N. Hepburn Ave, Suite 206
Jupiter, Florida 33458
561-744-4594

FEBRUARY 2, 2005
DATE OF SURVEY

JOHN J. DEDMAN
PROFESSIONAL SURVEYOR & MAPPER
CERTIFICATE NO. 3010
JUPITER SURVEYING, INC., LB#5033
609 HEPBURN AVE., SUITE 206
JUPITER, FLORIDA 33458
561-744-4594

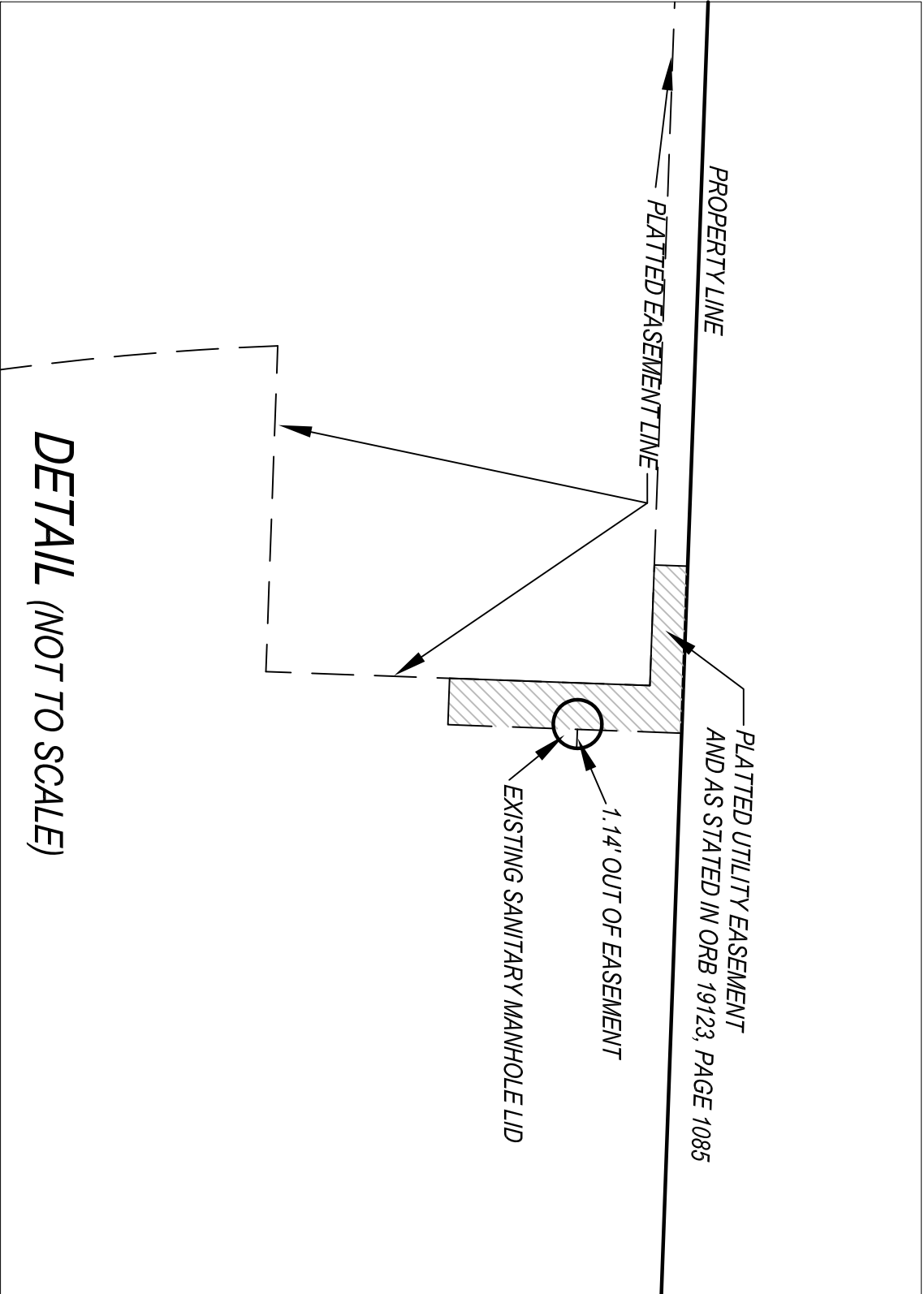
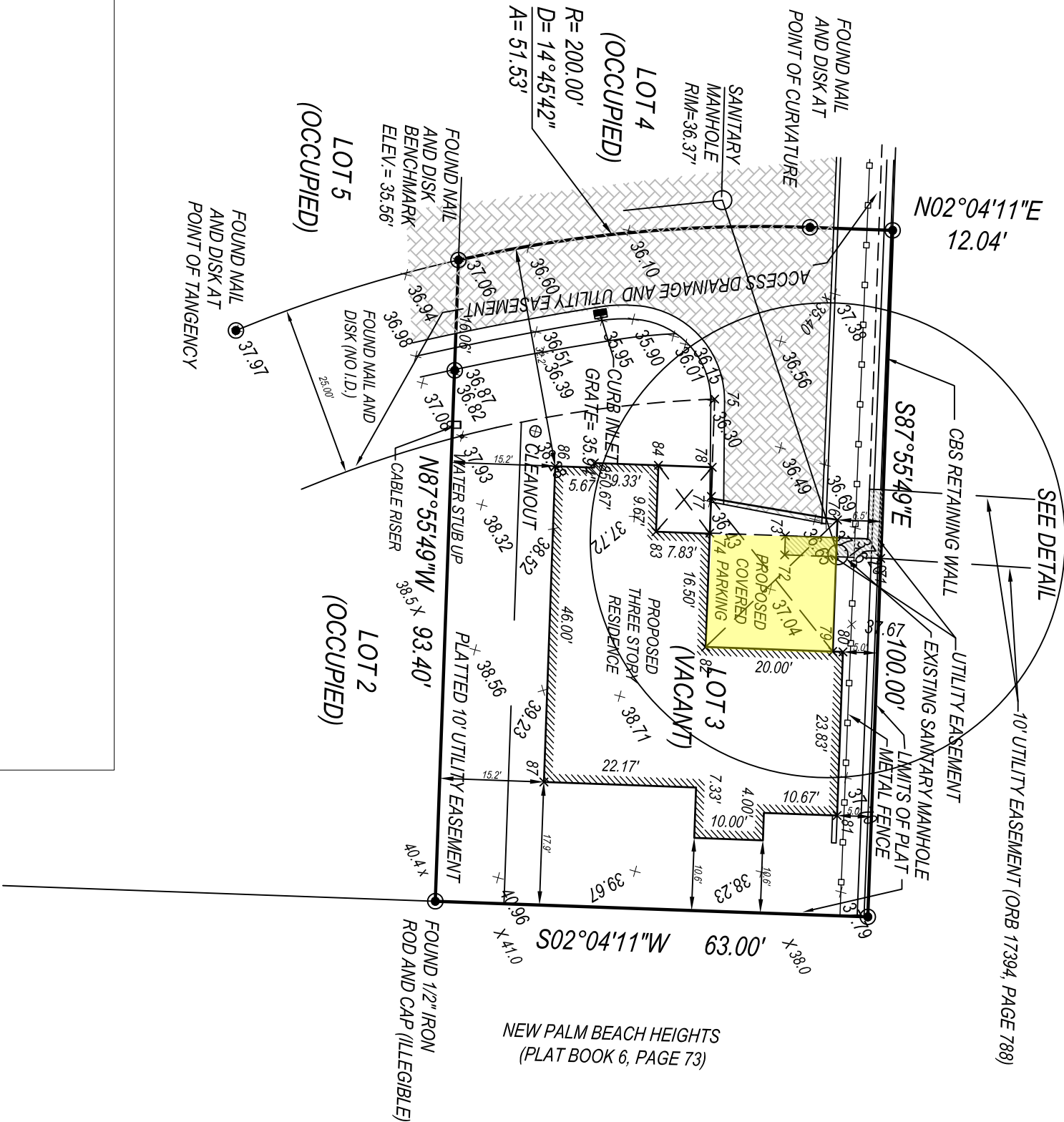
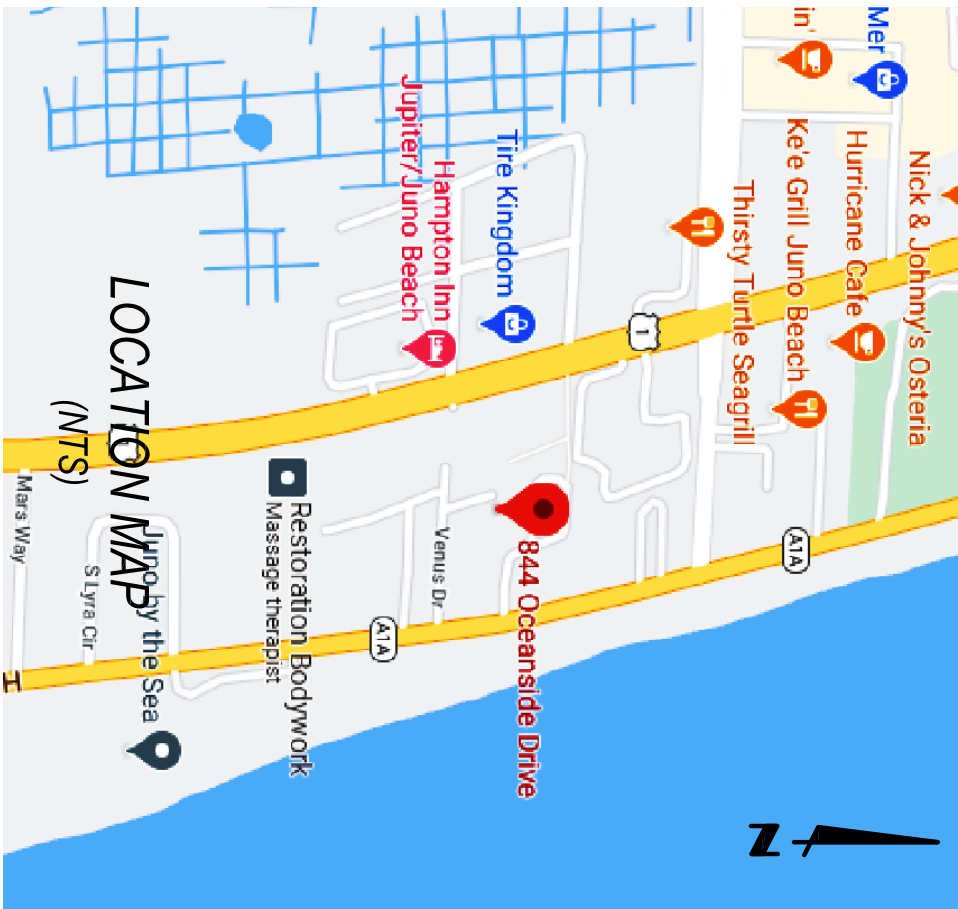
Messler & Associates
CONSULTING ENGINEERS
7741 North Military Trail, Suite 5, Palm Beach Gardens, Florida 33410
Phone (561) 841-8188 Fax (561) 841-8140
Certificate of Authorization No. 00003616

OceanSide
at
Juno Beach

WATER DISTRIBUTION AND
SANITARY SEWER SYSTEMS

SEAL
PROJ. NO. 03-006
SCALE 1"=20'
DATE JUNE 2003
SHEET 5 OF 7
TIMOTHY J. MESSLER, P.E.
FL. REG. NO. 16422

NO.	DATE	REVISION	APPD BY
6	4/25/05	REVISED PER ASBUILT	TJM
5	3/14/05	REVISED RIM EL. MH#1	TJM
4	1/27/05	REVISED LOCATION OF CONNECTION TO EXISTING WM	TJM
3	1/13/05	REVISED W. INVERT EL. MH #3	TJM
2	1/07/05	REVISED INVERT ELEV. SAN. MH #1,2 AND	TJM
1	1/05/05	REVISED SEWER ELEVATION CONFLICTS	TJM



PROPERTY ADDRESS:
844 OCEANSIDE DRIVE
JUNO BEACH FLORIDA 33408

FLOOD ZONE: "X"
PANEL NO: 12099C 07193F
DATE: OCTOBER 5, 2017

- CERTIFIED TO:**
1. COASTAL PROPERTY CONCEPTS, INC
 2. LAW OFFICE OF RICK KOZELL
 3. OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

LEGAL DESCRIPTION:
LOT 3, OCEAN SIDE AT JUNO BEACH, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 5, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

- SURVEYORS' NOTES:**
1. I HEREBY CERTIFY THIS SURVEY MEETS STANDARDS OF PRACTICE PURSUANT TO FLORIDA STATUTES.
 2. THE SURVEY MAP AND REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 3. UNDERGROUND OR OBSCURED IMPROVEMENTS WERE NOT LOCATED.
 4. DIMENSIONS ARE RECORD AND FIELD UNLESS OTHERWISE NOTED.
 5. STATED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 6. THIS FIRM'S CERTIFICATE OF AUTHORIZATION NUMBER IS LB 8281.
 7. 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.
 8. SURVEY SUBJECT TO RESERVATIONS, RESTRICTIONS, EASEMENTS AND RIGHTS-OF-WAY OF RECORD. (UNLESS A TITLE REVIEW, COMMITMENT REVIEW, OR OWNERSHIP AND ENCUMBRANCE REVIEW IS PRESENT ON THE FACE OF THIS DOCUMENT, THIS SURVEY HAS BEEN COMPLETED IN THE ABSENCE OF A TITLE INSURANCE POLICY).
 9. LOCATION MAP IS GLEANED FROM ONLINE MAPPING SITES AND AND IS ONLY A APPROXIMATE.
 10. ELEVATIONS SHOWN HEREON ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929. (NGVD 29)



**PRINCIPAL
MERIDIAN
SURVEYING INC.**
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BOUNDARY SURVEY

SIGNED: 
DOUG WALKER, SURVEYOR AND MAPPER
FLORIDA CERTIFICATE No. 7211

S20110797	DETAIL AND STAKING	JH	JH	03-09-22
	SANITARY MANHOLE	MS	JH	02-21-22
	SITE PLAN		CD	06-18-21
	DATUM CHANGE		JH	05-18-21
	BOUNDARY SURVEY	JH	JH	11-16-20
JOB#	PURPOSE	FIELD	DRAFT	DATE