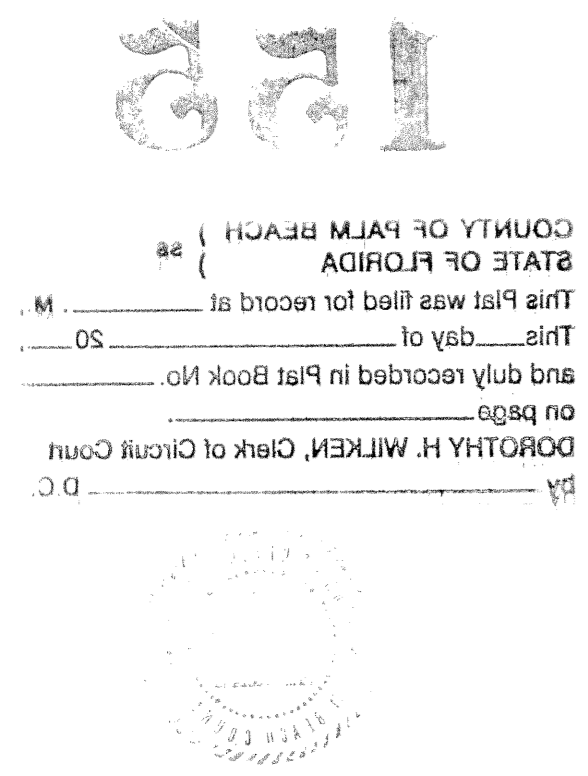


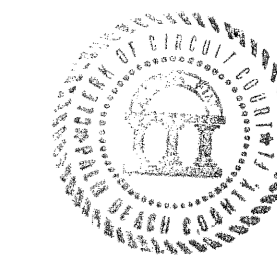
ABACOA TOWN CENTER PLAT NO. 2 REPLAT OF TRACT A

BEING A REPLAT OF TRACT A OF ABACOA TOWN CENTER PLAT NO. 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86, PAGES 83 THROUGH 85, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST. TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2 MARCH, 2004



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at _____ P. M.
This day of _____ 2004
and duly recorded in Plat Book No. 102
on page 155-156
DOROTHY H. WILKEN, Clerk of Circuit Court
by _____



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., OWNERS OF THE LAND SHOWN HEREON AS "ABACOA TOWN CENTER PLAT NO. 2 REPLAT OF TRACT A", BEING A REPLAT OF TRACT A OF ABACOA TOWN CENTER PLAT NO. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 83 THROUGH 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT A, SAID POINT BEING THE BEGINNING OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 70.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 69°39'59" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°11'31", A DISTANCE OF 123.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°27'43" EAST, A DISTANCE OF 232.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 58.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 91.11 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 31°32'17" EAST, A DISTANCE OF 211.69 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 86.39 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 58°27'43" WEST, A DISTANCE OF 209.49 FEET; THENCE SOUTH 31°32'17" EAST, A DISTANCE OF 115.50 FEET; THENCE SOUTH 58°27'43" WEST, A DISTANCE OF 207.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 291.50 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°32'17", A DISTANCE OF 160.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 5.53 FEET; THENCE NORTH 45°00'00" WEST, A DISTANCE OF 35.36 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 75.78 FEET; THENCE NORTH 11°18'36" EAST, A DISTANCE OF 7.65 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 162.82 FEET; THENCE NORTH 01°39'39" EAST, A DISTANCE OF 123.36 FEET; THENCE NORTH 00°17'38" EAST, A DISTANCE OF 154.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 208376.35 SQUARE FEET OR 4.78 ACRES, MORE OR LESS.

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

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROAD PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 7th DAY OF MAY, 2004.

ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: Patrick J. Disalvo DATE: May 7, 2004
PATRICK J. DISALVO, PRESIDENT

WITNESS: Joan V. Dalie WITNESS: Liz Bradley

PRINTED NAME: Joan V. Dalie PRINTED NAME: LIZ BRADLEY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY 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 7th DAY OF May, 2004.

NOTARY PUBLIC: Joan V. Dalie
PRINT NAME: Joan V. Dalie
MY COMMISSION EXPIRES: 7/5/05
MY COMMISSION NO. DD 039718

NOTARY SEAL

ACKNOWLEDGMENT OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION SHOWN HEREON, THIS 29th DAY OF JUNE, 2004.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
BY: Nader Salour
NADER SALOUR, PRESIDENT

WITNESS: Donna M. Casar-Penque WITNESS: Debra D. Johnson
PRINT NAME: Donna M. Casar-Penque PRINT NAME: Debra D. Johnson

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY 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 10th DAY OF June, 2004.

NOTARY PUBLIC: Donna M. Casar-Penque
PRINT NAME: Donna M. Casar-Penque
MY COMMISSION EXPIRES: 3/21/07
MY COMMISSION NO. DD 173934

NOTARY SEAL

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

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

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, AND O'NEAL BARDIN JR., ITS SECRETARY, AND IS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 21st DAY OF JUNE, 2004.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Hugo P. Unruh
HUGO P. UNRUH, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: O'Neal Bardin Jr.
O'NEAL BARDIN JR., SECRETARY
BOARD OF SUPERVISORS

SURVEYOR'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 PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO CHAPTER 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS;

AND FURTHER, THAT THE PLAT DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 6/21/04
DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER,
LICENSE NO. 4951, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB 6674

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED, STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF NORTH 00°35'41" EAST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- COORDINATES SHOWN ARE GRID
DATUM = NAD '83 1990 ADJUSTMENT ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM=1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000077
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
N00°35'39"E (PLAT BEARING) = 00°00'02" COUNTERCLOCKWISE
N00°35'41"E (GRID BEARING) = ROTATION (PLAT TO GRID)
- 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 PALM BEACH COUNTY, FLORIDA.
- SCALE FACTOR SHOWN ON SURVEYORS NOTE NO. 4 WAS TAKEN FROM "ABACOA PLAT NO. 1" RECORDED IN PLAT BOOK 78, PAGES 145 - 163, PUBLIC RECORDS OF PALM BEACH COUNTY.
- ALL EXISTING EASEMENTS AS SHOWN HEREON PER PLAT BOOK 78, PAGES 145 THROUGH 163, SHALL SURVIVE THIS REPLAT.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; 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 THE SUBDIVISION DEPICTED BY THIS PLAT.

CHICAGO TITLE INSURANCE COMPANY DATE: April 14, 2004

BY: Michael M. McCoskey
PRINTED NAME: Michael M. McCoskey
TITLE: Vice President

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE "ABACOA TOWN CENTER PLAT NO. 2 REPLAT OF TRACT A" IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH CHAPTER 177.071(2), FLORIDA STATUTES, THIS 29th DAY OF JUNE, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: Doug Koenigke
DOUG KOENIGKE, P.E., TOWN ENGINEER

"ABACOA TOWN CENTER PLAT NO. 2 REPLAT OF TRACT A" IS HEREBY APPROVED FOR RECORDING.

THIS 29th DAY OF JUNE, 2004.

BY: Karen J. Golonka
KAREN J. GOLONKA, MAYOR
BY: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

AREA TABULATION:		
TRACT	ACREAGE	LAND USE
TRACT AR	3.65 AC.	COZ
PARCEL 4	1.13 AC.	COZ
TRACT A	4.78 AC. (TOT.)	

FOR USE OF THE
NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT

THIS INSTRUMENT PREPARED BY
DAVID L. SMITH, P.S.M. LS-4951, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA 33409
LB-6674

