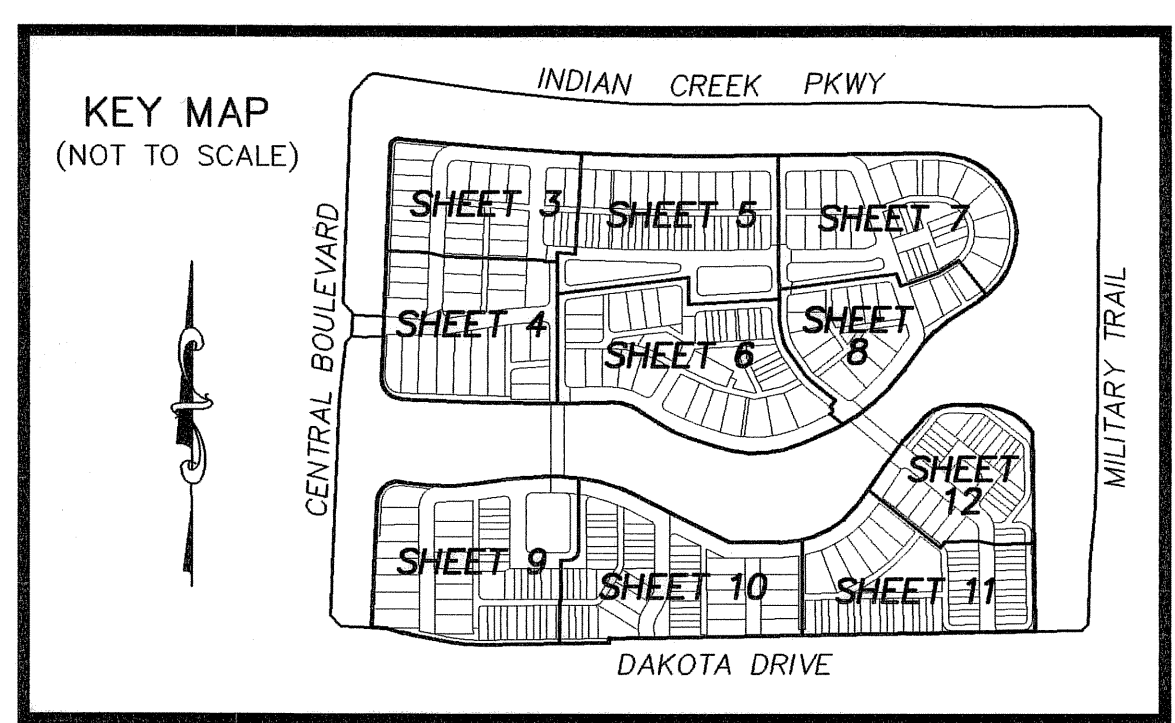


CANTERBURY PLACE

BEING A REPLAT OF TRACTS RN5N AND RN5S, ABACOA PLAT NO. 2, AS RECORDED IN PLAT BOOK 86, PAGES 16 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

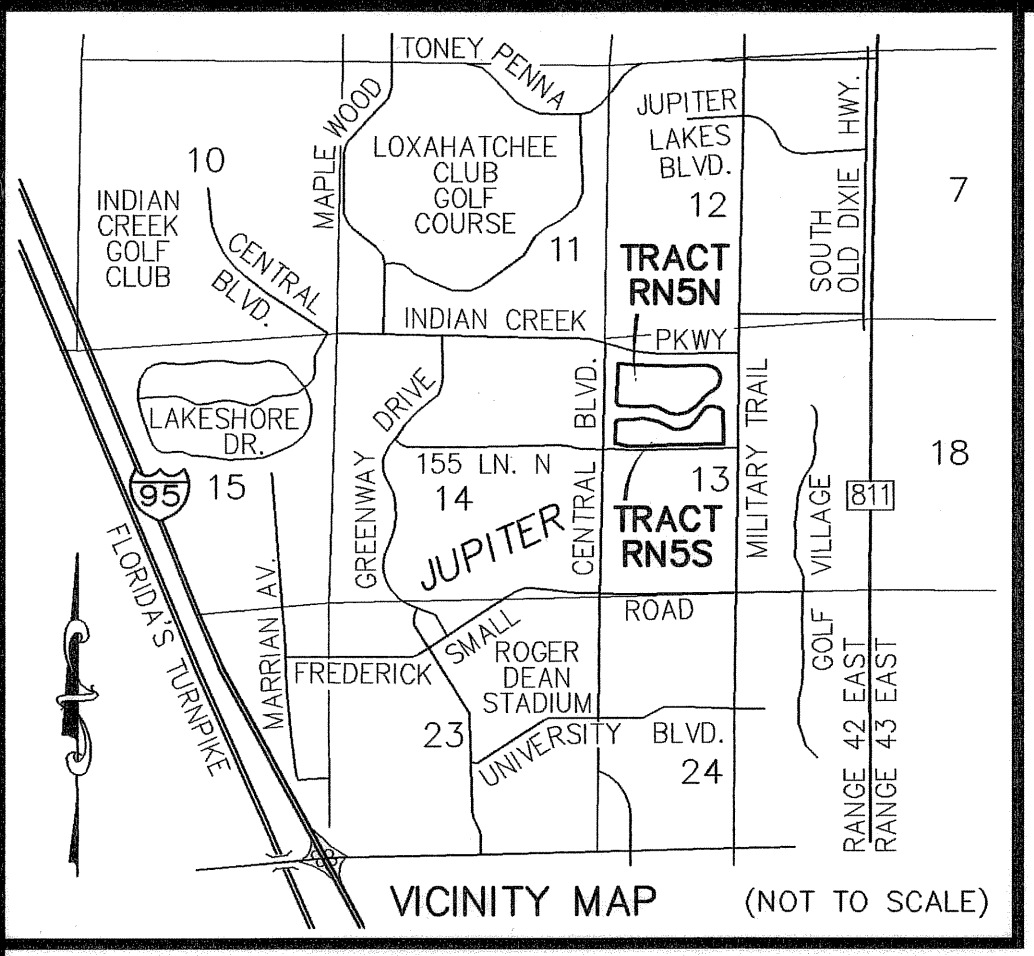
JANUARY 2005

SHEET 1 OF 12



20050146032

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA
This Plat was filed for record at 11:20 am
This 10th day of March 2005
and duly recorded in Plat Book No. 102
on page(s) 54-65
DOROTHY H. WELLS, Clerk of Circuit Court
by: *[Signature]* D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS "CANTERBURY PLACE", BEING A REPLAT OF TRACTS RN5N AND RN5S, ABACOA PLAT NO. 2, AS RECORDED IN PLAT BOOK 86, PAGES 16 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

SAID LANDS CONTAINING 62.123 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACTS "A-1" AND "B-1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER IN FEE SIMPLE AS RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN TRACTS "A-1" AND "B-1" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL AND MAINTAIN PAVEMENT BRICK SYSTEMS, LANDSCAPING (PLANTINGS AND SOIL), IRRIGATION FACILITIES, ALLEY CONNECTIONS, COMMUNITY PEDESTAL OR MONUMENT ELEMENTS, AND SPECIALTY SIGNAGE WITHIN TRACTS "A-1" AND "B-1", AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED, APPROVED, AND PERMITTED PER THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2. TRACTS "A-2" THROUGH "A-9" AND "B-2" THROUGH "B-5" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, PARKING, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

THE TOWN OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 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, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

3. TRACTS "N-1" THROUGH "N-20" AND "S-1" THROUGH "S-22", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE, PUBLIC PEDESTRIAN ACCESS, AND PARKING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

THE PRESERVATION OF NATIVE PLANT MATERIALS WITHIN THESE TRACTS SHALL BE MAINTAINED, TO THE EXTENT POSSIBLE.

4. THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITY FACILITIES.

5. THE DRAINAGE EASEMENTS (D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER. THE TOWN OF JUPITER AND THE ABACOA PROPERTY OWNERS ASSEMBLY, INC. SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO REPAIR AND/OR CLEAN ANY PORTION OF THE DRAINAGE FACILITIES. ALL COSTS ASSOCIATED WITH SUCH REPAIR AND/OR CLEANING SHALL BE PAID BY THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS.

6. THE WATER MANAGEMENT MAINTENANCE EASEMENTS (W.M.M.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING OR STORAGE USAGE THEREOF, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

7. THE INGRESS-EGRESS EASEMENTS, INCLUDING THOSE OVER ROADWAY TRACTS "A-2" THROUGH "A-9" AND "B-2" THROUGH "B-5", AS SHOWN HEREON AND ALL OF TRACTS "N-1", "N-2", "N-3", "S-

DEDICATION AND RESERVATION (CONTINUED)

7. (CONTINUED)
1. "S-21", AND "S-22", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS, INCLUDING TEMPORARY PARKING, TO AND FROM NORTHERN'S WATER MANAGEMENT IMPROVEMENTS AND OTHER FACILITIES, LANDS AND EASEMENTS, THE LANDS ENCOMPASSED BY SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

8. THE SAFE SIGHT EASEMENTS (S.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER OR DESIGNER.

9. THE PEDESTRIAN ACCESS EASEMENTS (P.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

10. THE PUBLIC SIDEWALK EASEMENTS (P.S.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

11. THE LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

12. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR ACCESS TO AND MAINTENANCE OF LIFT STATION FACILITIES.

13. THE PUBLIC DRAINAGE EASEMENTS (P.D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. FURTHERMORE, VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC., AND SOMERSET AT ABACOA CONDOMINIUM ASSOCIATION, INC., HAVE NON-EXCLUSIVE DRAINAGE RIGHTS, WITHIN THOSE SPECIFIC PUBLIC DRAINAGE EASEMENTS WHICH RUN THROUGH TRACTS "S-17" AND "B-2" AND THROUGH TRACT "S-21" AS SHOWN ON SHEET 9, PURSUANT TO SOUTH FLORIDA WATER MANAGEMENT PERMIT NO. 50-03651-P, ISSUED 2/5/01.

IN WITNESS WHEREOF, CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, 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 BOARD OF DIRECTORS THIS 14 DAY OF February, 2005.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA

BY: CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, ITS SOLE MANAGING PARTNER, LICENSED TO DO BUSINESS IN FLORIDA

BY: *[Signature]*
DAVID E. ABRAMS
DIVISION PRESIDENT

WITNESS: *[Signature]* WITNESS: *[Signature]*
(PRINT NAME: RICHARD D. REACE (PRINT NAME: KENNETH D. DELAJOANNE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID E. ABRAMS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, SOLE MANAGING PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID GENERAL PARTNERSHIP 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.

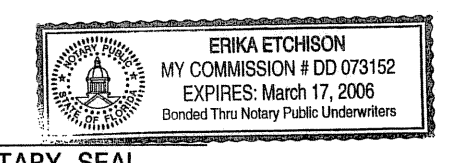
THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIVISION PRESIDENT OF CENTEX REAL ESTATE CORPORATION, SOLE MANAGING PARTNER OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID GENERAL PARTNERSHIP 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 14 DAY OF February, 2005.

MY COMMISSION EXPIRES: March 17.06

NOTARY PUBLIC: *[Signature]*
(PRINT NAME: Erika Etchison

COMMISSION NO.: DD 073162



ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14 DAY OF February, 2005.

CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: *[Signature]* PRESIDENT

WITNESS: *[Signature]* WITNESS: *[Signature]*
(PRINT NAME: Richard H. Reace (PRINT NAME: Erika Etchison

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

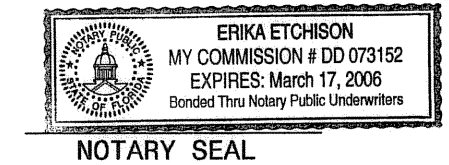
BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 14 DAY OF February, 2005.

MY COMMISSION EXPIRES: March 17.06

NOTARY PUBLIC: *[Signature]*
(PRINT NAME: Erika Etchison

COMMISSION NO.: DD 073162



ACCEPTANCE 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 17th DAY OF March 2005.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: *[Signature]*

WITNESS: *[Signature]* WITNESS: *[Signature]*
(PRINT NAME: Donald D. Cesarone (PRINT NAME: Diane D. Monoy

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

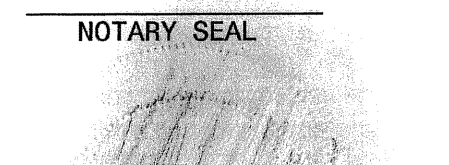
BEFORE ME PERSONALLY APPEARED NADER G. M. SALOUR WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 17th DAY OF Feb., 2005.

MY COMMISSION EXPIRES: 3/27/07

NOTARY PUBLIC: *[Signature]*
(PRINT NAME: Donna M. Cesarone

COMMISSION NO.: DD 173934



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO MAINTENANCE OBLIGATION, IN, OVER, UNDER OR UPON THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, REPAIR, REPLACE, UPGRADE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT MAINTENANCE EASEMENTS.

IN WITNESS WHEREOF, THE 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 ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 23 DAY OF February, 2005.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: *[Signature]*
HUGO P. UNRUH, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: *[Signature]*
O'NEAL BARDIN, JR., SECRETARY
BOARD OF SUPERVISORS

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PLAT, "CANTERBURY PLACE", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 24th DAY OF February, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *[Signature]*
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

"CANTERBURY PLACE" IS HEREBY APPROVED FOR RECORD THIS 24th DAY OF February, 2005

BY: *[Signature]*
KAREN J. GOLONKA, MAYOR

ATTEST: *[Signature]*
SACLY M. BOYLAN, TOWN CLERK

LEGEND & ABBREVIATIONS

- (R) RADIAL
- (NR) NOT-RADIAL
- ☐ CENTERLINE
- R RADIUS
- L ARC LENGTH
- Δ DELTA (CENTRAL ANGLE)
- CB CHORD BEARING
- CH CHORD LENGTH
- LB CERTIFICATE OF AUTHORIZATION
- NO. NUMBER
- P.S.M. PROFESSIONAL SURVEYOR & MAPPER
- P.B. PLAT BOOK
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- REC RECOVERED / FOUND
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- P.D.E. PUBLIC DRAINAGE EASEMENT
- HATCHED THUS:
- L.A.E. LIMITED ACCESS EASEMENT
- P.S.E. PUBLIC SIDEWALK EASEMENT
- P.A.E. PEDESTRIAN ACCESS EASEMENT
- S.S.E. SAFE SIGHT EASEMENT
- W.M.M.E. WATER MANAGEMENT MAINTENANCE EASEMENT
- P.R.M. PERMANENT REFERENCE MONUMENT
- 4"x4" CONCRETE MONUMENT WITH NAIL & DISK STAMPED "P.R.M. LB 1221"
- ⊙ NAIL & DISK STAMPED "P.R.M. LB 1221"
- P.C.P. PERMANENT CONTROL POINT
- NAIL & DISK STAMPED "P.C.P. LB 1221"

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF SEMINOLE
Metropolitan Title & Guaranty Co.
We, *[Signature]*, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/10/2005
BY: *[Signature]*
Keris M. Arruda

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF TRACT RN5S, AS BEING S89°05'29"W, PER ABACOA PLAT NO. 2, AS RECORDED IN PLAT BOOK 86, PAGES 16 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
2. "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.
3. 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.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY. UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
5. PREVIOUSLY RECORDED EASEMENTS PER ABACOA PLAT NO. 2, AS RECORDED IN PLAT BOOK 86, PAGES 16 THROUGH 28, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE BEING RETAINED BY THIS PLAT, EXCEPT FOR THE 15 FOOT DEE UTILITY EASEMENT NORTH OF AND ALONG A PORTION OF THE SOUTH LINE OF TRACT RN5S.
6. THE 10 FOOT WIDE PEDESTRIAN ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 14308, PAGE 122 WHICH RUNS NORTH OF AND ALONG A PORTION OF THE SOUTH LINE OF TRACT RN5S WILL NOT SURVIVE THIS PLAT.

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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER 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 JUPITER, FLORIDA.

[Signature] DATE FEB. 15, 2005
WILLIAM D. DONLEY, P.S.M.
FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381

THIS INSTRUMENT PREPARED BY WILLIAM D. DONLEY, FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381 BOWYER-SINGLETON AND ASSOCIATES, INC. 901 NORTHPOINT PARKWAY, SUITE 204 WEST PALM BEACH, FLORIDA 33407

CERTIFICATE OF AUTHORIZATION NO. LB 1221

BOWYER-SINGLETON & ASSOCIATES, INCORPORATED

ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
901 NORTHPOINT PARKWAY, SUITE 204 WEST PALM BEACH, FLA 33407
561-683-7101 • FAX 561-683-7102 • L.B. NO. 1221

