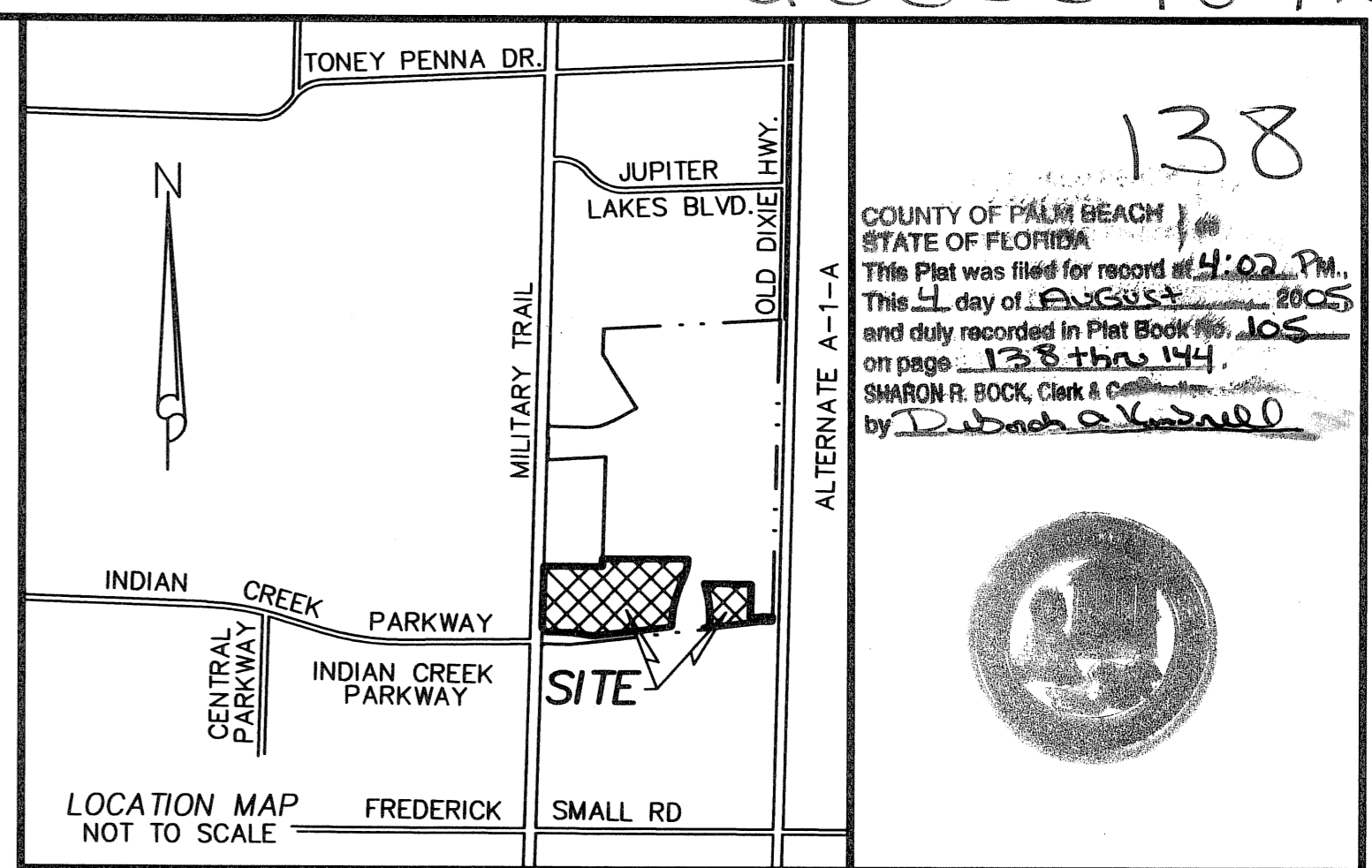


# SEA PLUM

BEING A REPLAT OF A TRACTS C-1, C-2, C-3, C-4, R-3, PRESERVE TRACT No.3, AND A PORTION OF TRACT R-1, BOTANICA AS RECORDED IN PLAT BOOK 98, PAGES 28-49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTIONS 12 AND 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
APRIL, 2004 SHEET 1 OF 7



138  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 4:02 PM,  
This 14 day of August 2005  
and duly recorded in Plat Book # 105  
on page 138 thru 141.  
SHARON R. BOCK, Clerk & Commissioner  
by *[Signature]*

### DEDICATION AND RESERVATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND TIMOTHY L. HERNANDEZ, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT DATED JULY 13, 2000, AND KNOWN AS THE "JUPITER 303 LAND TRUST", CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND MPG JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON AS SEA PLUM, LYING IN SECTIONS 12 AND 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1  
TRACTS C-1, C-3, C-4, A PORTION OF TRACT R-1, AND PRESERVE TRACT No.3, ACCORDING TO BOTANICA, AS RECORDED IN PLAT BOOK 98, PAGE 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID PRESERVE TRACT No. 3, THENCE NORTH 90°00'00" EAST, ALONG THE NORTH LINE OF SAID PRESERVE TRACT, A DISTANCE OF 891.78 FEET TO THE NORTHEAST CORNER OF SAID TRACT AND THE WEST RIGHT-OF-WAY LINE OF WEST THATCH PALM CIRCLE, ACCORDING TO SAID BOTANICA, BEING THE BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 525.00 FEET, A CENTRAL ANGLE OF 21°07'38", AND A RADIAL BEARING, AT THIS POINT, OF NORTH 88°07'38" WEST; THENCE, DEPARTING SAID NORTH LINE OF PRESERVE TRACT No.3, SOUTHERLY, ALONG THE ARC OF SAID CURVE, AND SAID RIGHT-OF-WAY LINE, SOUTH 23°00'00" WEST, A DISTANCE OF 100.22 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1075.00 FEET, AND A CENTRAL ANGLE OF 19°00'00"; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 358.48 FEET TO THE POINT OF TANGENCY; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 04°00'00" WEST, A DISTANCE OF 70.99 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 15.00 FEET, AND A CENTRAL ANGLE OF 79°19'59"; THENCE SOUTHERLY AND WESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 20.77 FEET TO THE POINT OF TANGENCY ON THE NORTHERLY RIGHT-OF-WAY LINE OF SEA PLUM DRIVE, ACCORDING TO SAID BOTANICA; THENCE, DEPARTING SAID WEST THATCH PALM CIRCLE RIGHT-OF-WAY, ALONG SAID RIGHT-OF-WAY LINE OF SEA PLUM DRIVE, AND THE WESTERLY EXTENSION THEREOF, SOUTH 83°19'59" WEST, A DISTANCE OF 809.95 FEET TO A POINT WHICH HAS DEPARTED FROM SAID RIGHT-OF-WAY LINE; THENCE NORTH 82°26'04" WEST, A DISTANCE OF 122.37 FEET, RETURNING TO SAID SOUTH RIGHT-OF-WAY LINE OF SEA PLUM DRIVE; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 83°21'58" WEST, A DISTANCE OF 69.23 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 77°40'43" WEST, A DISTANCE OF 37.24 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 88°26'42" WEST, A DISTANCE OF 265.00 FEET; THENCE NORTH 83°19'59" WEST, A DISTANCE OF 58.57 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AND THE WEST BOUNDARY OF SAID BOTANICA; THENCE, DEPARTING SAID SEA PLUM DRIVE RIGHT-OF-WAY, ALONG THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AND BOUNDARY OF BOTANICA, NORTH 01°33'12" EAST, A DISTANCE OF 419.86 FEET TO THE SOUTH LINE OF SAID SECTION 12; THENCE, DEPARTING SAID BOUNDARY OF BOTANICA, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 01°22'22" EAST, A DISTANCE OF 225.94 FEET TO THE SOUTHWEST CORNER OF LENDER CENTER, ACCORDING TO PLAT BOOK 70, PAGE 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG THE SOUTH LINE OF LENDER CENTER, SOUTH 89°50'40" EAST, A DISTANCE OF 605.88 FEET TO THE SOUTHEAST CORNER OF LENDER CENTER AND THE WESTERLY BOUNDARY OF SAID BOTANICA; THENCE, ALONG SAID WEST BOUNDARY OF BOTANICA AND EAST BOUNDARY OF LENDER CENTER, NORTH 01°22'04" EAST, A DISTANCE OF 79.76 FEET TO THE NORTHWEST CORNER OF SAID PRESERVE TRACT No.3, AND THE POINT OF BEGINNING.  
PARCEL 2

TRACT C-2 AND TRACT R-3, ACCORDING TO BOTANICA, AS RECORDED IN PLAT BOOK 98, PAGE 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT C-2; THENCE SOUTH 88°40'01" EAST, ALONG THE NORTH LINE OF SAID TRACT C-2, A DISTANCE OF 484.03 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE, ALONG THE EAST LINE OF SAID TRACT C-2, SOUTH 01°19'59" WEST, A DISTANCE OF 349.38 FEET TO THE SOUTHEAST CORNER OF SAID TRACT C-2 AND THE NORTHERLY RIGHT-OF-WAY LINE OF SEA PLUM DRIVE (ALSO KNOWN AS TRACT R-3), ACCORDING TO SAID BOTANICA; THENCE, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, NORTH 83°19'59" EAST, A DISTANCE OF 126.48 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 89°36'21" EAST, A DISTANCE OF 104.75 FEET TO THE WEST RIGHT-OF-WAY LINE OF OLD DIXIE HIGHWAY AND THE EAST BOUNDARY OF SAID BOTANICA; THENCE, ALONG SAID RIGHT-OF-WAY LINE AND BOUNDARY OF BOTANICA, SOUTH 01°19'59" WEST, A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID SEA PLUM DRIVE; THENCE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 83°19'59" WEST, A DISTANCE OF 101.28 FEET; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, SOUTH 83°19'59" WEST, A DISTANCE OF 609.17 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF EAST THATCH PALM CIRCLE, ACCORDING TO SAID BOTANICA, BEING THE POINT OF CURVE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 65.00 FEET AND A CENTRAL ANGLE OF 85°19'59"; THENCE, DEPARTING SAID SEA PLUM DRIVE RIGHT-OF-WAY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, EASTERLY AND NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 96.81 FEET TO THE POINT OF TANGENCY; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTH 02°00'00" WEST, A DISTANCE OF 143.43 FEET TO THE BEGINNING OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 625.00 FEET AND A CENTRAL ANGLE OF 14°31'43"; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 158.48 FEET TO THE POINT OF REVERSE CURVATURE WITH A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1335.00 FEET AND A CENTRAL ANGLE OF 04°27'03"; THENCE, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, NORTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 103.71 FEET TO THE TERMINUS OF SAID CURVE AND THE NORTHWEST CORNER OF SAID TRACT C-2 AND THE POINT OF BEGINNING.

CONTAINING 1,226,935 SQUARE FEET, OR 28.167 ACRES, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1) THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 3) THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

4.) TRACTS R-1, R-2, AND R-3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF JUPITER AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN THESE TRACTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. THE BOTANICA/SEA PLUM MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOIL), IRRIGATION, AND PAVER SYSTEMS, WITHIN THESE TRACTS, PROVIDED THAT CONSTRUCTION PLANS ARE SUBMITTED TO, APPROVED AND PERMITTED BY, THE TOWN OF JUPITER. SAID LANDSCAPING, IRRIGATION, AND PAVER SYSTEMS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOTANICA/SEA PLUM MASTER ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5.) TRACTS "A" THROUGH "I", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SANDPIPER COVE AT BOTANICA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY, FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, UTILITIES, DRAINAGE, AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

6.) TRACTS CU-2, CU-3, AND CU-4, COMMON USE TRACTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SANDPIPER COVE AT BOTANICA CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER. ANY PORTION OF SAID TRACTS NOT FENCED, GATED, POSTED, OR OTHERWISE BEING RESTRICTED RECREATIONAL FACILITIES FOR THE EXCLUSIVE USE OF SAID ASSOCIATION, ITS MEMBERS, GUESTS, SUCCESSORS AND OR ASSIGNS, SHALL BE OPEN TO THE PUBLIC IN PERPETUITY.

7.) THE SAFE SIGHT EASEMENTS, SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHIN SAID EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

8.) PRESERVE TRACTS NO. 1 AND NO. 2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE AND PRESERVATION OF UPLAND AREAS. THE PERPETUAL MAINTENANCE OF SAID TRACTS, AS WELL AS THE PUBLIC ACCESS PATHS, AND SIDEWALKS, LOCATED THEREIN, SHALL BE THE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND SHALL BE MANAGED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE APPROVED MAINTENANCE AND MANAGEMENT PLAN ON FILE WITH THE TOWN OF JUPITER. SHOULD NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT CEASE TO PERFORM THE MAINTENANCE, THE TOWN OF JUPITER SHALL HAVE FIRST RIGHT OF REFUSAL, BUT NOT THE OBLIGATION, TO TAKE OVER MAINTENANCE. THE PUBLIC SHALL HAVE ACCESS TO SAID PRESERVE TRACT IN PERPETUITY.

9.) TRACTS C-1, AND C-2, ARE HEREBY RESERVED BY MPG JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, FOR FUTURE DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MPG JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

10.) 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, 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.

11.) THE SIDEWALK EASEMENTS, SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR PUBLIC SIDEWALK PURPOSES. THE SIDEWALKS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

12.) TRACTS RC-1 THROUGH RC-21, INCLUSIVE, ARE HEREBY RESERVED BY CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, FOR FUTURE DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, TIMOTHY L. HERNANDEZ, TRUSTEE, HAS CAUSED THESE PRESENTS TO BE SIGNED IN HIS CAPACITY AS THE TRUSTEE OF THAT CERTAIN LAND TRUST AGREEMENT DATED JULY 13, 2000, AND KNOWN AS THE "JUPITER 303 LAND TRUST", THIS 23 DAY OF JUNE, 2004.

TIMOTHY L. HERNANDEZ, AS TRUSTEE UNDER THAT CERTAIN LAND TRUST AGREEMENT DATED JULY 13, 2000, AND KNOWN AS THE "JUPITER 303 LAND TRUST"  
WITNESS: *[Signature]*  
PRINT NAME: *[Signature]*  
WITNESS: *[Signature]*  
PRINT NAME: *[Signature]*

NEW URBAN JUPITER PARTNERS, LLC  
CENTEX HOMES  
MPG JUPITER, LTD.  
BOTANICA/SEA PLUM MASTER ASSOCIATION

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TIMOTHY L. HERNANDEZ, TRUSTEE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TRUSTEE OF THAT CERTAIN LAND TRUST AGREEMENT DATED JULY 30, 2000 AND KNOWN AS THE "JUPITER 303 LAND TRUST" AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF June, 2004.

MY COMMISSION EXPIRES: *[Signature]*  
PRINT NAME: Carol Delon  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION No.: *[Signature]*

IN WITNESS WHEREOF, NEW URBAN JUPITER PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED REPRESENTATIVE OF ITS MANAGER AND SAID MANAGER'S CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF JUNE, 2004.

NEW URBAN JUPITER PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: NEW URBAN JUPITER, INC., A FLORIDA CORPORATION, ITS MANAGER  
WITNESS: *[Signature]*  
BY: *[Signature]*  
KEVIN RICKARD, PRESIDENT

PRINT NAME: Carol Delon  
WITNESS: *[Signature]*  
PRINT NAME: *[Signature]*

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEVIN RICKARD WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEW URBAN JUPITER, INC., IN ITS CAPACITY AS MANAGER OF NEW URBAN JUPITER PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, IN ITS CAPACITY AS MANAGER OF NEW URBAN JUPITER PARTNERS, LLC, 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 23 DAY OF June, 2004.

MY COMMISSION EXPIRES: *[Signature]*  
PRINT NAME: Carol Delon  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION No.: *[Signature]*

IN WITNESS WHEREOF, CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 25 DAY OF JUNE, 2004.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, BY CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION, MANAGING GENERAL PARTNER, AUTHORIZED TO DO BUSINESS IN FLORIDA  
WITNESS: *[Signature]*  
PRINT NAME: *[Signature]*  
WITNESS: *[Signature]*  
PRINT NAME: *[Signature]*

**LIDBERG LAND SURVEYING, Inc.**  
675 West Indian Town Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454  
LB 4431

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FLD AM.	FB. 374 39	FC. 35-37 39	JOB 03-097-306
OFF W.D.J.			DATE 06/24/03
CKD W.D.J.	SHEET 1 OF 7	DWG D03-097P	