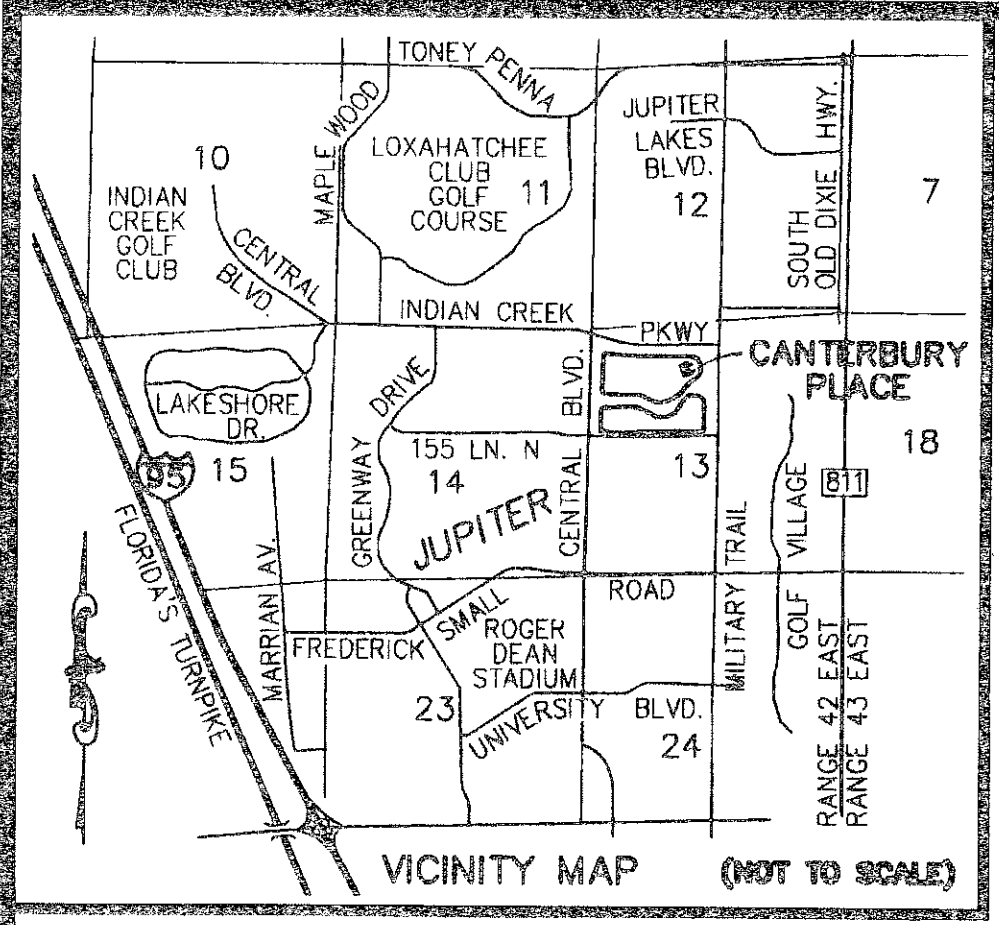


COUNTY OF PALM BEACH }
STATE OF FLORIDA
This Plat was filed for record at P. 11
This 12 day of December 2006
and duly recorded in Plat Book No. 104
on page(s) 11-12
SHANNON S. BOGGS, Clerk of Circuit Court
by Alonia S. Johnson n.c.

CANTERBURY PLACE - REPLAT

BEING A REPLAT OF LOTS 147 THOROUGH 154 AND TRACT N-18, CANTERBURY PLACE,
AS RECORDED IN PLAT BOOK 104, PAGES 54 THROUGH 65,
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
SEPTEMBER 2006 SHEET 1 OF 2

00030-060



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 - REPLAT", BEING A REPLAT OF LOTS 147 THROUGH 154 AND TRACT N-18 AS RECORDED IN PLAT BOOK 104, PAGES 54 THROUGH 65, 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 0.928 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:
1. TRACT "N-18", AS SHOWN HEREON, IS 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 THIS TRACT SHALL BE MAINTAINED, TO THE EXTENT POSSIBLE.

2. 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.

3. THE DRAINAGE EASEMENT (D.E.), AS SHOWN HEREON, IS 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.

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.

4. THE PEDESTRIAN ACCESS EASEMENTS (P.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC 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.

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 26th DAY OF September, 2006.

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: LEWIS BIRNBAUM, DIVISION PRESIDENT

WITNESS: Christopher P. Berry (PRINT NAME: Christopher P. Berry) WITNESS: Peter A. Blumhardt (PRINT NAME: Peter A. Blumhardt)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LEWIS BIRNBAUM WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWING TO ME, OR HAS 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 26 DAY OF September, 2006.

MY COMMISSION EXPIRES: 06-23-09

NOTARY PUBLIC: Bonnie Sierra (PRINT NAME:)

COMMISSION NO.: DD 444097



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 26th DAY OF September, 2006.

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

BY: Ronald M. Ash, PRESIDENT

WITNESS: Christopher P. Berry (PRINT NAME: Christopher P. Berry) WITNESS: Peter A. Blumhardt (PRINT NAME: Peter A. Blumhardt)

STATE OF FLORIDA
COUNTY OF PALM BEACH

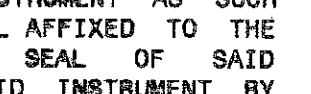
BEFORE ME PERSONALLY APPEARED Kevin Borkenhagen WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWING TO ME, OR HAS EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CANTERBURY PLACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT 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 26 DAY OF September, 2006.

MY COMMISSION EXPIRES: 06-23-09

NOTARY PUBLIC: Bonnie Sierra (PRINT NAME:)

COMMISSION NO.: DD 444097



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE (UNIT NUMBER 96)

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT IS ASSUMING NO DEDICATIONS OR OBLIGATIONS UNDER THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, 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 26th DAY OF September, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Ronald M. Ash, PRESIDENT

O'NEAL BARDIN, JR., SECRETARY
BOARD OF SUPERVISORS

STATE OF FLORIDA
COUNTY OF PALM BEACH

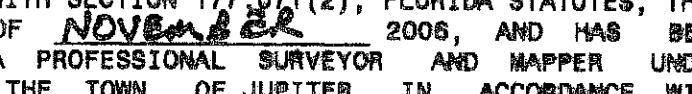
BEFORE ME PERSONALLY APPEARED Doug P. Koennicke WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWING TO ME, OR HAS EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TOWN ENGINEER OF THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.091(1), FLORIDA STATUTES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2006.

MY COMMISSION EXPIRES: 06-23-09

NOTARY PUBLIC: Bonnie Sierra (PRINT NAME:)

COMMISSION NO.: DD 444097



"CANTERBURY PLACE - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF NOVEMBER, 2006.

BY: Karen J. Golobay, MAYOR

SALLY M. BOYLAN, TOWN CLERK

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF SEMINOLE

WE, METROPOLITAN TITLE AND GUARANTEE COMPANY dba COMMERCE TITLE 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 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: 9-27-06

BY: Janet D. Norton, EASTERN REGION
TITLE PRODUCTION MANAGER

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED Kevin Borkenhagen WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWING TO ME, OR HAS EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TOWN ENGINEER OF THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.091(1), FLORIDA STATUTES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2006.

MY COMMISSION EXPIRES: 06-23-09

NOTARY PUBLIC: Bonnie Sierra (PRINT NAME:)

COMMISSION NO.: DD 444097

"CANTERBURY PLACE - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF NOVEMBER, 2006.

BY: Karen J. Golobay, MAYOR

SALLY M. BOYLAN, TOWN CLERK

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED Doug P. Koennicke WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWING TO ME, OR HAS EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TOWN ENGINEER OF THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.091(1), FLORIDA STATUTES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2006.

MY COMMISSION EXPIRES: 06-23-09

NOTARY PUBLIC: Bonnie Sierra (PRINT NAME:)

COMMISSION NO.: DD 444097

"CANTERBURY PLACE - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF NOVEMBER, 2006.

BY: Karen J. Golobay, MAYOR

SALLY M. BOYLAN, TOWN CLERK

STATE OF FLORIDA
COUNTY OF SEMINOLE

BEFORE ME PERSONALLY APPEARED Doug P. Koennicke WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED KNOWING TO ME, OR HAS EXECUTED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TOWN ENGINEER OF THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.091(1), FLORIDA STATUTES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF September, 2006.

MY COMMISSION EXPIRES: 06-23-09

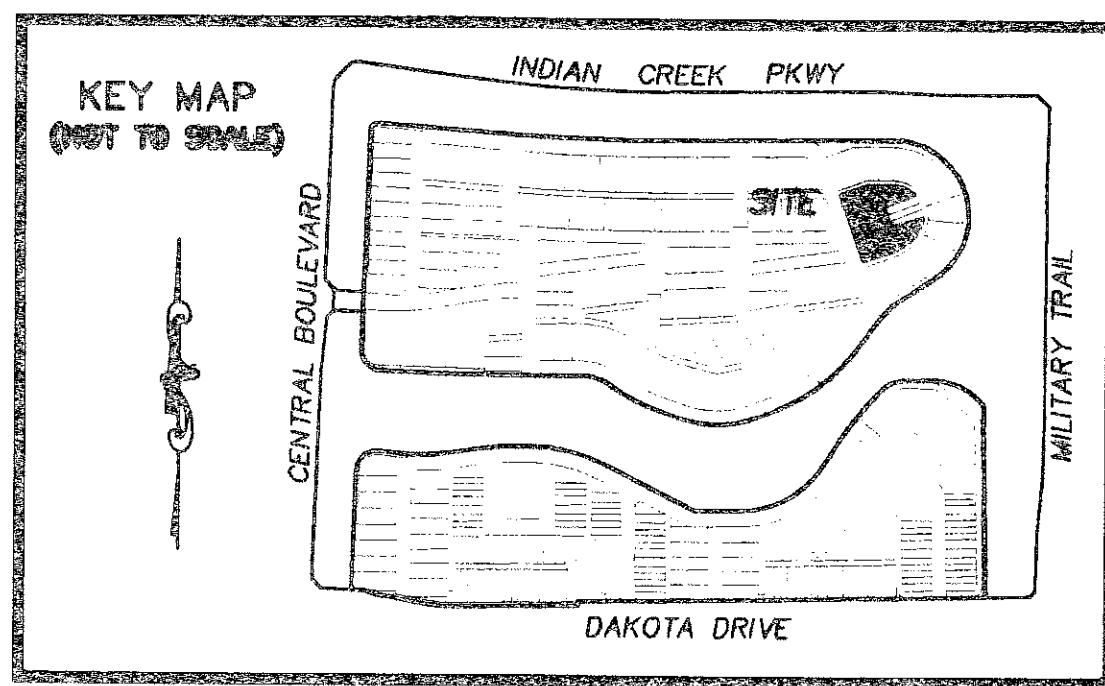
NOTARY PUBLIC: Bonnie Sierra (PRINT NAME:)

COMMISSION NO.: DD 444097

"CANTERBURY PLACE - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF NOVEMBER, 2006.

BY: Karen J. Golobay, MAYOR

SALLY M. BOYLAN, TOWN CLERK



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 4th DAY OF October, 2006.

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

BY: Nader G. M. Salour, PRESIDENT

WITNESS: Donna A. Cesar-Rogers (PRINT NAME: Donna A. Cesar-Rogers) WITNESS: Wendy A. Johnson (PRINT NAME: Wendy A. Johnson)

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 4th DAY OF October, 2006.

MY COMMISSION EXPIRES: 3/27/07

NOTARY PUBLIC: Ronald M. Casero-Rogues (PRINT NAME:)

COMMISSION NO.: DD17934

LEGEND & ABBREVIATIONS

- (R) RADIAL
- (NR) NOT-RADIAL
- Q 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
- P.G. 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"

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 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.

William D. Bowler, P.S. 10/12/06
FLORIDA LICENSED SURVEYOR & MAPPER NO. 5381

THIS INSTRUMENT PREPARED BY RODNEY J. WALLEN, FLORIDA LICENSED SURVEYOR & MAPPER NO. 6040
BOWYER-SINGLETON AND ASSOCIATES, INC.
801 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, FL 33407
561-683-7101 • FAX 561-683-7102 • L.B. NO. 1221

