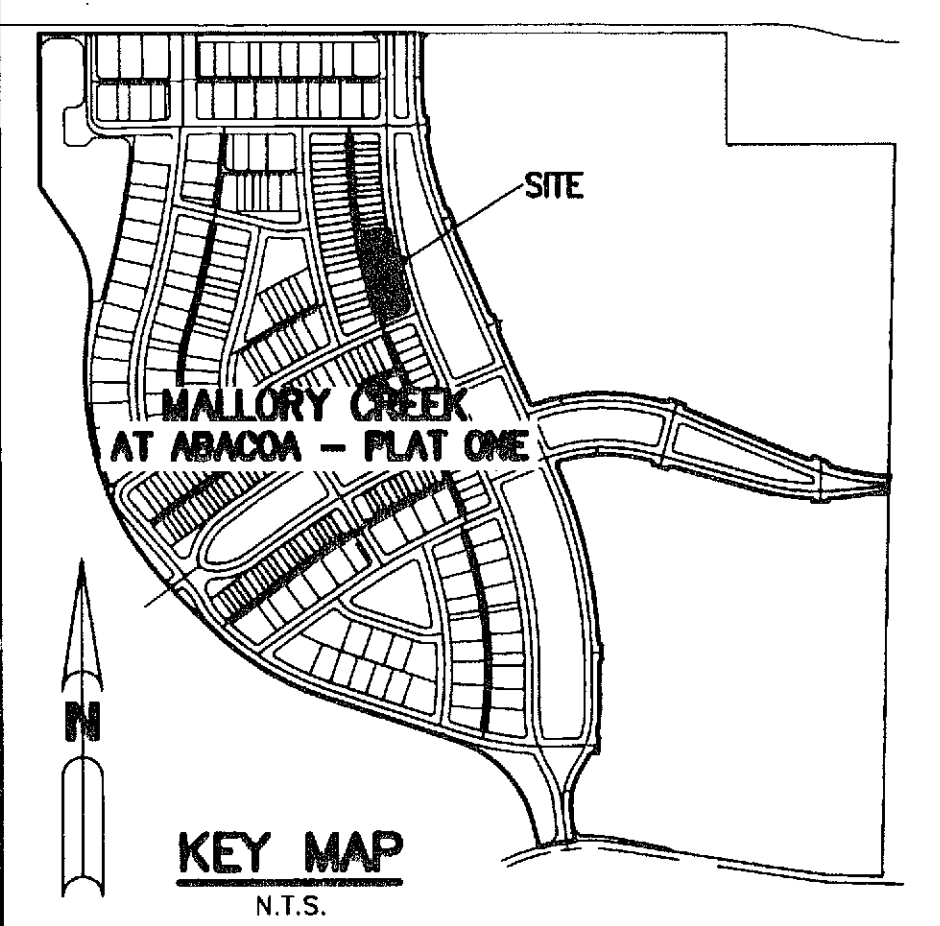


MALLORY CREEK AT ABACOA - PLAT ONE REPLAT NO. 1

BEING A REPLAT OF LOTS 199 THROUGH 208 AND TRACT OST-13 ACCORDING TO THE PLAT OF MALLORY CREEK AT ABACOA - PLAT ONE RECORDED IN PLAT BOOK 109, PAGES 97 THROUGH 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 OCTOBER, 2010

0070-092

7



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 4:20 P.M. this 10 day of December 2010 and duly recorded in Plat Book 114 on Page(s) 7-8
Sharon R. Book, Clerk & Comptroller
D.C.

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MALLORY CREEK 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 5 DAY OF October 2010.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF MALLORY CREEK HOMEOWNERS ASSOCIATION, INC.

BY: Gay R
GAYNAM RACKSTRAW, VICE PRESIDENT

WITNESS: Michael Hueniken

WITNESS: Kathryn A Bowes

PRINT NAME: Michael Hueniken

PRINT NAME: KATHRYN A BOWES

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

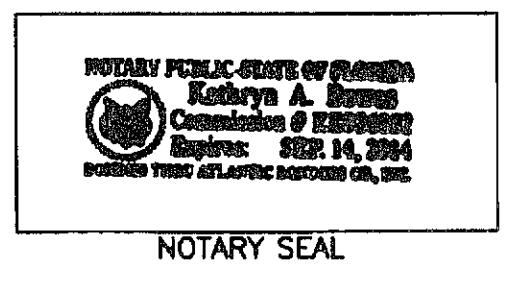
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF October, 2010 BY GAYNAM RACKSTRAW, VICE PRESIDENT OF MALLORY CREEK HOMEOWNERS ASSOCIATIONS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION. THE SUBSCRIBING PARTY IS PERSONALLY KNOWN TO ME.

BY: Kathryn A Bowes
NOTARY PUBLIC STATE OF FLORIDA

PRINTED NAME: KATHRYN A BOWES

MY COMMISSION NUMBER: EE026052

MY COMMISSION EXPIRES: 9-14-2014



ACCEPTANCE OF DEDICATIONS OR 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 November, 2010.

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

BY: Peter Lippman
PETER LIPPMAN, PRESIDENT

WITNESS: Beth Kelso

WITNESS: BARBARA BRETAN

PRINT NAME: Beth Kelso

PRINT NAME: BARBARA BRETAN

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER LIPPMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE 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, 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.

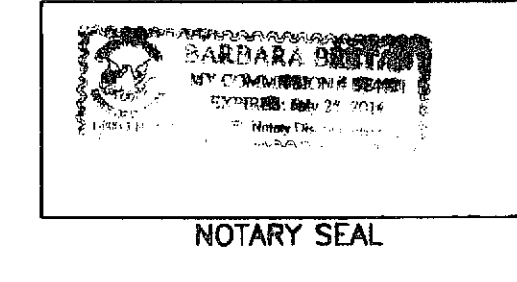
WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF November, 2010.

BY: Barbara Bretan
NOTARY PUBLIC STATE OF FLORIDA

PRINTED NAME: BARBARA BRETAN

MY COMMISSION NUMBER: EE4421

MY COMMISSION EXPIRES: 7/25/2014



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) 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 ITS PRESIDENT, AND ATTESTED BY O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 22 DAY OF November, 2010.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Ronald M. Ash
RONALD M. ASH
PRESIDENT BOARD OF SUPERVISORS

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

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. LS-4190 STATE OF FLORIDA
ARCADIS U.S. INC., LB 7062
ENGINEERS PLANNERS SURVEYORS
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEVEN PARSON, 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 IN DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

RUDEN McCLOSKEY P.A.

BY: Steven Parson
STEVEN PARSON, ESQ., FLORIDA BAR NO. 351903

DATE: 11/9/2010

SURVEYOR'S NOTES:

1. ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED AND ARE BASED ON THE SOUTH LINE OF LOT 198, MALLORY CREEK AT ABACOA - PLAT ONE, HAVING A BEARING OF NORTH 80°05'46" EAST. THE PLAT BEARING IS RELATIVE TO THE SAME NORTH LINE WITH NO ROTATION.

2. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

3. 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.

4. "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.

5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED.

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") AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

BY: Wilbur F. Divine
WILBUR F. DIVINE, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS-4190, STATE OF FLORIDA
ARCADIS U.S., INC.
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
LB 7062

DATE: 11/3/10

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PLAT, "MALLORY CREEK AT ABACOA - PLAT ONE REPLAT NO. 1" 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 21 DAY OF November, 2010, AND HAS BEEN REVIEWED BY PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

"MALLORY CREEK AT ABACOA - PLAT ONE REPLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF November, 2010.

BY: Karen J. Golonka
KAREN J. GOLONKA, MAYOR

BY: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "MALLORY CREEK AT ABACOA - PLAT ONE REPLAT NO. 1", BEING A REPLAT OF LOTS 199 THROUGH 208 AND TRACT OST-13 ACCORDING TO THE PLAT OF MALLORY CREEK AT ABACOA - PLAT ONE RECORDED IN PLAT BOOK 109, PAGES 97 THROUGH 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING AND SITUATE IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 199 THROUGH 208 AND TRACT O.S.T.-13, MALLORY CREEK AT ABACOA - PLAT ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 97 THROUGH 113, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 0.578 ACRES, MORE OR LESS.

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

1. TRACT "O.S.T.-13A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MALLORY CREEK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2. THE UTILITY EASEMENTS, 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 UTILITIES.

NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

3. THE SAFE SIGHT EASEMENTS, 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, DECORATIVE SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER.

BY THIS DEDICATION, THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENT

4. 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.

NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS LAND DEVELOPMENT MANAGER AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF October, 2010.

DIVOSTA HOMES, L.P.,
A DELAWARE LIMITED PARTNERSHIP
BY: DIVOSTA HOMES HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER.

BY: Michael Hueniken
MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER

WITNESS: Gaynam Rackstraw WITNESS: Kathryn A Bowes

PRINT NAME: GAYNAM RACKSTRAW PRINT NAME: KATHRYN A BOWES

MY COMMISSION EXPIRES: 9-14-2014

ACKNOWLEDGMENT:

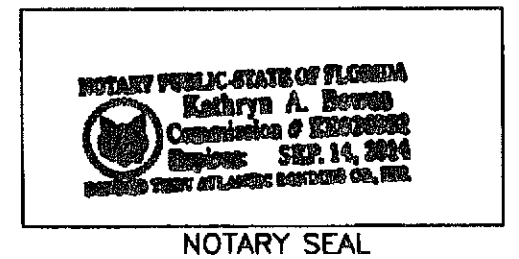
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF October, 2010 BY MICHAEL HUENIKEN, LAND DEVELOPMENT MANAGER OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. THE SUBSCRIBING PARTY IS PERSONALLY KNOWN TO ME.

BY: Kathryn A Bowes
NOTARY PUBLIC STATE OF FLORIDA

PRINTED NAME: KATHRYN A BOWES

MY COMMISSION NUMBER: EE026052



AREA TABULATION:	
MALLORY CREEK AT ABACOA - PLAT ONE REPLAT (UNIT 98)	
LOT 199A	0.0564 AC. REZ
LOT 200A	0.0434 AC. REZ
LOT 201A	0.0434 AC. REZ
LOT 202A	0.0562 AC. REZ
LOT 203A	0.0569 AC. REZ
LOT 204A	0.0434 AC. REZ
LOT 205A	0.0434 AC. REZ
LOT 206A	0.0434 AC. REZ
LOT 207A	0.0434 AC. REZ
LOT 208A	0.0713 AC. REZ
TOT. LOTS	0.5012 AC.
OST 13	0.0773 AC. EXZ
0.5785 AC.(TOTAL)	

