

MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 3

LOT 401A AND TRACT OST-67, ACCORDING TO THE PLAT OF MALLORY CREEK AT ABACOA-PLAT TWO-REPLAT NO. 2, AS RECORDED IN PLAT BOOK 113, PAGES 186 THROUGH 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2012 SHEET 1 OF 2

00030-105

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 2:44pm
this 22nd day of February 2013
and duly recorded in Plat Book
on Page(s) 86-87
Sharon R. Book, Clerk & Comptroller
By: [Signature] D.C.

DEDICATIONS & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA AND PATRICK TYLANDER AND LORI TYLANDER, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 3, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 401A AND TRACT OST-67, AS SHOWN ON THE PLAT OF MALLORY CREEK AT ABACOA-PLAT TWO-REPLAT NO. 2, RECORDED IN PLAT BOOK 113, PAGES 186 THROUGH 190, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 22.499 SQUARE FEET OR 0.5165 ACRES, MORE OR LESS.

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

- TRACT OST-67A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE MALLORY CREEK AT ABACOA 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.
- 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 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.
- 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.
- 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.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF TRACT OST-67A HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS LAND DEVELOPMENT MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF December, 2012.

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: Richard J. Wilkie
PRINT NAME: RICHARD J. WILKIE
WITNESS: Eric Casasus
PRINT NAME: ERIC CASASUS

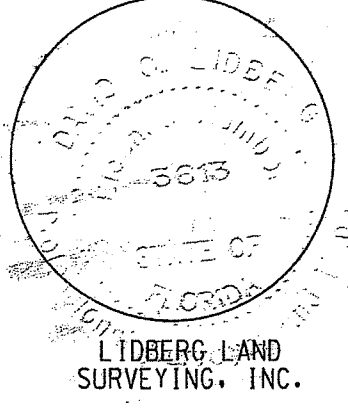
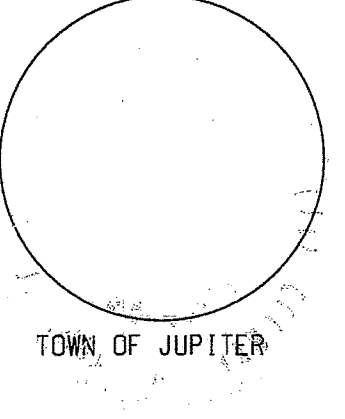
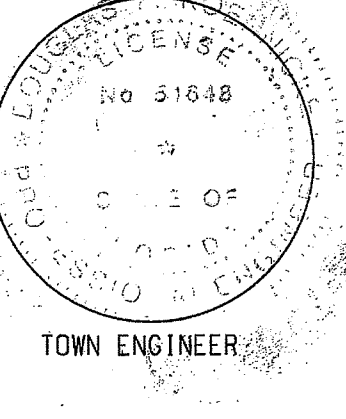
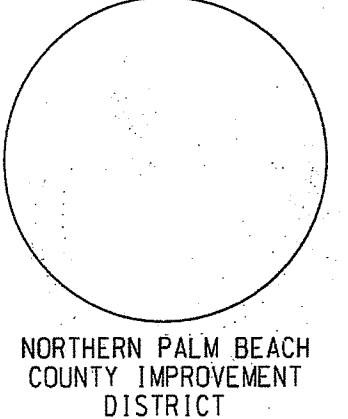
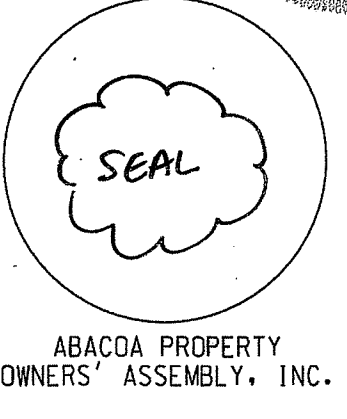
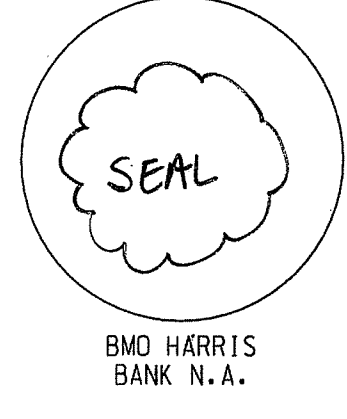
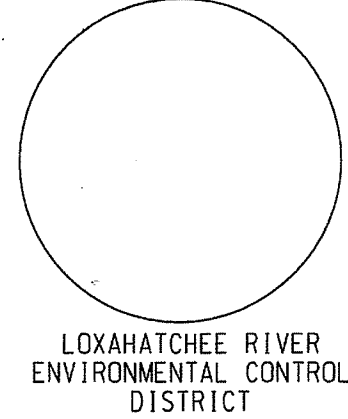
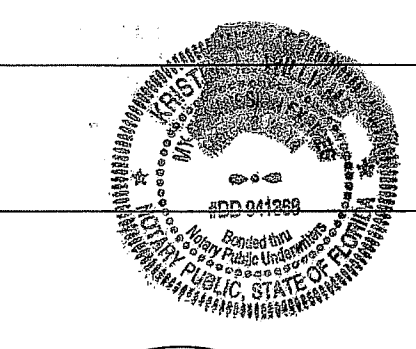
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 20th DAY OF December, 2012 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.

MY COMMISSION EXPIRES: March 3, 2014

Kristen M. Williams
NOTARY PUBLIC
KRISTEN M. WILLIAMS
PRINT NAME
DD941368
MY COMMISSION NUMBER



IN WITNESS WHEREOF, WE PATRICK TYLANDER AND LORI TYLANDER, HUSBAND AND WIFE, OWNERS OF LOT 401A, DO HERETO SET OUR HANDS THIS 19th DAY OF December, 2012.

WITNESS: [Signature]

PRINT NAME: Lori J. Christiano

WITNESS: [Signature]

PRINT NAME: ERIC CASASUS

WITNESS: [Signature]

PRINT NAME: RICHARD J. WILKIE

WITNESS: [Signature]

PRINT NAME: ERIC CASASUS

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PATRICK TYLANDER AND LORI TYLANDER, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF December, 2012.



MY COMMISSION EXPIRES: March 3, 2014

Kristen M. Williams
NOTARY PUBLIC
KRISTEN M. WILLIAMS
PRINT NAME
DD941368
MY COMMISSION NUMBER

ACCEPTANCE OF DEDICATIONS & RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MALLORY CREEK AT ABACOA 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 2nd DAY OF January, 2013.

WITNESS: [Signature]

PRINT NAME: Lori J. Christiano

WITNESS: [Signature]

PRINT NAME: Margaret E. Everhart

MALLORY CREEK AT ABACOA HOMEOWNERS ASSOCIATION, INC.
BY: [Signature]
DAVID KANAREK, PRESIDENT

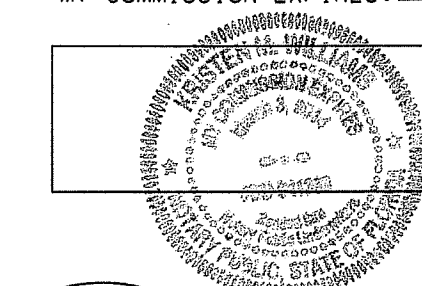
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID KANAREK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MALLORY CREEK AT ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY 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.

MY COMMISSION EXPIRES: March 3, 2014

Kristen M. Williams
NOTARY PUBLIC
KRISTEN M. WILLIAMS
PRINT NAME
DD941368
MY COMMISSION NUMBER



ABACOA PROPERTY OWNERS' ASSEMBLY ACKNOWLEDGEMENT:

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, DATED THIS 14th DAY OF January, 2013.

WITNESS: [Signature]

PRINT NAME: Beth Kelso

WITNESS: [Signature]

PRINT NAME: Sophie Gutierrez

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

BY: [Signature]
PETER R. LIPPMAN, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER R. LIPPMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY 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.

MY COMMISSION EXPIRES: July 25, 2014

[Signature]
NOTARY PUBLIC
BARBARA BEERAN
PRINT NAME
EE 4421
MY COMMISSION NUMBER

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 24852, AT PAGE 562 AND OFFICIAL RECORD BOOK 24852, AT PAGE 586, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF December, 2012.

WITNESS: [Signature]

PRINT NAME: Joan R. Gillen

WITNESS: [Signature]

PRINT NAME: Jo Ann E. Murphy

BMO HARRIS BANK N.A.
A CORPORATION
BY: [Signature]
Mark H. Davis, Vice President
PRINT NAME AND TITLE

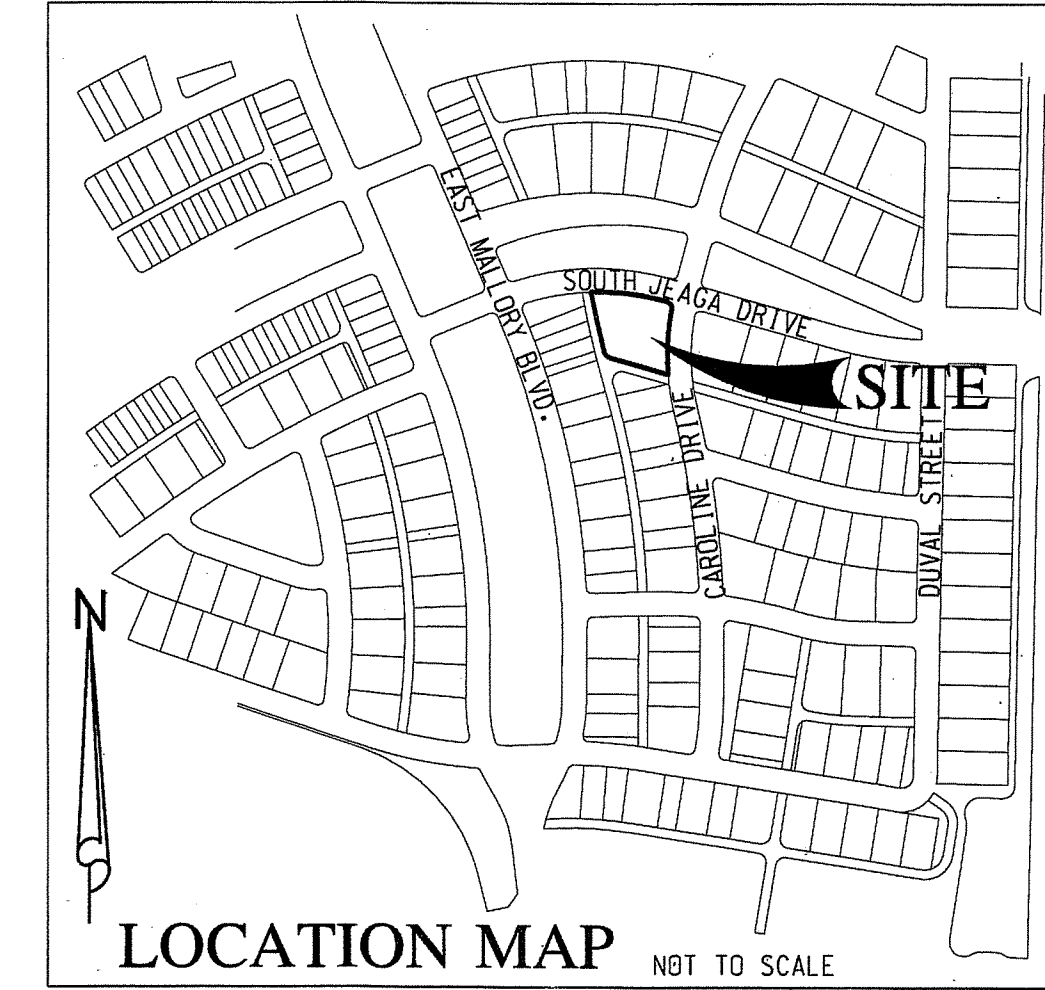
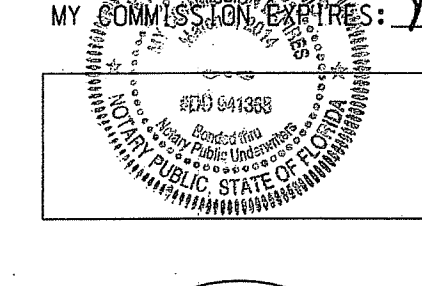
ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Mark H. Davis WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President of BMO HARRIS BANK N.A., A CORPORATION, AND SEVERALLY 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.

MY COMMISSION EXPIRES: March 3, 2014

Kristen M. Williams
NOTARY PUBLIC
KRISTEN M. WILLIAMS
PRINT NAME
DD941368
MY COMMISSION NUMBER



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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

WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, P.E. PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 23RD DAY OF JANUARY, 2013.

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
UNIT NO. 9B

ATTESTED BY: [Signature]
O'NEAL BARDIN, JR.
ASSISTANT SECRETARY

BY: [Signature]
ADRIAN M. SALEB, PRESIDENT
BOARD OF SUPERVISORS

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE OF DEDICATION:

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE LIFT STATION EASEMENT, AS SHOWN HEREON, FOR ACCESS AND MAINTENANCE PURPOSES THIS 16th DAY OF January, 2013.

BY: [Signature]
DONALD ALBREY ARRINGTON PH.D.

ATTEST: [Signature]
CHRISTAL R. YERKES

PRINT NAME: Donald Albrey Arrington

AREA TABULATION:

TRACT	ACREAGE	SQUARE FOOTAGE	LAND USE
LOT 401AA	0.4413	19,223	REZ
TRACT OST-67A	0.0752	3,276	EXZ
TOTALS	0.5165	22,499	

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\JUST \ 144142 \ 113-186 \ 12-091-306 \ 12-091-306.DGN	
REF.	
FLD.	FB. PG. JOB 12-091-306
OFF. L.J.C.	DATE SEPTEMBER 2012
CKD. D.C.L	SHEET 1 OF 2 DWG. D12-09P