

MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 4

BEING A REPLAT OF LOTS 397 THROUGH 400, TOGETHER WITH LOTS 458 THROUGH 465, AS SHOWN ON MALLORY CREEK AT ABACOA - PLAT TWO, RECORDED IN PLAT BOOK 112, PAGES 12 THROUGH 23, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

AUGUST 2014 SHEET 1 OF 2

173

DEDICATIONS & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 4", BEING A REPLAT OF LOTS 397 THROUGH 400, TOGETHER WITH LOTS 458 THROUGH 465, AS SHOWN ON MALLORY CREEK AT ABACOA-PLAT TWO RECORDED IN PLAT BOOK 112 PAGES 12 THROUGH 23 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 397 THROUGH 400, TOGETHER WITH LOTS 458 THROUGH 465, AS SHOWN ON MALLORY CREEK AT ABACOA-PLAT TWO, RECORDED IN PLAT BOOK 112, PAGES 12 THROUGH 23, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 42.125 SQUARE FEET OR 0.967 ACRES.

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

11. 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.

21. 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 LOTS 397 THROUGH 400 AND LOTS 458 THROUGH 465, 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 22 DAY OF August, 2014.

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

BY: Chris Hasty
CHRIS HASTY
DIRECTOR OF LAND DEVELOPMENT

WITNESS: Kimberly Howes

PRINT NAME: KIMBERLY HOWES

WITNESS: Kim Errigo

PRINT NAME: Kim Errigo

ACKNOWLEDGEMENT:

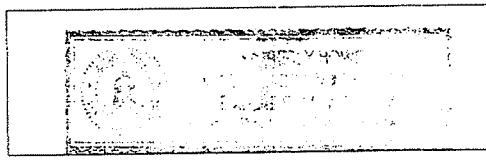
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 22 DAY OF August, 2014, BY CHRIS HASTY, DIRECTOR OF LAND DEVELOPMENT 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: 5/17/17

BY: Kimberly Howes
KIMBERLY HOWES
PRINT NAME

FF01933
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 16 DAY OF September, 2014.

WITNESS: Kevin Falvey
ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

PRINT NAME: Kevin Falvey
BY: Scott Hedge
SCOTT HEDGE, PRESIDENT

WITNESS: Beth Kelsa

PRINT NAME: Beth Kelsa

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

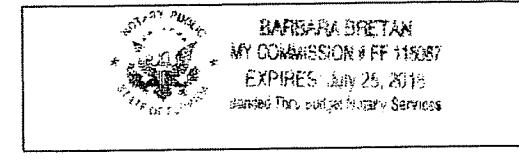
BEFORE ME PERSONALLY APPEARED SCOTT HEDGE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE 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: 7/25/18

BY: Barbara Brestan
BARBARA BRESTAN
NOTARY PUBLIC

PRINT NAME: Barbara Brestan

FF 115067
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 24 DAY OF September, 2014.

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
UNIT NO. 9B

ATTESTED BY: O'Neal Bardin, Jr.
O'NEAL BARDIN, JR.
ASSISTANT SECRETARY

BY: Adrian M. Salee
ADRIAN M. SALEE, PRESIDENT
BOARD OF SUPERVISORS

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEVEN R. PARSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

SHUTTS & BOWEN LLP
DATE: August 26, 2014

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

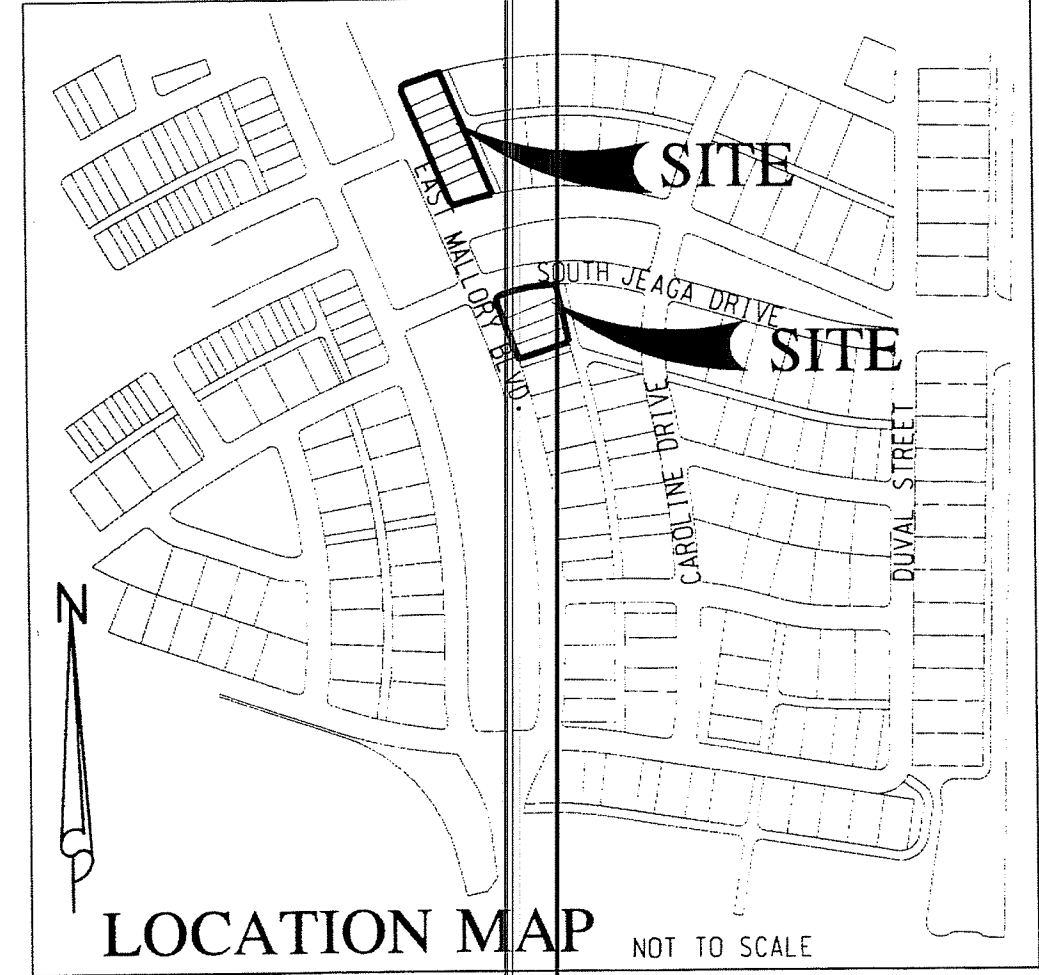
TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PLAT, "MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 4", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.01(2), FLORIDA STATUTES, THIS 26 DAY OF September, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.06(1), FLORIDA STATUTES.

BY: Doug P. Koennicke
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: Karen J. Golonka Sally M. Boylan
KAREN J. GOLONKA, MAYOR SALLY M. BOYLAN, TOWN CLERK



SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED AND ARE BASED ON THE CENTERLINE OF EAST MALLORY BLVD. FOR LOTS 458 THROUGH 465, 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, HAVING A BEARING BASE OF NORTH 23°05'23" WEST, AND FOR LOTS 397 THROUGH 400, BEARING BASED ON THE CENTERLINE OF SOUTH JEAGA DRIVE, MALLORY CREEK AT ABACOA-PLAT TWO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 112, PAGES 12 THROUGH 23 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A CHORD BEARING OF SOUTH 77°38'54" WEST.
- 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 THOSE CASES WHERE EASEMENT 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.
- 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.
- ANY INSTRUMENT RECORDED IN THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, WILL REMAIN ACTIVE.
- ALL LINE INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED.
- THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

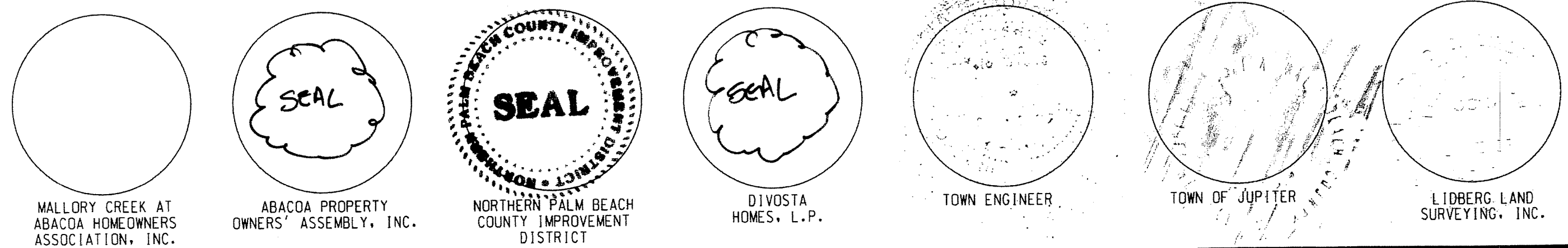
SURVEYOR'S CERTIFICATE:

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 177.09(1)(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.

DATE: 9/9/14
BY: David C. Lidberg
DAVID C. LIDBERG, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3613

AREA TABULATION:

TRACT	ACREAGE	SQUARE FOOTAGE	LAND USE
LOT 1A	0.165	7,189	REZ
LOT 2A	0.127	5,553	REZ
LOT 3A	0.127	5,553	REZ
LOT 4A	0.160	6,978	REZ
LOT 5A	0.134	5,781	REZ
LOT 6A	0.254	11,071	REZ
TOTALS	0.967	42,125	



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

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REF:		
FLD: AM.	FB: PG.	JOB: 14-069-306
OFF: L.J.C.		DATE: 06/18/14
CKD: D.C.L.	SHEET: 1 OF 2	DWG: 014-069P