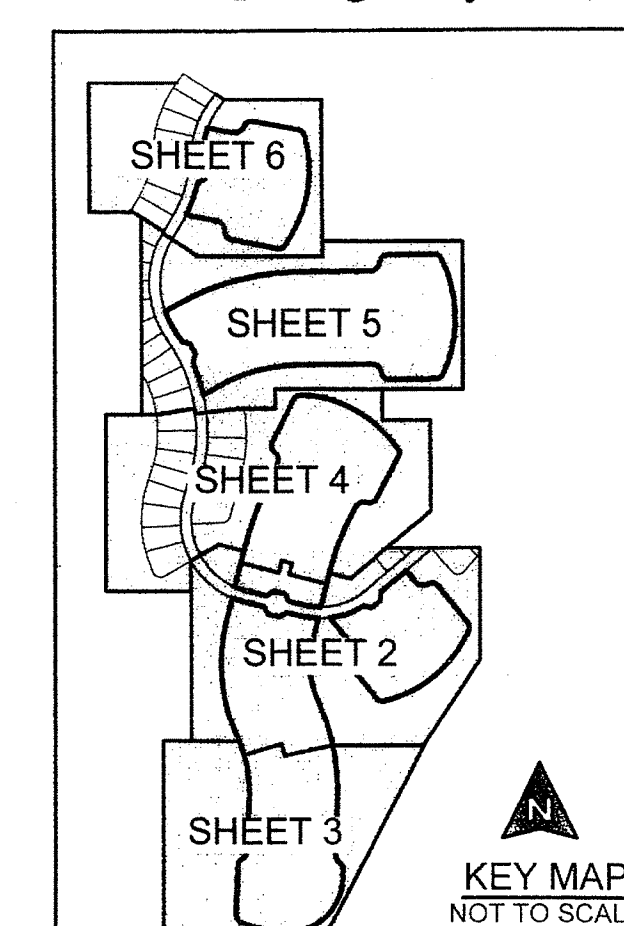


COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 15:37 P.M. THIS 13 DAY OF October, 2016, AND DULY RECORDED IN PLAT BOOK NO. 192 ON PAGE 92 THRU 97
SHARON R. ROCK, CLERK AND COMPTROLLER, BY: Wanda R. Hester, D.C.



SONOMA ISLES PLAT 3

LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST AND SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF PARCELS "K", "L", "M", "O" AND "Q", PLAT OF SONOMA ISLES, AS RECORDED IN PLAT BOOK 120, PAGES 167 THROUGH 179, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 6

AUGUST, 2016

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071 FLORIDA STATUTES, THIS 9 DAY OF September 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

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

BY: Todd R. Wodraska
TODD R. WODRASKA, MAYOR

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

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD G. CHERRY, 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 FLORIDA LIMITED PARTNERSHIP. 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: 8/23/16

Richard G. Cherry
RICHARD G. CHERRY, ATTORNEY
FLORIDA BAR NUMBER: 303880

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE SONOMA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF August 2016.

WITNESS: Margaret Nelson
Margaret Nelson
PRINT NAME: Margaret Nelson
WITNESS: Andrew Massey
Andrew Massey
PRINT NAME: ANDREW MASSEY

SONOMA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: David Kanarek
DAVID KANAREK, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID KANAREK, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SONOMA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF August 2016.

MY COMMISSION EXPIRES: 9-14-18 Kathryn A. Bowes
KATHRYN A. BOWES, NOTARY PUBLIC

COMMISSION NUMBER: FF146612 KATHRYN A. BOWES

SURVEYOR'S CERTIFICATE:

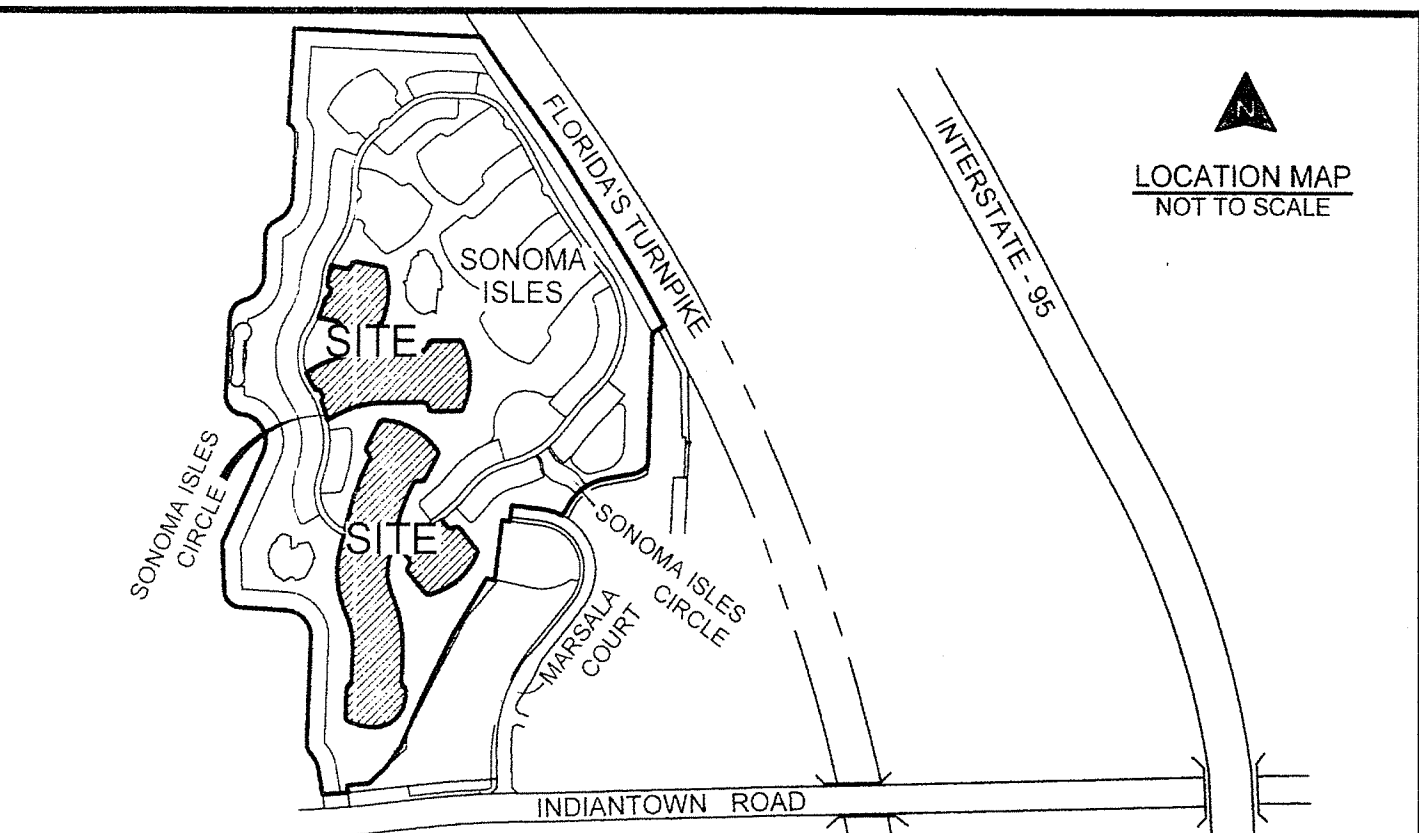
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S. 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 THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATED: 8/24/2016

Leslie C. Bisport
LESLIE C. BISPORT, P.S.M.
LICENSE NO. 5698
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPORT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

Table with 6 columns: LOT NUMBER, SQUARE FEET, ACRES, LOT NUMBER, SQUARE FEET, ACRES. Lists lots 36 through 94 and their respective areas in square feet and acres.



DEDICATION AND RESERVATION:

KNOWN ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "SONOMA ISLES PLAT 3", LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF PARCELS "K", "L", "M", "O" AND "Q", PLAT OF SONOMA ISLES, AS RECORDED IN PLAT BOOK 120, PAGES 167 THROUGH 179, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCELS "K", "L", "M", "O" AND "Q", SONOMA ISLES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 120, PAGES 167 THROUGH 179, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 34.712 ACRES OR 1,512,056 SQUARE FEET MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

1.) LOTS 36 THROUGH 98 (36-98), INCLUSIVE AND LOTS 138 THROUGH 176 (138-176), INCLUSIVE, AS SHOWN HEREON ARE HEREBY RESERVED BY DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR RESIDENTIAL LOT DEVELOPMENT PURPOSES.

2.) TRACTS "O-1" THROUGH "O-10", INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SONOMA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE BUFFER, UTILITIES, DRAINAGE, LAKE MAINTENANCE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

3.) TRACTS "S-1" THROUGH "S-5", INCLUSIVE, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE SONOMA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

4.) THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SONOMA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 TOWN OF JUPITER. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT, EXCLUDING LANDSCAPE BUFFER EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

5.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE EASEMENTS, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE SONOMA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

6.) 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 TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION 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.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT LAND DEVELOPMENT AND ACQUISITION AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS GENERAL PARTNER, THIS 22 DAY OF August 2016.

WITNESS: Margaret Nelson
Margaret Nelson
PRINT NAME: Margaret Nelson
DIVOSTA HOMES, L.P.
A DELAWARE LIMITED PARTNERSHIP

WITNESS: Andrew Massey
Andrew Massey
PRINTED NAME: ANDREW MASSEY
BY: Brent Baker
BRENT BAKER,
PRESIDENT, SOUTHEAST FLORIDA DIVISION

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BRENT BAKER, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, SOUTHEAST FLORIDA DIVISION OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF August 2016.

MY COMMISSION EXPIRES: 9-14-18 Kathryn A. Bowes

COMMISSION NUMBER: FF146612 KATHRYN A. BOWES

DIVOSTA HOMES, LP.

DIVOSTA HOMES LP. NOTARY

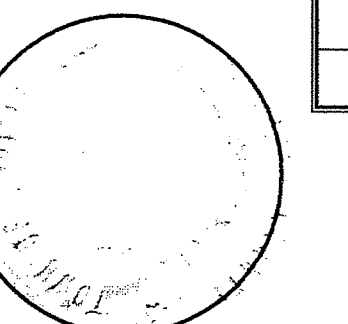
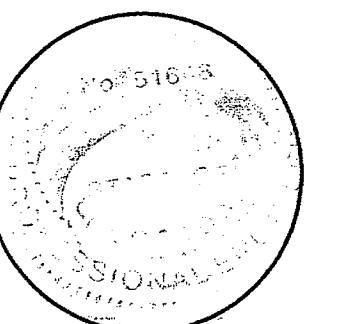
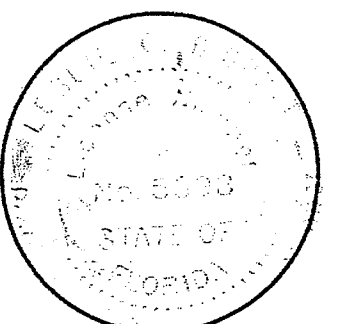
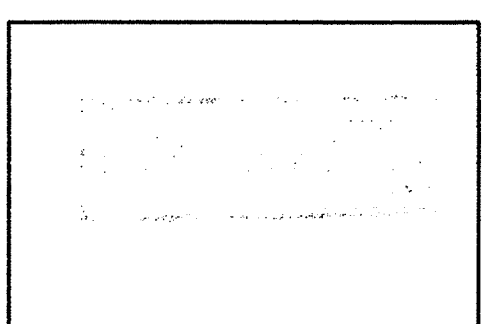
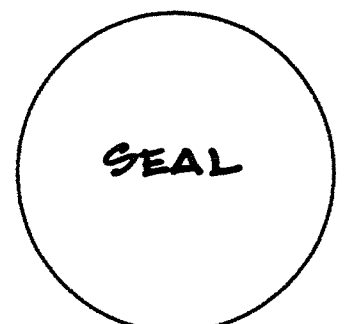
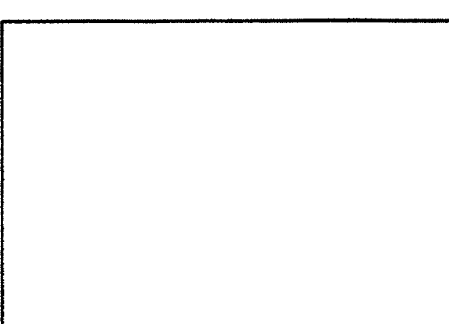
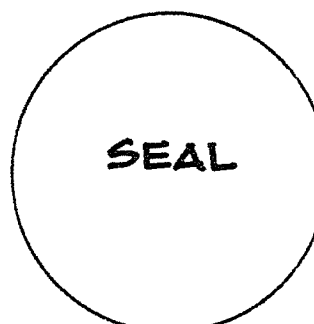
SONOMA ISLES HOMEOWNERS ASSOCIATION, INC.

SONOMA ISLES HOMEOWNERS ASSOCIATION, INC. NOTARY

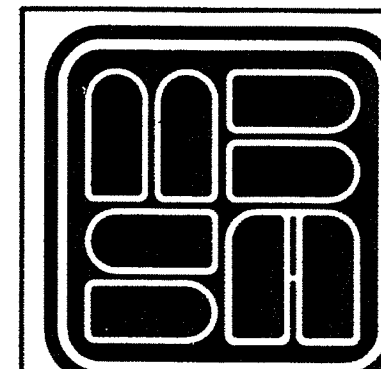
SURVEYOR

TOWN OF JUPITER ENGINEER

TOWN OF JUPITER



SHEET 1 OF 6



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SONOMA ISLES PLAT 3