

ABACOA - "S" PARCEL AT SWA

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 24,
TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
TOWN OF JUPITER

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, MATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426



SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plan was filed for record at 12:01 P.M.
this 27th day of January, 1999
and duly recorded in Plat Book No. 87
on page 185-186
DOROTHY HAWLKEN, Clerk of Circuit Court
by *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ABACOA - "S" PARCEL AT SWA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 24;

THENCE S89°50'06"E ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 1031.19 FEET;

THENCE N00°48'04"E A DISTANCE OF 832.99 FEET;

THENCE N89°58'02"E A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING;

THENCE N00°48'04" EAST A DISTANCE OF 140.73 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°55'13" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 209.82 FEET TO A POINT OF TANGENCY;

THENCE N48°53'17"E A DISTANCE OF 78.23 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°55'13" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 128.07 FEET TO A POINT OF TANGENCY;

THENCE N00°01'58"W A DISTANCE OF 45.00 FEET;

THENCE N45°01'58"W A DISTANCE OF 35.36 FEET TO A POINT ON A LINE 120.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE SAID SOUTHWEST ONE-QUARTER OF SECTION 24;

THENCE N89°58'02"E ALONG SAID PARALLEL LINE A DISTANCE OF 100.00 FEET;

THENCE S44°58'02"W A DISTANCE OF 35.36 FEET;

THENCE S00°01'58"E, A DISTANCE OF 45.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 48°55'13" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 170.77 FEET TO A POINT OF TANGENCY;

THENCE S48°53'17"W A DISTANCE OF 78.23 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 48°55'13" AND A RADIUS OF 200.00 FEET FOR AN ARC DISTANCE OF 167.86 FEET TO A POINT OF TANGENCY;

THENCE S00°48'04"W A DISTANCE OF 140.00 FEET;

THENCE S89°58'02"W A DISTANCE OF 50.01 FEET TO THE POINT OF BEGINNING;

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 0.73 ACRES, MORE OR LESS;

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

- THE UTILITY EASEMENTS AS SHOWN HEREON AS U.E. 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.
- THE BUFFER AS SHOWN HEREON IS HEREBY DEDICATED AS AN EASEMENT TO THE ABACOA PROPERTY OWNERS ASSEMBLY, INC. ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS AND LANDSCAPING PURPOSES. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID BUFFERS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 18th DAY OF DECEMBER, 1997.

ATTEST: *[Signature]*
Steven Cohen
PRINTED NAME
TITLE: Asst. Secretary

BY: *[Signature]*
L.L. LANDREY
PRINTED NAME
VICE PRESIDENT

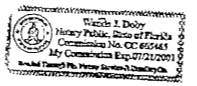
JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED L.L. Landrey, who is personally known to me or has produced as identification, and who executed the foregoing instrument as vice pres. of John D. & Catherine T. MacArthur Foundation 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 18th DAY OF December, 1997

MY COMMISSION EXPIRES: 07/31/2001
[Signature]
NOTARY PUBLIC
[Signature]
PRINTED NAME



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
"THE ABACOA PROPERTY OWNERS ASSEMBLY, INC." 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 18th DAY OF December, 1997.

"THE ABACOA PROPERTY OWNERS ASSEMBLY, INC. A FLORIDA CORPORATION NOT FOR PROFIT
BY: *[Signature]*
PRINTED NAME - TITLE
NADGR SALOUK - President.

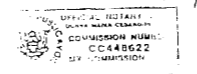
WITNESS: *[Signature]*
[Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Nader Salour, who is personally known to me or has produced as identification, and who executed the foregoing instrument as president of Abacoa Property Owners Assembly, Inc. 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 18th DAY OF December, 1997

MY COMMISSION EXPIRES: 8/27/99
[Signature]
NOTARY PUBLIC
[Signature]
PRINTED NAME



TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
"ABACOA - "S" PARCEL AT SWA" IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF JANUARY, 1998.

BY: *[Signature]*
KAREN GOLONKA
MAYOR

BY: *[Signature]*
DOUGLAS KOENNICKE, P.E.
TOWN ENGINEER

ATTEST: *[Signature]*
SALLY BOYLAN
TOWN CLERK

AREA TABULATION

TRACT DESIGNATION	ACREAGE	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
		LAND USE CLASSIFICATION	GROSS ACREAGE
A	0.367 ACRES	EXZ	0.367 ACRES
B	0.367 ACRES	EXZ	0.367 ACRES
C	32 SQ. FT.	EXZ	32 SQ. FT.

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, 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.

[Signature]
JAMES E. PARK
PROFESSIONAL SURVEYOR AND MAPPER NO. 3915
STATE OF FLORIDA

NOTES

- ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED, STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF S89°50'06"E.
COORDINATES SHOWN ARE GRID
DATUM - NAD '83 1990 ADJUSTMENT
ZONE - FLORIDA EAST
LINEAR UNIT - U.S. SURVEY FOOT
COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR - 1.0000077
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
S89°50'06"E (PLAT BEARING) = 00°00'02" COUNTERCLOCKWISE BEARING ROTATION
S89°50'06"E (GRID BEARING) (PLAT TO GRID)
SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST PER PALM BEACH COUNTY RESURVEY
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES.
DE - DENOTES DRAINAGE EASEMENTS
C - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
U.E. - DENOTES UTILITY EASEMENT
O.R. BOOK - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
LAE - DENOTES LIMITED ACCESS EASEMENT

CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ALYS NAGLER DANIELS, 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 TO THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION; 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.
DATE: 12/17/97
BY: *[Signature]*
ALYS NAGLER DANIELS, ATTORNEY AT LAW
FOR THE FIRM: GARY, DITRYCH & RYAN
LICENSED IN FLORIDA
LICENSE NO. 354600

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 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 WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 31 DAY OF DECEMBER 1997.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *[Signature]*
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS
[Signature]
WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS

