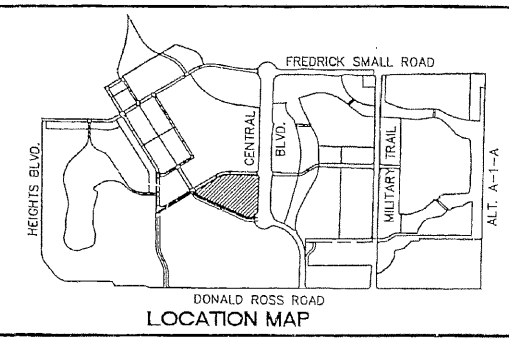


# ABACOA TOWN CENTER PLAT NO. 1

A Replat of Tracts TC7 and TC8 of Abacoa Plat No. 1, as recorded in Plat Book 78, Pages 145 through 163, inclusive of the Public Records of Palm Beach County, Florida, lying in Section 23, Township 41 South, Range 42 East Town of Jupiter, Palm Beach County, Florida

This instrument prepared by James E. Park, P.S.M.  
Williams, Hatfield & Stoner, Inc. - Engineers Surveyors Planners Environmental Scientists  
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

Sheet 1 of 3



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTH COUNTY LAND HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF TRACTS TC7 AND TC8 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, AT PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA TOWN CENTER PLAT NO. 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN HEREON AS UE 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.
2. THE BUFFER AS SHOWN HEREON IS HEREBY DEDICATED TO "ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC." AND "ABACOA TOWN CENTER PHASE ONE PROPERTY OWNERS' ASSOCIATION, INC." THEIR SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, SIGNS AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATIONS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, THE TOWN OF JUPITER, OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. "ABACOA PROPERTY OWNERS' ASSEMBLY, INC." SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN SAID BUFFERS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID BUFFERS.
3. TRACTS A, B, C, D, E, F, AND G, AS SHOWN HEREON, ARE HEREBY RESERVED AS COMMON AREAS FOR THE PURPOSES PERMITTED UNDER SUCH TRACT UNDER THE MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ABACOA TOWN CENTER, RECORDED IN O.R. BOOK 1117, PAGE 133 AND THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ABACOA TOWN CENTER PHASE ONE, RECORDED IN O.R. BOOK 1117, PAGE 142. BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC. AND ABACOA TOWN CENTER PHASE ONE PROPERTY OWNERS' ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
4. TRACTS X AND Y AS SHOWN HEREON ARE HEREBY RESERVED AS COMMON USE AREAS FOR ALL PURPOSES PERMITTED UNDER TOWN OF JUPITER ZONING ORDINANCES OR REGULATIONS, AS WELL AS THE MAINTENANCE OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ABACOA TOWN CENTER, RECORDED IN O.R. BOOK 1117, PAGE 133 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
5. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
6. THERE SHALL BE ONE (1) PARKING SPACE RESERVED FOR EACH RESIDENTIAL UNIT WITHIN THE LAND SHOWN HEREON.
7. ALL DRIVEWAYS ON TRACTS A, B, C, D, E, F, AND G, AS SHOWN HEREON ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF JUPITER STADIUM, LTD., A FLORIDA LIMITED PARTNERSHIP, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS WELL AS THEIR SUCCESSORS IN INTEREST TO THE BASEBALL STADIUM FACILITY NOW KNOWN AS ROGER DEAN STADIUM AND THEIR INVITEES AND LICENSEES. THE FOREGOING EASEMENT SHALL BE A BURDEN UPON THE OWNERS OF TRACTS A, B, C, D, E, F, AND G AND THEIR TENANTS. THE FOREGOING EASEMENT MAY BE USED ON EACH DAY ON WHICH A HOME SPRING TRAINING BASEBALL GAME, A MINOR LEAGUE GAME, OR OTHER EVENT IS HELD AT THE BASEBALL STADIUM FACILITY NOW KNOWN AS ROGER DEAN STADIUM.
8. ALL PARKING AREAS ON TRACTS A, B, C, D, E, F, AND G, AND ANY PARKING AREAS ON PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 13, AS SHOWN HEREON, ARE SUBJECT TO A NON-EXCLUSIVE EASEMENT FOR PARKING FOR THE BENEFIT OF JUPITER STADIUM, LTD., A FLORIDA LIMITED PARTNERSHIP, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS WELL AS THEIR SUCCESSORS IN INTEREST TO THE BASEBALL STADIUM FACILITY NOW KNOWN AS ROGER DEAN STADIUM AND THEIR INVITEES AND LICENSEES. THE FOREGOING EASEMENT SHALL BE A BURDEN UPON THE OWNERS OF TRACTS A, B, C, D, E, F, AND G, AND PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, AND 13, AND THEIR TENANTS. THE FOREGOING EASEMENT MAY BE USED ONLY ON EACH DAY ON WHICH A HOME SPRING TRAINING BASEBALL GAME, A MINOR LEAGUE GAME, OR OTHER EVENT IS HELD AT THE BASEBALL STADIUM FACILITY NOW KNOWN AS ROGER DEAN STADIUM; SHALL BE SUBJECT TO RESERVED PARKING FOR RESIDENTIAL UNITS PURSUANT TO NOTE G ABOVE; SHALL BE SUBJECT TO DESIGNATION OF PARKING SPACES FOR VALET PARKING PURSUANT TO THE SECOND AMENDMENT TO DECLARATION OF EASEMENTS FOR OFF-SITE PARKING RECORDED IN OFFICIAL RECORDS BOOK 10253, PAGES 1726-1761, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS AMENDED FROM TIME TO TIME; AND SHALL BE SUBJECT TO DESIGNATED OR RESERVED PARKING SPACES FOR ANY TOWN OF JUPITER POLICE SUBSTATION LOCATED WITHIN THE LAND SHOWN HEREON.
9. TRACT F AND TRACT G WILL EACH INCLUDE AN UNPAVED, GREEN AREA THAT MAY BE USED FOR PARKING ONLY ON EACH DAY ON WHICH A HOME SPRING TRAINING BASEBALL GAME, A MINOR LEAGUE GAME, OR OTHER EVENT IS HELD AT THE BASEBALL STADIUM FACILITY NOW KNOWN AS ROGER DEAN STADIUM, EXCEPT FOR SUCH PARKING USE. SUCH GREEN AREAS SHALL BE AVAILABLE FOR FORMAL AND INFORMAL RECREATIONAL USE BY RESIDENTS OF THE TOWN CENTER. SUCH GREEN AREAS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, AND SUCH MAINTENANCE SHALL BE CARRIED OUT IN ACCORDANCE WITH A MANAGEMENT PLAN FOR SUCH GREEN AREAS APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT OF THE TOWN OF JUPITER. ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR ESTABLISHMENT AND OPERATION OF CONTROL MECHANISMS (INCLUDING OPENING AND CLOSING THEREOF) TO ENSURE THAT GREEN AREAS ARE NOT USED FOR PARKING OTHER THAN ON EACH DAY ON WHICH A HOME SPRING TRAINING BASEBALL GAME, A MINOR LEAGUE GAME, OR OTHER EVENT IS HELD AT THE BASEBALL STADIUM NOW KNOWN AS ROGER DEAN STADIUM, AND TO ENSURE THAT SUCH GREEN AREAS ARE NOT USED FOR STORAGE OF MOTOR VEHICLES, RECREATIONAL VEHICLES, BOATS OR OTHER SUCH PROPERTY AT ANY TIME.

IN WITNESS WHEREOF, NORTH COUNTY LAND EQUITY CORPORATION, A FLORIDA CORPORATION, WHICH IS THE SOLE GENERAL PARTNER OF NORTH COUNTY LAND INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH IS THE SOLE GENERAL PARTNER OF NORTH COUNTY LAND HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3RD DAY OF MAY, 1999.

NORTH COUNTY LAND HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: NORTH COUNTY LAND INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, SOLE GENERAL PARTNER OF NORTH COUNTY LAND HOLDINGS, LTD.  
BY: NORTH COUNTY LAND EQUITY CORPORATION, A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF NORTH COUNTY LAND INVESTORS, LTD.

ATTEST: Patrick J. Disalvo BY: Bruce A. Rendina  
PATRICK J. DISALVO, SECRETARY BRUCE A. RENDINA, PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED BRUCE A. RENDINA AND PATRICK J. DISALVO WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF NORTH COUNTY LAND EQUITY CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 3RD DAY OF MAY, 1999.

MY COMMISSION EXPIRES: 4-16-01 Jacqueline M. Ruszenas  
NOTARY PUBLIC  
Jacqueline M. Ruszenas  
PRINTED NAME

**ACCEPTANCE OF DEDICATIONS AND RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ABACOA TOWN CENTER PHASE ONE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.

THIS 3RD DAY OF MAY, 1999.

ABACOA TOWN CENTER PHASE ONE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION.  
BY: Patrick J. Disalvo  
PRINTED NAME: PATRICK J. DISALVO  
TITLE: PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Patrick J. Disalvo, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA TOWN CENTER PHASE ONE PROPERTY OWNERS' 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 3RD DAY OF MAY, 1999.

MY COMMISSION EXPIRES: 4-16-01 Jacqueline M. Ruszenas  
NOTARY PUBLIC  
Jacqueline M. Ruszenas  
PRINTED NAME

**ACCEPTANCE OF DEDICATIONS AND RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS TO THE DEDICATION OF THE BUFFER TRACT AND ACKNOWLEDGES THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON.

THIS 3rd DAY OF May, 1999.

WITNESS: James E. Park BY: Nader Salour  
ABACOA PROPERTY OWNERS' ASSEMBLY, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION  
PRINTED NAME: NADER SALOUR  
TITLE: PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, 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 3rd DAY OF May, 1999.

MY COMMISSION EXPIRES: 3/21/2003 Dorothy H. Williams  
NOTARY PUBLIC  
Dorothy H. Williams  
PRINTED NAME

**ACCEPTANCE OF DEDICATIONS AND RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.

THIS 3RD DAY OF MAY, 1999.

WITNESS: Jackie Ruszenas BY: Patrick J. Disalvo  
Cathy M. Scott ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION  
PRINTED NAME: PATRICK J. DISALVO  
TITLE: PRESIDENT

**ACKNOWLEDGMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA TOWN CENTER MASTER PROPERTY OWNERS' 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 3RD DAY OF MAY, 1999.

MY COMMISSION EXPIRES: 4-16-01 Jacqueline M. Ruszenas  
NOTARY PUBLIC  
Jacqueline M. Ruszenas  
PRINTED NAME

**TOWN OF JUPITER ACCEPTANCE**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
"ABACOA TOWN CENTER PLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF May, 1999.

BY: Mayor Karen Golonka BY: Doug P. Koehnke, P.E.  
KAREN GOLONKA DOUG P. KOEHNKE, P.E.  
TOWN ENGINEER

ATTEST: Sally Ewlan  
TOWN CLERK

**PLAT APPROVAL**

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER, WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: David C. Luberg DATE: 5/25/99  
DAVID C. LUBERG, P.S.M.  
FLORIDA LICENSE NO. 3513

**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 SEC. 177.091(9), F.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.

James E. Park  
JAMES E. PARK, P.S.M.  
LICENSE NO. 3915  
STATE OF FLORIDA

- NOTES**
1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE EAST LINE OF TRACT TC7, OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EAST LINE HAVING A BEARING OF S01° 23' 13"W.
  2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
    - ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915)
    - UE - DENOTES UTILITY EASEMENT
    - ORB - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY RECORDS
    - LAE - DENOTES LIMITED ACCESS EASEMENT
    - R/W - DENOTES RIGHT-OF-WAY
    - VE - DENOTES INGRESS/EGRESS EASEMENT
  3. 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.
  4. CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.

**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 ROBERT D. NORRIS, 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 24th DAY OF May, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: Peter L. Pimentel BY: Robert D. Norris  
PETER L. PIMENTEL, SECRETARY ROBERT D. NORRIS, PRESIDENT  
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

**MORTGAGEE'S CONSENT**

STATE OF COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF NORFOLK

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON TRACT 107 OF THE PLAT OF "ABACOA PLAT NO. 1" AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10253, PAGE 1999 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SECRETARY VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF May, 1999.

MEDITRUST MORTGAGE INVESTMENTS, INC. A DELAWARE CORPORATION  
WITNESS: Michael S. Benjamin BY: Michael S. Benjamin  
MICHAEL S. BENJAMIN  
TITLE: SENIOR VICE PRESIDENT

**ACKNOWLEDGMENT**

STATE OF COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF NORFOLK

BEFORE ME PERSONALLY APPEARED MICHAEL S. BENJAMIN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND SECRETARY OF MEDITRUST MORTGAGE INVESTMENTS, INC., A DELAWARE 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 SEAL THIS 4th DAY OF April, 1999.

MY COMMISSION EXPIRES: 3-24-06 James E. Park  
NOTARY PUBLIC  
PRINTED NAME: James E. Park

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN NORTH COUNTY LAND HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

CHICAGO TITLE INSURANCE COMPANY  
ATTEST: Linda Durso BY: Michael M. McCormick  
NAME: LINDA DURSO NAME: Michael M. McCormick  
TITLE: Resident Vice President TITLE: Assistant Vice President

SEAL NORTH COUNTY LAND EQUITY CORPORATION  
SEAL NOTARY PUBLIC  
SEAL ABACOA TOWN CENTER PHASE ONE PROPERTY OWNERS' ASSOCIATION, INC.  
SEAL NOTARY PUBLIC  
SEAL ABACOA PROPERTY OWNERS' ASSEMBLY, INC.  
SEAL NOTARY PUBLIC  
SEAL ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC.  
SEAL NOTARY PUBLIC  
SEAL MEDITRUST MORTGAGE INVESTMENTS, INC.  
SEAL TOWN OF JUPITER CONSULTING SURVEYOR  
SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
SEAL TOWN OF JUPITER ENGINEER  
SEAL PROFESSIONAL SURVEYOR & MAPPER