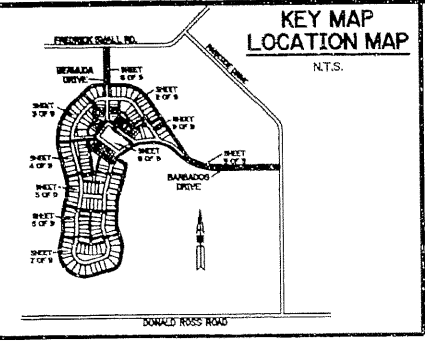




113

THE ISLAND AT ABACOA

BEING A REPLAT OF ALL OF TRACTS RN1A AND RN1B ACCORDING TO THE PLAT 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 SHEET 1 OF 9 MAY, 1999



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 3:30 p.m. on 20th day of May 1999
and duly recorded in Plat Book No. 85
in page 113-121
DOROTHY H. WILKIN, Clerk of Circuit Court
by *Deigh J. Stanley* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA HOMES, INC., A FLORIDA CORPORATION AND ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "THE ISLAND AT ABACOA", BEING A REPLAT OF ALL OF TRACTS RN1A AND RN1B ACCORDING TO THE PLAT 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. CONTAINING 48.603 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, 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 DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., 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.

THE TOWN OF JUPITER AND THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO OPERATE AND MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WHICH ARE ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS WHICH ARE DEDICATED TO THE TOWN.

- TRACTS "OS1" THROUGH "OS19", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE DRAINAGE FACILITIES LYING WITHIN TRACT "A" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER.

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING, (PLANTINGS AND SOIL) AND IRRIGATION FACILITIES WITHIN TRACT "A", AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED PER THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- TRACTS "E" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC INGRESS-EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. INGRESS-EGRESS EASEMENTS OVER ALL OF TRACTS "E" AND "C", AS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO THE WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN ON THIS PLAT. THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO DISTRICT.

TRACTS "O" THROUGH "M" AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREAS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. WITHOUT MODIFYING THE FOREGOING DEDICATION AND MAINTENANCE DUTIES, THE OPEN AREA OF TRACT "F" SHALL BE, AND REMAIN, ACCESSIBLE TO THE PUBLIC.

- THE WATER MANAGEMENT MAINTENANCE EASEMENTS FOR INGRESS AND EGRESS OVER TRACT OS-1 AND TRACT OS-2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR MAINTENANCE OF SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES. THE LANDS ENCUMBERED BY SAID WATER MANAGEMENT MAINTENANCE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

THE WATER MANAGEMENT ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID DISTRICT'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES. THE LANDS ENCUMBERED BY SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

- THE ACCESS, UTILITY AND IRRIGATION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO GOLF FIRST, L.L.C., ITS SUCCESSORS AND ASSIGNS FOR ACCESS, UTILITY AND IRRIGATION PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GOLF FIRST, L.L.C., WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, ABACOA HOMES, INC., A FLORIDA 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 20th DAY OF June 1999.

By: *Jack B. Owen, Jr.*
JACK B. OWEN, JR., VICE PRESIDENT

WITNESS: *M. Jeanne Munde*
PRINT NAME: M. Jeanne Munde

WITNESS: *Christine Scalamanoré*
PRINT NAME: Christine Scalamanoré

IN WITNESS WHEREOF, ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, AS OWNER OF TRACT RN1B ONLY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF June 1999.

ABACOA DEVELOPMENT COMPANY
By: *Nader G.M. Salour*
NADER G.M. SALOUR, PRESIDENT

WITNESS: *Donna M. Cesaro-Peague*
PRINT NAME: Donna M. Cesaro-Peague

WITNESS: *Sayed Geranmayeh*
PRINT NAME: SAYEED GERANMAYEH

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JACK B. OWEN, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS BEEN PROVEN AS IDENTIFIED HEREON, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF ABACOA HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 20th DAY OF June 1999.

MY COMMISSION EXPIRES: 8/31/02
NOTARY PUBLIC: *Christine Scalamanoré*
PRINTED NAME: Christine Scalamanoré

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NADER G.M. SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS BEEN PROVEN AS IDENTIFIED HEREON, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 16th DAY OF June 1999.

MY COMMISSION EXPIRES: 3/27/2003
NOTARY PUBLIC: *Donna M. Cesaro-Peague*
PRINTED NAME: Donna M. Cesaro-Peague

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA
LB 6674

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF June 1999.

THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
By: *Charles H. Hathaway*
CHARLES H. HATHAWAY
PRESIDENT

WITNESS: *Christine Scalamanoré*
PRINTED NAME: Christine Scalamanoré

WITNESS: *Soraine Roman*
PRINTED NAME: Soraine Roman

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME OR HAS BEEN PROVEN AS IDENTIFIED HEREON, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ISLAND AT ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 20th DAY OF June 1999.

MY COMMISSION EXPIRES: 8/31/02
NOTARY PUBLIC: *Christine Scalamanoré*
PRINTED NAME: Christine Scalamanoré

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF June 1999.

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
By: *Nader G.M. Salour*
NADER G.M. SALOUR
PRESIDENT

WITNESS: *Donna M. Cesaro-Peague*
PRINTED NAME: Donna M. Cesaro-Peague

WITNESS: *Sayed Geranmayeh*
PRINTED NAME: SAYEED GERANMAYEH

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NADER G.M. SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS BEEN PROVEN AS IDENTIFIED HEREON, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 16th DAY OF June 1999.

MY COMMISSION EXPIRES: 8/27/2003
NOTARY PUBLIC: *Donna M. Cesaro-Peague*
PRINTED NAME: Donna M. Cesaro-Peague

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., 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 TO ABACOA HOMES, INC., A FLORIDA CORPORATION AND ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION; THAT ALL TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES, LTD.
By: *William E. Shannon*
WILLIAM E. SHANNON, PRESIDENT

DATE: June 4, 1999

By: *William E. Shannon*
WILLIAM E. SHANNON, PRESIDENT

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

GOLF FIRST L.L.C., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF June 1999.

GOLF FIRST L.L.C.
A FLORIDA CORPORATION LIMITED LIABILITY COMPANY
By: *Jerry Kamis*
PRESIDENT BY JERRY KAMIS, AS MANAGING MEMBER.

WITNESS: *Donna M. Cesaro-Peague*
PRINTED NAME: Donna M. Cesaro-Peague

WITNESS: *Judith A. Thomas*
PRINTED NAME: Judith A. Thomas

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jerry Kamis, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE GOLF FIRST, L.L.C., A FLORIDA CORPORATION NOT FOR PROFIT, 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 16th DAY OF June 1999.

MY COMMISSION EXPIRES: 3/27/2003
NOTARY PUBLIC: *Donna M. Cesaro-Peague*
PRINTED NAME: Donna M. Cesaro-Peague

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS SHOWN HEREON WITHIN TRACTS OS-1 AND OS-2 AND ACKNOWLEDGES THAT NPBCID HAS MAINTENANCE OBLIGATIONS IN CONNECTION WITH SAID WATER MANAGEMENT MAINTENANCE EASEMENTS AND ACCEPTS THE WATER MANAGEMENT ACCESS EASEMENTS AND INGRESS-EGRESS EASEMENTS AS SHOWN HEREON AND ACKNOWLEDGES THAT NPBCID HAS NO MAINTENANCE OBLIGATION IN CONNECTION WITH SAID WATER MANAGEMENT ACCESS EASEMENTS AND INGRESS-EGRESS EASEMENTS AND SAID DISTRICT ACKNOWLEDGES THAT THESE ARE NO OTHER DEDICATIONS TO NOR OTHER 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 23rd DAY OF June 1999.

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

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 Uderick*
DAVID UDERICK, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 3613

DATE: 6-30-99

SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED. STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (AND 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST. SAID WEST LINE HAVING A BEARING OF N00°35'41"E.
- 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 AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME AS WELL AS APPROVAL OF THE TOWN ENGINEER, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- COORDINATES SHOWN ARE GRID DATUM = NAD '83 1980 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION SCALE FACTOR = 1.000077 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE (PLAT BEARING) = (GRID BEARING)
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS AND DEDICATIONS DESCRIBED IN ABACOA PLAT NO. 1 SHALL SURVIVE THIS REPLATING.
- 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.
- SCALE FACTOR SHOWN ON SURVEYOR'S NOTE NO. 5 WAS TAKEN FROM "ABACOA PLAT NO. 1", RECORDED IN PLAT BOOK 78, PAGES 145 - 163, PUBLIC RECORDS OF PALM BEACH COUNTY.

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

"THE ISLAND AT ABACOA" IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF June 1999.

By: *Karen Golonka*
KAREN GOLONKA
MAYOR

By: *Douglas P. Koehnke*
DOUGLAS KOEHNKE, P.E.
TOWN ENGINEER

By: *Sally Boylan*
SALLY BOYLAN
TOWN CLERK

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 CERTAIN REFERENCE MONUMENTS (P.P.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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 6-18-99
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213
STATE OF FLORIDA