



LOCATION MAP

ABACOA - CENTRAL BOULEVARD PLAT

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A Portion of Sections 13 and 14, 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

MARCH 1999

Sheet 1 of 6



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record on)
this 26th day of August)
1999)
and duly recorded in Public Record No.)
on page 2 of 13)
DOROTHY H. WILKIN, Clerk of Circuit Court)
by Leigh D. Stanley, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTIONS 13 AND 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA-CENTRAL BOULEVARD PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 14;

THENCE N 01°08'07" E, ALONG THE EAST LINE OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) OF SAID SECTION 14, A DISTANCE OF 270.96 FEET TO A POINT ON THE NORTHERLY LINE OF TRACT B 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 POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT BEING N 01°04'33" E, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48°15'13" AND A RADIUS OF 250.00 FEET FOR AN ARC DISTANCE OF 197.72 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID CURVE HAVING A BEARING OF S48°10'45"E;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 40°41'08" AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 71.01 FEET TO A POINT OF TANGENCY;

THENCE N 01°08'07" E, A DISTANCE OF 1099.69 FEET;

THENCE N 43°51'55" W, A DISTANCE OF 28.28 FEET;

THENCE N 01°08'07" E, A DISTANCE OF 75.00 FEET;

THENCE N 46°08'04" E, A DISTANCE OF 16.11 FEET;

THENCE N 04°25'17" E, A DISTANCE OF 150.23 FEET;

THENCE N 01°08'07" E, A DISTANCE OF 1008.31 FEET;

THENCE N 02°10'56" E, A DISTANCE OF 217.55 FEET;

THENCE N 42°48'03" W, A DISTANCE OF 28.28 FEET;

THENCE N 02°10'57" E, A DISTANCE OF 75.00 FEET;

THENCE N 47°10'55" E, A DISTANCE OF 15.34 FEET;

THENCE N 05°30'11" E, A DISTANCE OF 157.99 FEET;

THENCE N 02°10'57" E, A DISTANCE OF 754.67 FEET;

THENCE N 42°48'50" W, A DISTANCE OF 45.25 FEET;

THENCE N 02°10'57" E, A DISTANCE OF 64.01 FEET;

THENCE N 47°11'13" E, A DISTANCE OF 25.44 FEET;

THENCE N 08°04'32" E, A DISTANCE OF 208.30 FEET;

THENCE N 02°10'57" E, A DISTANCE OF 525.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 43°18'28" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 18.90 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 09°54'00" AND A RADIUS OF 238.29 FEET FOR AN ARC DISTANCE OF 41.17 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 13°23'59" AND A RADIUS OF 160.00 FEET FOR AN ARC DISTANCE OF 37.42 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 53°46'40" AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 83.88 FEET TO A POINT OF TANGENCY;

THENCE N 71°36'13" W, A DISTANCE OF 208.50 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°32'43" AND A RADIUS OF 2290.00 FEET FOR AN ARC DISTANCE OF 661.29 FEET TO A POINT OF CURVE ON THE SOUTH RIGHT-OF-WAY LINE OF INDIAN CREEK PARKWAY, SAID LINE BEING 80.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHEAST ONE-QUARTER (N.E. 1/4) OF SAID SECTION 14;

THENCE S 82°05'58" E, ALONG SAID PARALLEL LINE A DISTANCE OF 343.37 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 14°50'11" AND A RADIUS OF 2804.80 FEET FOR AN ARC DISTANCE OF 726.29 FEET TO A POINT OF TANGENCY;

THENCE S 73°18'45" E, A DISTANCE OF 505.51 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 17°11'15" AND A RADIUS OF 2924.79 FEET FOR AN ARC DISTANCE OF 877.37 FEET TO A POINT OF CURVE;

THENCE S 89°30'00" W, A DISTANCE OF 10.67 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 08°29'43" AND A RADIUS OF 4613.00 FEET FOR AN ARC DISTANCE OF 633.88 FEET TO A POINT OF TANGENCY;

THENCE N 82°00'17" W, A DISTANCE OF 376.80 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 61°02'23" AND A RADIUS OF 45.00 FEET FOR AN ARC DISTANCE OF 47.94 FEET TO A POINT OF REVERSE 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 12°48'48" AND A RADIUS OF 160.00 FEET FOR AN ARC DISTANCE OF 35.78 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 47°33'12" AND A RADIUS OF 85.00 FEET FOR AN ARC DISTANCE OF 53.99 FEET TO A POINT OF TANGENCY;

THENCE S 02°10'57" W, A DISTANCE OF 657.46 FEET;

THENCE S 42°48'48" E, A DISTANCE OF 45.26 FEET;

THENCE S 02°10'57" W, A DISTANCE OF 75.00 FEET;

THENCE S 47°11'01" W, A DISTANCE OF 27.45 FEET;

THENCE S 05°57'26" W, A DISTANCE OF 191.27 FEET;

THENCE S 02°10'57" W, A DISTANCE OF 701.63 FEET;

THENCE S 42°49'11" E, A DISTANCE OF 45.70 FEET;

THENCE S 02°10'57" W, A DISTANCE OF 75.00 FEET;

THENCE S 47°11'03" W, A DISTANCE OF 28.07 FEET;

THENCE S 05°13'22" W, A DISTANCE OF 232.84 FEET;

THENCE S 01°08'07" W, A DISTANCE OF 1128.59 FEET;

THENCE S 43°51'53" E, A DISTANCE OF 44.97 FEET;

THENCE S 01°08'07" W, A DISTANCE OF 64.00 FEET;

THENCE S 46°08'09" W, A DISTANCE OF 30.10 FEET;

THENCE S 04°41'59" W, A DISTANCE OF 168.01 FEET;

THENCE S 01°08'07" W, A DISTANCE OF 922.30 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 37°55'20" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 99.28 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT B, SAID POINT BEING ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, A RADIAL LINE OF SAID CURVE THROUGH POINT BEING N 53°12'47" E;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 52°08'14" AND A RADIUS OF 230.00 FEET FOR AN ARC DISTANCE OF 209.29 FEET TO THE POINT OF BEGINNING;

SAID LAND LYING IN THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA CONTAINING 34.83 ACRES MORE OR LESS.

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

1. THE DRAINAGE DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND FOR LANDSCAPING, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID EASEMENTS AND FURTHERMORE, SAID COUNTY SHALL HAVE THE RIGHT TO POSITIVE DISCHARGE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE FACILITIES LOCATED THEREIN.
2. ALL OF TRACT A (CENTRAL BOULEVARD) AS SHOWN HEREON IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR ROADWAY AND OTHER PROPER PURPOSES SUBJECT TO THE EASEMENTS SHOWN HEREON.

IN WITNESS WHEREOF, ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION 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 27th DAY OF March, 1999.

WITNESS: Donna Maria Cesaro-Pengue ABACOA DEVELOPMENT COMPANY
A DELAWARE CORPORATION LICENSED
TO DO BUSINESS IN FLORIDA
WITNESS: Nader Salour BY: Nader Salour
NADER SALOUR
PRESIDENT

TITLE 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 ABACOA DEVELOPMENT COMPANY, A DELAWARE 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: 8/9/99 BY: Alys Nagler Daniels
ALYS NAGLER DANIELS, ATTORNEY AT LAW
LICENSED IN FLORIDA
LICENSE NO. 354600

PALM BEACH COUNTY ACCEPTANCE

COUNTY ENGINEER:

PALM BEACH COUNTY HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREIN
THIS 6th DAY OF July, 1999.

George Webb
GEORGE WEBB, P.E. - COUNTY ENGINEER

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 THE ABACOA DEVELOPMENT COMPANY AND HE 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 27th DAY OF March, 1999.
MY COMMISSION EXPIRES: 3/27/99

Donna Maria Cesaro-Pengue
NOTARY PUBLIC
Donna M. Cesaro-Pengue
PRINTED NAME

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. Ludberg, P.S.M.
FLORIDA LICENSE NO. 3613
DATE: 3/5/99

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREIN.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RAYMOND W. ROTCE, 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 26th DAY OF APRIL, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: Peter L. Pimentel BY: Robert D. Norris
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS
RAYMOND W. ROTCE, PRESIDENT
BOARD OF SUPERVISORS
ROBERT D. NORRIS

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

"ABACOA - CENTRAL BOULEVARD PLAT" IS HEREBY APPROVED FOR RECORD
THIS 6th DAY OF August, 1999.

BY: Karen Golonka BY: Doug P. Koonwike, P.E.
KAREN GOLONKA, P.E. DOUG P. KOONWIKE, P.E.
MAYOR TOWN ENGINEER

ATTEST: Sally Boylan
SALLY BOYLAN
TOWN CLERK

