

Location Map

# ABACOA PLAT NO. 2

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

September, 1999

Sheet 2 of 13

WHICH LAND ABACOA DEVELOPMENT COMPANY HAS CAUSED TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND ALL DO HEREBY DEDICATE AS FOLLOWS:

1. 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. NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. OR EXCAVATION ON SUCH UTILITY EASEMENTS IN PARCELS GW15 THROUGH GW 27, INCLUSIVE, OR COINCIDENT WITH EASEMENTS EXCLUSIVE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL BE PERMITTED UNLESS THEY ARE APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
2. THE BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED AS EASEMENTS 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, IRRIGATION, LANDSCAPING PURPOSES, LIGHTING AND ENTRY FEATURES. NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. OR EXCAVATION ON SUCH BUFFERS IN PARCELS CW15 THROUGH GW 27, INCLUSIVE, OR COINCIDENT WITH EASEMENTS EXCLUSIVE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL BE PERMITTED UNLESS THEY ARE APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON AS LAE, ARE HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
4. AN INGRESS/EGRESS EASEMENT FOR PUBLIC PURPOSES OVER AND THROUGH TRACTS R100 THROUGH R110, INCLUSIVE, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE TOWN OF JUPITER, THEIR SUCCESSORS AND ASSIGNS, TOGETHER WITH AN EASEMENT, BUT NOT THE OBLIGATION, OVER, UNDER, UPON AND THROUGH SAID TRACTS R100 THROUGH R110, INCLUSIVE, TO CONSTRUCT ROADS, UTILITIES OR ANY OTHER MODERN ROADWAY IMPROVEMENT, INCLUDING APPURTENANCES RELATED THERETO, DEEMED APPROPRIATE BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER. THE OWNER OF ANY CONSTRUCTED IMPROVEMENTS SHALL HAVE THE OPERATION AND MAINTENANCE OBLIGATION OF ALL SAID IMPROVEMENTS.
5. THE WATER MANAGEMENT MAINTENANCE EASEMENTS, SHOWN HEREON AS W.M.E., ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN THE ADJACENT GREENWAY TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MAINTENANCE OF SAID EASEMENTS SHALL BE THE PERPETUAL RESPONSIBILITY OF THE RESPECTIVE UNDERLYING OWNER(S). SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENTS. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR EXCAVATION ON SUCH EASEMENTS DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.

IN WITNESS WHEREOF, THE JOHN D. AND CATHERINE T MACARTHUR FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

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

THIS 17<sup>th</sup> DAY OF September, 1999.

ATTEST: [Signature] BY: [Signature]  
Barney Berry Secretary  
John J. Mintz  
 PRINTED NAME: John J. Mintz  
 TITLE: Vice-President and General Counsel

IN WITNESS WHEREOF, THE 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.

ABACOA DEVELOPMENT COMPANY A DELAWARE CORPORATION

THIS 10<sup>th</sup> DAY OF September, 1999.

BY: [Signature]  
Nader Salour  
 BY: NADER SALOUR  
 PRESIDENT

WITNESS: [Signature]  
Judith A. Thomas

IN WITNESS WHEREOF, THE TOWN OF JUPITER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS TOWN SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS TOWN COUNCIL.

THIS 30<sup>th</sup> DAY OF September, 1999.

ATTEST: [Signature] BY: [Signature]  
SALL BOYLAN TOWN CLERK KAREN GOLOKA - MAYOR

### ACKNOWLEDGMENT

STATE OF ILLINOIS  
COUNTY OF COOK

BEFORE ME PERSONALLY APPEARED JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE JOHN D. AND 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 17<sup>th</sup> DAY OF September, 1999.

MY COMMISSION EXPIRES: March 28, 2002



[Signature]  
Nancy A. Rinder  
 NOTARY PUBLIC  
 PRINTED NAME

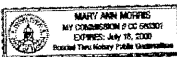
### ACKNOWLEDGMENT

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 VICE PRESIDENT OF THE ABACOA DEVELOPMENT COMPANY 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 10<sup>th</sup> DAY OF Sept, 1999.

MY COMMISSION EXPIRES: July 16, 1999



[Signature]  
Mary Ann Morris  
 NOTARY PUBLIC  
 PRINTED NAME

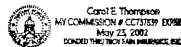
### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KAREN GOLOKA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE TOWN OF JUPITER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS MAYOR OF SAID TOWN, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE TOWN SEAL OF SAID TOWN AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR POLITICAL AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID TOWN.

WITNESS MY HAND AND SEAL THIS 29<sup>th</sup> DAY OF SEPTEMBER, 1999.

MY COMMISSION EXPIRES: MAY 23, 2002



[Signature]  
CAROL E. THOMPSON  
 NOTARY PUBLIC  
 PRINTED NAME

### 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 10<sup>th</sup> DAY OF September, 1999.

ABACOA PROPERTY OWNERS ASSEMBLY, INC.  
 A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature]  
 PRINTED NAME: Judith A. Thomas BY: [Signature]  
 WITNESS: [Signature] PRESIDENT  
 PRINTED NAME: JAMES V. TIPPERT

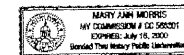
### ACKNOWLEDGMENT

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 10<sup>th</sup> DAY OF SEPT, 1999.

MY COMMISSION EXPIRES: July 16, 1999



[Signature]  
Mary Ann Morris  
 NOTARY PUBLIC  
 PRINTED NAME

### 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 THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, EXCEPT FOR TRACT FRI, WHICH IS VESTED TO THE TOWN OF JUPITER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA; 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: 9/10/99 BY: [Signature]  
ALYS NAGLER DANIELS, ATTORNEY AT LAW  
 LICENSED IN FLORIDA  
 LICENSE NO. 354600

### 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 COMPLES 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