

# ABACOA - REPLAT OF TRACTS WK1, WK2, WK3 AND WK4

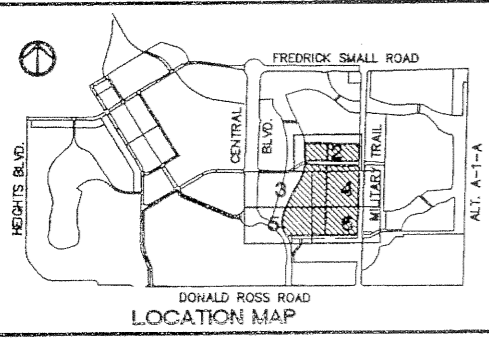
A Replat of Tracts WK1, WK2, WK3 and WK4 of Abacoa Plat No. 1, as recorded in Plat Book 78, Pages 145 through 163, inclusive of the Public Records of Palm Beach County, Florida, lying in Section 24, Township 41 South, Range 42 East Town of Jupiter, Palm Beach County, Florida

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 6

March 2000



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF ALL OF TRACTS WK1, WK2, WK3 AND WK4 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 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA - REPLAT OF TRACTS WK1, WK2, WK3 AND WK4", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS WK1, WK2, WK3 AND WK4 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 LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 73.19 ACRES, MORE OR LESS:

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES 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 LIMITED ACCESS EASEMENT, AS SHOWN HEREON AS LAE, ADJACENT TO MILITARY TRAIL IS HEREBY DEDICATED TO PALM BEACH COUNTY. ALL OTHER LIMITED ACCESS EASEMENTS SHOWN HEREON ARE DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACTS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND OTHER RELATED PURPOSES.
- TRACT 4, AS SHOWN HEREON, SHALL BE RESERVED UNTO THE ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR USE AS A FUTURE PUBLIC STREET TURN LANE WITH WRITTEN APPROVAL FROM THE TOWN OF JUPITER AND PALM BEACH COUNTY.
- THE TEN FOOT SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR PEDESTRIAN INGRESS/EGRESS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID EASEMENT.
- THE BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED TO ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, SIGNS AND LANDSCAPING PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS 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.
- THE DRAINAGE EASEMENT, AS SHOWN HEREON, SHALL BE RESERVED UNTO THE ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, WORKPLACE EQUITY CORPORATION, A FLORIDA CORPORATION, WHICH IS THE SOLE GENERAL PARTNER OF WORKPLACE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH IS THE SOLE GENERAL PARTNER OF WORKPLACE HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH IS THE GENERAL PARTNER OF WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF March, 2000.

WORKPLACE FLORIDA, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY: WORKPLACE HOLDINGS, LTD.  
A FLORIDA LIMITED PARTNERSHIP  
BY: WORKPLACE INVESTORS, LTD.,  
A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF  
WORKPLACE HOLDINGS, LTD.  
BY: WORKPLACE EQUITY CORPORATION,  
A FLORIDA CORPORATION, GENERAL PARTNER OF  
WORKPLACE INVESTORS, LTD.

WITNESS: Jackie Ruozena, Joan V. Dalic  
PRINTED NAME: Patrick J. DiSalvo  
TITLE: Vice President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Patrick J. DiSalvo, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WORKPLACE EQUITY CORPORATION, A FLORIDA CORPORATION, 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 SEAL THIS 6th DAY OF March, 2000.  
MY COMMISSION EXPIRES: 7/5/2001

Joan V. Dalic  
NOTARY PUBLIC  
PRINTED NAME: Joan V. Dalic

### ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ABACOA WORKPLACE 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 6th DAY OF March, 2000.  
ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
WITNESS: Jackie Ruozena, Joan V. Dalic  
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 WORKPLACE 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 6th DAY OF March, 2000.  
MY COMMISSION EXPIRES: 7/5/2001

Joan V. Dalic  
NOTARY PUBLIC  
PRINTED NAME: Joan V. Dalic

### ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

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

THIS 6th DAY OF March, 2000.  
ABACOA PROPERTY OWNERS' ASSEMBLY, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION  
WITNESS: Judith A. Thomas, Patrick J. DiSalvo  
BY: Nader Salove  
PRINTED NAME: Nader Salove  
TITLE: President

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NADER SALOVE, 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 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 6th DAY OF March, 2000.  
MY COMMISSION EXPIRES: 5/27/00

Patrick J. DiSalvo  
NOTARY PUBLIC  
PRINTED NAME: Patrick J. DiSalvo  
TITLE: Vice President

### MORTGAGEE'S CONSENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 11434, PAGES 270 THROUGH 282, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION HEREON.  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS  
THIS 7th DAY OF March, 2000.

LEHMAN BROTHERS HOLDINGS INC.,  
DOING BUSINESS AS LEHMAN CAPITAL, A  
DIVISION OF LEHMAN BROTHERS HOLDINGS  
INC., A DELAWARE CORPORATION  
WITNESS: Eugene Gold, Joan V. Dalic  
BY: Catherine Vesota  
PRINTED NAME: Catherine Vesota  
TITLE: Authorized Signatory

### ACKNOWLEDGMENT

STATE OF NEW YORK  
COUNTY OF NEW YORK  
BEFORE ME PERSONALLY APPEARED Catherine Vesota, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED SIGNATORY OF LEHMAN BROTHERS HOLDINGS INC., A DELAWARE CORPORATION, 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 SEAL THIS 13th DAY OF March, 2000.  
MY COMMISSION EXPIRES:

Doan M. Esquivel (Garcia)  
NOTARY PUBLIC  
PRINTED NAME: Doan M. Esquivel (Garcia)

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

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 TESULA N. STEWART, 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 March, 2000.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: Peter L. Pimentel, Tesula N. Stewart  
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS  
TESULA N. STEWART, PRESIDENT BOARD OF SUPERVISORS

### TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 23rd DAY OF March, 2000, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

\*ABACOA - REPLAT OF TRACTS WK1, WK2, WK3 AND WK4\* IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF MARCH, 2000.  
KAREN GOLONKA  
BY: MAYOR  
ATTEST: Sally Boylan  
SALLY BOYLAN  
TOWN CLERK

### 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 WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS DESCRIBED HEREON; 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.

ATTEST: Linda J. Whitman  
BY: Michael M. McLoemick  
NAME: Michael M. McLoemick  
TITLE: Assistant Vice President

### 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 THAT PERMANENT CONTROL POINTS ("P.C.P.'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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF TOWN OF JUPITER, FLORIDA.

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

### NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO ABACOA PLAT NO.1 AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH RANGE 42 EAST, HAVING A BEARING OF N89°46'10"E.
- 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.
- 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. 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 CONTROL POINT (P.C.P. NO. LB-26)
- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915)
- UE - DENOTES UTILITY EASEMENT
- ORB - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
- PG - DENOTES PAGE NUMBER
- LAE - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- CH - DENOTES CHORD BEARING AND DISTANCE
- DE - DENOTES DRAINAGE EASEMENT

### AREA TABULATION

PARCEL DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
WK1A	4.99 ACRES	COZ	5.36 ACRES
WK2A	6.65 ACRES	COZ	7.15 ACRES
WK3A	6.27 ACRES	COZ	6.74 ACRES
WK3B	2.21 ACRES	COZ	2.37 ACRES
WK3C	4.22 ACRES	COZ	4.54 ACRES
WK3D	13.40 ACRES	COZ	14.40 ACRES
WK4A	30.35 ACRES	COZ	32.63 ACRES
TRACT 1	0.80 ACRES	EXZ	0.00 ACRES
TRACT 2	3.19 ACRES	EXZ	0.00 ACRES
TRACT 3	1.04 ACRES	EXZ	0.00 ACRES
TRACT 4	0.07 ACRES	EXZ	0.00 ACRES

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION CODE "COZ" DENOTES COMMERCIAL ACREAGE AND "EXZ" DENOTES EXEMPT ACREAGE.

