

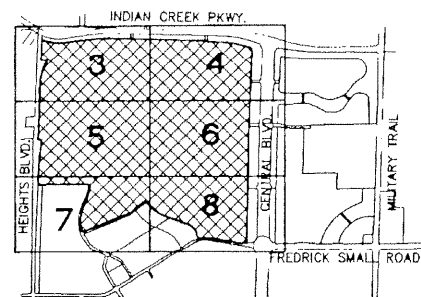
Abacoa - Plat No. 4

A Portion of Section 14, Township 41 South, Range 42 East and Being a Replat of a Portion of Tract PC2 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 the Town of Jupiter, Palm Beach County, Florida

April 2001

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

Sheet 2 of 8



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), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER 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 THE TOWN OF JUPITER.

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

Northern Palm Beach County Improvement District Acceptance

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

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 DIRECTORS THIS 16th DAY OF APRIL, 2001.

ATTEST: PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS
BY: TESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS

Town of Jupiter Acceptance

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE TOWN OF JUPITER, FLORIDA HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREIN.

THIS 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 16th DAY OF APRIL, 2001, 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.

BY: DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

State Plane Coordinates

| POINT NUMBER | NORTHING | EASTING |
|--------------|-------------|-------------|
| 1 | 937850.2425 | 940609.8058 |
| 2 | 937783.7379 | 941200.9066 |
| 3 | 937842.4829 | 941655.3642 |
| 4 | 937877.2650 | 942377.6379 |
| 5 | 937866.7688 | 942702.3609 |
| 6 | 937863.1486 | 942752.3613 |
| 7 | 937806.2947 | 944511.6745 |
| 8 | 937781.2805 | 944511.7015 |
| 9 | 937770.2979 | 944851.5625 |
| 10 | 937662.4832 | 945451.1763 |
| 11 | 937635.5163 | 945532.2615 |
| 12 | 937619.0344 | 945548.3008 |
| 13 | 937584.1683 | 945560.7346 |
| 14 | 937573.6818 | 945562.6061 |
| 15 | 935523.4434 | 945484.4764 |
| 16 | 933002.1399 | 945434.5210 |
| 17 | 933004.9362 | 945293.1331 |
| 18 | 933012.6342 | 945206.3468 |
| 19 | 933113.0605 | 944572.4691 |
| 20 | 933099.9133 | 944294.6725 |
| 21 | 933191.5890 | 944271.0968 |
| 22 | 933453.1884 | 944028.7579 |
| 23 | 933587.9188 | 943632.9767 |
| 24 | 933606.0446 | 943579.7328 |
| 25 | 933848.9802 | 943192.9914 |
| 26 | 933958.4348 | 943087.2908 |
| 27 | 933990.4695 | 943054.2486 |
| 28 | 933809.4187 | 942808.5111 |
| 29 | 933805.2462 | 942811.2774 |
| 30 | 933704.0329 | 942673.9047 |
| 31 | 933681.9232 | 942634.4877 |
| 32 | 933626.3601 | 942498.3059 |
| 33 | 933553.0092 | 942295.0266 |
| 34 | 933458.6054 | 942064.6482 |
| 35 | 933373.4213 | 941829.3958 |
| 36 | 933278.9535 | 941597.8606 |
| 37 | 933294.4910 | 941564.6027 |
| 38 | 933829.7157 | 941587.9562 |
| 39 | 934039.3947 | 941675.7477 |
| 40 | 934393.2932 | 941770.0634 |
| 41 | 934393.2902 | 940516.6709 |
| 42 | 934882.3499 | 940535.4548 |
| 43 | 935171.9671 | 940566.2283 |
| 44 | 935471.9395 | 940598.1272 |
| 45 | 935475.5769 | 940598.2675 |
| 46 | 935475.0225 | 940518.2386 |
| 47 | 936844.4179 | 940571.0090 |
| 48 | 937355.1228 | 940735.4713 |
| 49 | 937360.6984 | 940580.9231 |
| 50 | 936714.2302 | 940746.1228 |
| 51 | 936614.3037 | 940742.2682 |
| 52 | 936618.1583 | 940642.3416 |
| 53 | 936718.0849 | 940646.1963 |

Notes

1. STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF S02°12'02"W. THE PLAT BEARINGS ARE RELATIVE TO THE SAME WEST LINE BEING S02°12'00"W.

COORDINATES SHOWN ARE GRID
DATUM = NAD '83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR LIMIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000077
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
S02°12'00"W (PLAT BEARING) = 00°00'02" COUNTERCLOCKWISE BEARING ROTATION
S02°12'02"W (GRID BEARING) = (GRID TO PLAT)

2. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

4. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

- - DENOTES PERMANENT CONTROL POINT (P.C.P. NO. 3915)
- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915, SET)
- - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915, FOUND)
- UE - DENOTES UTILITY EASEMENT
- SE - DENOTES SIDEWALK EASEMENT
- LAE - DENOTES LIMITED ACCESS EASEMENT
- OR BOOK - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
 - * - DENOTES PER PLAT OF "ABACOA PLAT NO.1" (PLAT BOOK 78, PAGES 145-163)
 - ** - DENOTES PER PLAT OF "ABACOA PLAT NO.2" (PLAT BOOK 86, PAGES 16-28)
 - *** - DENOTES PER PLAT OF "ABACOA PLAT NO.3" (PLAT BOOK 88, PAGES 154-159)

⑥ - DENOTES STATE PLANE COORDINATE NUMBER (SEE CHART HEREON)

⚡ - DENOTES FOUND PALM BEACH COUNTY ENGINEERING MONUMENT

⚡ - DENOTES FOUND PALM BEACH COUNTY ENGINEERING MONUMENT

- D - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- CB - DENOTES CHORD BEARING
- CD - DENOTES CHORD DISTANCE
- R/W - DENOTES RIGHT-OF-WAY

KEY TO TRACT DESIGNATIONS:

- RN - DENOTES RESIDENTIAL NEIGHBORHOOD
- GW - DENOTES GREENWAY
- NC - DENOTES NEIGHBORHOOD COMMERCIAL
- R - DENOTES ROADWAY

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 IN PART TO THE ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION AND IN PART TO THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT FOR PROFIT 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: 3/20/01

ALYS NAGLER DANIELS, ATTORNEY AT LAW
LICENSED IN FLORIDA
LICENSE NO. 354600

Area Tabulation

| TRACT DESIGNATION | ACREAGE | FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT | |
|-------------------|--------------|--|---------------|
| | | LAND USE CLASSIFICATION | GROSS ACREAGE |
| RN1B2 | 27.79 ACRES | REZ | 27.79 ACRES |
| RN2 | 101.52 ACRES | REZ | 101.52 ACRES |
| RN3 | 112.25 ACRES | REZ | 112.25 ACRES |
| RN4 | 145.90 ACRES | REZ | 145.90 ACRES |
| GW35 | 2.69 ACRES | EXZ | 2.69 ACRES |
| GW36 | 16.57 ACRES | EXZ | 16.57 ACRES |
| GW37 | 33.36 ACRES | EXZ | 33.36 ACRES |
| GW40 | 4.13 ACRES | EXZ | 4.13 ACRES |
| GW41 | 4.28 ACRES | EXZ | 4.28 ACRES |
| GW42 | 5.47 ACRES | EXZ | 5.47 ACRES |
| NC1 | 4.50 ACRES | COZ | 4.50 ACRES |
| NC2 | 4.50 ACRES | COZ | 4.50 ACRES |
| R111 | 5.03 ACRES | EXZ | 5.03 ACRES |
| R112 | 4.46 ACRES | EXZ | 4.46 ACRES |
| TRACT D | 0.11 ACRES | EXZ | 0.11 ACRES |
| TRACT E | 0.10 ACRES | EXZ | 0.10 ACRES |
| TOTAL | 472.66 ACRES | | 472.66 ACRES |

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

SEAL
PROFESSIONAL
SURVEYOR AND
MAPPER

SEAL
NORTHERN PALM
BEACH COUNTY
IMPROVEMENT
DISTRICT

SEAL
TOWN
ENGINEER