

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT NEW URBAN ABACOA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS OSCEOLA WOODS, BEING A REPLAT OF ALL OF TRACT RD2B ACCORDING TO THE PLAT OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUDING, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CONTAINING 12.85 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. STREETS

THE PRIVATE STREETS AS SHOWN HEREON; DENOTED AS TRACT "S-1", ARE HEREBY DEDICATED TO THE OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF PROVIDING INGRESS-EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER. SAID STREETS MAY ALSO BE USED FOR CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING WATER, SEWER, IRRIGATION, AND DRAINAGE LINES AND STRUCTURES.

2. EASEMENTS

UTILITY EASEMENTS - THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO THE OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

THE PUBLIC SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE SIDEWALK EASEMENT SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE SIDEWALK EASEMENT SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ALL ACCESS RIGHTS.

THE SAFE SITE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ALL SAFE SITE EASEMENT RIGHTS.

AN INGRESS/EGRESS EASEMENT OVER ALL OF TRACT "S-1", IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS. THE LANDS UNDER SAID INGRESS/EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OSCEOLA WOODS MASTER HOMEOWNERS ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IT IS THE RESPONSIBILITY OF THE OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC. TO REPAIR OR REPLACE ANY PAVEMENT, SIDEWALK, CURBING OR OTHER IMPROVEMENTS WITHIN THE WATER MANAGEMENT MAINTENANCE EASEMENT PER ABACOA PLAT NO. 1 (P.B. 78, PAGES 145-163) THAT MAY BE DAMAGED OR REMOVED AS A RESULT OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S ACTIVITIES WITHIN THIS EASEMENT.

NEW URBAN COMMUNITIES CORPORATION NOTARY TOWN OF JUPITER

NOTARY CAROL DELORME
MY COMMISSION EXPIRES 06/30/2004
TOWN OF JUPITER

OSCEOLA WOODS

BEING A REPLAT OF TRACT RD2B, ABACOA PLAT NO. 1 AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 5
JANUARY, 2001

3. TRACTS
TRACTS "0-1" THROUGH "0-9" AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR OPEN SPACE, LANDSCAPING AND BUFFER PURPOSES TO THE OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. BUFFERS
THE BUFFERS AS SHOWN HEREON, ARE HEREBY RESERVED TO THE OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, SIGNS, IRRIGATION, AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE TOWN OF JUPITER OR ABACOA PROPERTY OWNERS' ASSEMBLY, INC. THE TOWN OF JUPITER AND 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, A FLORIDA CORPORATION, ITS MANAGER, LICENSED TO DO BUSINESS IN FLORIDA, THIS 30th DAY OF April, 2001.

NEW URBAN ABACOA, L.L.C.
BY: Kevin E. Rickard
A FLORIDA CORPORATION, ITS MANAGER
KEVIN E. RICKARD, PRESIDENT
WITNESS: Gabriel Dutier BY: Carla Delorme
CARLA DELORME, NOTARY PUBLIC

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED KEVIN E. RICKARD WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NEW URBAN COMMUNITIES CORPORATION, AS MANAGER OF NEW URBAN ABACOA L.L.C. 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 30th DAY OF April, 2001.
Carla Delorme
CARLA DELORME, NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE OSCEOLA WOODS 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 30th DAY OF April, 2001.

OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: Gabriel Dutier BY: Timothy L. Hernandez
TIMOTHY L. HERNANDEZ, PRESIDENT
WITNESS: Carla Delorme

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Timothy L. Hernandez WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC., A 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 30th DAY OF April, 2001.
Carla Delorme
CARLA DELORME, NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON, THIS 1st DAY OF May, 2001.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
WITNESS: Douglas P. Koennicke BY: Nader Salour
DOUGLAS P. KOENNICKE, P.E. TOWN ENGINEER
NADER SALOUR, PRESIDENT

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 ABACOA PROPERTY OWNERS' ASSEMBLY, 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 1st DAY OF May, 2001.
MY COMMISSION EXPIRES: 3/27/03
Dorothy H. Wilken
DOROTHY H. WILKEN, NOTARY PUBLIC

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 RECORD BOOK 1946 AT PAGE(S) 1946 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF April, 2001.

SUNTRUST BANK
WITNESS: Brook Campbell BY: Joseph C. Erwin
BROOK CAMPBELL, VICE PRESIDENT
JOSEPH C. ERWIN, VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JOSEPH C. ERWIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SUNTRUST BANK, 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 23rd DAY OF April, 2001.
Sharon Fischer
SHARON FISCHER, NOTARY PUBLIC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "S-1" AS SHOWN HEREON; AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO BEING INCURRED BY SAID DISTRICT ON THIS PLAT AND THAT ITS EXISTING WATER MANAGEMENT MAINTENANCE EASEMENT PER ABACOA PLAT NO. 1 (P.B. 78, PAGES 145-163) IS SHOWN HEREON.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 7th DAY OF May, 2001.

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

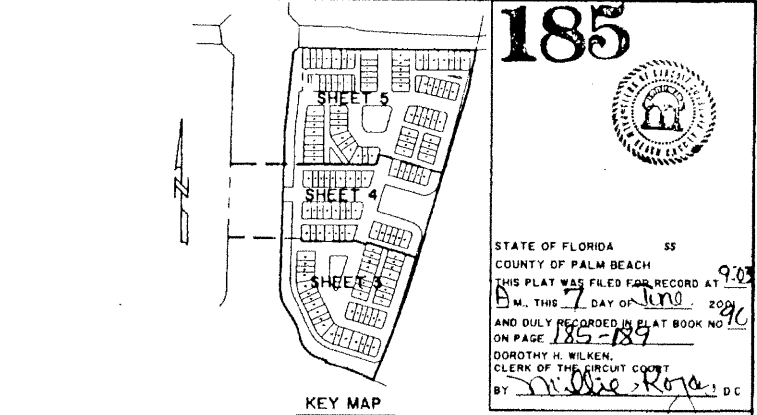
TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 1st DAY OF May, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08(1)(i), FLORIDA STATUTES.

BY: Karen Golonka BY: Douglas P. Koennicke, P.E.
KAREN GOLODKA, MAYOR OF TOWN OF JUPITER
DOUGLAS P. KOENNICKE, P.E. TOWN ENGINEER

ATTEST: Ann M. Bogan
ANN M. BOGAN, TOWN CLERK

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



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 TO NEW URBAN ABACOA, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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.
DATED: March 23, 2001
Michael M. McLachlan, A.R.P.
MICHAEL M. MCLACHLAN, A.R.P. NOTARY

SURVEYOR'S NOTES:

- BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE TOWN OF JUPITER.
- NO STRUCTURE OR BUILDING OF ANY KIND, OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- L.A.E. DENOTES LIMITED ACCESS EASEMENT
 - U.E. DENOTES UTILITY EASEMENT
 - D.E. DENOTES DRAINAGE EASEMENT
 - P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (LB 4396) SHOWN THIS: ---
 - P.C.P. DENOTES PERMANENT CONTROL POINT (LB 4396) SHOWN THIS: ---
 - L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
 - W.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT
 - R DENOTES RADIAL
 - A DENOTES CENTRAL ANGLE
 - DENOTES CURVE LENGTH
 - C.B. DENOTES CHORD BEARING
 - C. DENOTES CHORD LENGTH
 - C/L DENOTES CENTERLINE
 - R.L. DENOTES RADIAL LINE
 - P.B. DENOTES PLAT BOOK
 - O.R.B. DENOTES OFFICIAL RECORD BOOK
 - F.L. DENOTES FLORIDA POWER AND LIGHT
 - P.B.C. DENOTES PALM BEACH COUNTY
 - P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - I.E. DENOTES INGRESS EGRESS EASEMENT
 - N.P.B.C.D. DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
 - S.S.E. DENOTES SAFE SITE EASEMENT
 - O DENOTES FOUND P.K. NAIL AND WASHER (LB 26)
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 02°00'00" EAST, GRID AZIMUTH, NAD 83, 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PREVIOUSLY RECORDED EASEMENTS PER ABACOA PLAT NO. 1 (PLAT BOOK 78, PAGES 145-163) ARE BEING RETAINED BY THIS PLAT.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.09(1)(9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

Craig S. Pusey
CRAIG S. PUSEY, SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406
CERTIFICATE OF AUTHORIZATION L.B. # 4396
DATE: May 1, 2001

NOTICE: 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.

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

OSCEOLA WOODS

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
P.M. THIS 7 DAY OF June, 2001
AND DULY RECORDED IN PLAT BOOK NO.
ON PAGE 185-189
DOROTHY H. WILKEN,
CLERK OF THE CIRCUIT COURT
BY: Michelle Koga, DC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

MORTGAGEE

MORTGAGEE

NOTARY

OSCEOLA WOODS HOMEOWNERS ASSOCIATION, INC.

NOTARY

TOWN ENGINEER

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

NOTARY