

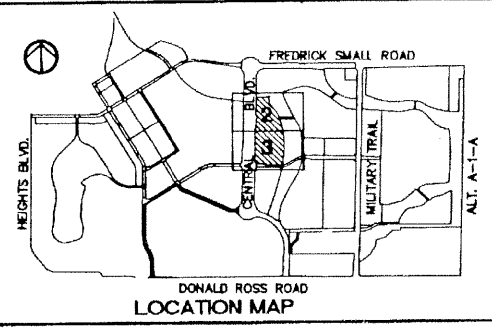
COUNTY OF PALM BEACH } 66
STATE OF FLORIDA
This Plat was filed for record at 2:35 P.M.
The 8 day of August 2004
and duly recorded in Plat Book No. 91
on page 24 thru 126
DOROTHY H. WILKIN, Clerk of Circuit Court
by Miss Bogg - D.C.

ABACOA - REPLAT OF TRACT RD2A

A Replat of Tract RD2A 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 3



December 2000

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GUARDIAN-JUPITER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF ALL OF TRACT RD2A 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 TRACT RD2A", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT RD2A 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 22.60 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 EASEMENTS, AS SHOWN HEREON AS LAE, ADJACENT TO UNIVERSITY DRIVE (TRACT R47) AND PROMENADE WAY ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC AS A PUBLIC STREET AND OTHER RELATED PURPOSES.
- THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR GUARDIAN-JUPITER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- 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 EASEMENT, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH 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 COST.
- THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS FOR PEDESTRIAN INGRESS/EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE BUFFERS AS SHOWN HEREON, ARE HEREBY RESERVED TO GUARDIAN-JUPITER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, IRRIGATION, SIGNS AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, 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, Louis P. Shassian, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF MAY, 2004.

GUARDIAN-JUPITER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: GUARDIAN-JUPITER G.P. INC., ITS GENERAL PARTNER
WITNESS: Deborah Whitcombe BY: L.P. Shassian
Deborah Whitcombe NOTARY PUBLIC
Dean C. Price II PRINTED NAME
TITLE: V.P.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ORANGE
BEFORE ME PERSONALLY APPEARED Louis P. Shassian WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF GUARDIAN-JUPITER G.P. INC., WHICH IS THE GENERAL PARTNER OF GUARDIAN-JUPITER PARTNERS, LTD. 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 1st DAY OF May, 2004.
MY COMMISSION EXPIRES: 3-25-05
Joan M. Scragar NOTARY PUBLIC
Joan M. Scragar PRINTED NAME

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 18th DAY OF July, 2004.
WITNESS: Donna M. Cesario-Borgue BY: Nader Salour
Donna M. Cesario-Borgue NOTARY PUBLIC
Nader Salour TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
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 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 18th DAY OF July, 2004.
MY COMMISSION EXPIRES: 3/27/03
Donna M. Cesario-Borgue NOTARY PUBLIC
Donna M. Cesario-Borgue PRINTED NAME

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF ORANGE
GUARDIAN-JUPITER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, HEREBY ACCEPTS THE RESERVATIONS AS STATED AND SHOWN HEREON.

THIS 1st DAY OF May, 2004.
GUARDIAN-JUPITER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: GUARDIAN-JUPITER G.P. INC., ITS GENERAL PARTNER
WITNESS: Deborah Whitcombe BY: L.P. Shassian
Deborah Whitcombe NOTARY PUBLIC
Dean C. Price II PRINTED NAME
TITLE: V.P.

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ORANGE
BEFORE ME PERSONALLY APPEARED Louis P. Shassian WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF GUARDIAN-JUPITER PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 1st DAY OF MAY, 2004.
MY COMMISSION EXPIRES: 3-25-05
Joan M. Scragar NOTARY PUBLIC
Joan M. Scragar PRINTED NAME

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 GUARDIAN-JUPITER PARTNERS, 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: Edward W. Stone BY: Michael M. McCormick
Edward W. Stone TITLE: Assistant Vice President
Chicago Title Insurance Company
Michael M. McCormick TITLE: Assistant Vice President
22 of May 29, 2004

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF ORANGE
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 11688, PAGES 1139 THROUGH 1187, 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 11 DAY OF May, 2004.

BANK OF AMERICA
WITNESS: Cindy Ward BY: Mark J. Conte
Cindy Ward NOTARY PUBLIC
Mark J. Conte TITLE: Senior Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF ORANGE
BEFORE ME PERSONALLY APPEARED Mark J. Conte WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF BANK OF AMERICA, 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 11 DAY OF May, 2004.
MY COMMISSION EXPIRES: 11/1/04
Dorothy Marin NOTARY PUBLIC
Dorothy Marin PRINTED NAME

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT'S WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN ON "ABACOA PLAT NO. 1", RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163 ARE SHOWN HEREON AND ARE RETAINED BY THIS PLAT.
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY A SALLY HAMADEH, ITS SECRETARY, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 2nd DAY OF August, 2004.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: Peter L. Pimentel BY: Sally Hamadeh
Peter L. Pimentel SECRETARY BOARD OF SUPERVISORS
Sally Hamadeh PRESIDENT BOARD OF SUPERVISORS

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 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
CERTIFICATE OF AUTHORIZATION NO. LB-26

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 NORTHWEST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH RANGE 42 EAST, HAVING A BEARING OF N89°46'10"E.
- 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.
- 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.
 - DENOTES PERMANENT CONTROL POINT (P.C.P. NO. LB-26)
 - ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915)
 - U.E. - DENOTES UTILITY EASEMENT
 - DE - DENOTES DRAINAGE EASEMENT
 - O.R. - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
 - LAE - DENOTES LIMITED ACCESS EASEMENT
 - R/W - DENOTES RIGHT-OF-WAY
 - W.M.M.E. - DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT
 - FPL - DENOTES FLORIDA POWER AND LIGHT COMPANY

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 2nd DAY OF August, 2004 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. Koehnke, P.E.
Doug P. Koehnke, P.E. TOWN ENGINEER

"ABACOA - REPLAT OF TRACT RD2A" IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF August, 2004.
BY: Karen Golonka
Karen Golonka MAYOR
ATTEST: Sally Boylan
Sally Boylan TOWN CLERK

AREA TABULATION

PARCEL DESIGNATION	ACREAGE	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
		LAND USE CLASSIFICATION	GROSS ACREAGE
PARCEL A	4.51 ACRES	REZ	4.66 ACRES
PARCEL B	17.37 ACRES	REZ	17.94 ACRES
TRACT 1	0.72 ACRES	EXZ	0.00 ACRES
TOTAL	22.60 ACRES	-	22.60 ACRES

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

SEAL GUARDIAN-JUPITER PARTNERS, LTD. SEAL ABACOA PROPERTY OWNERS' ASSEMBLY, INC. SEAL NOTARY PUBLIC SEAL BANK OF AMERICA SEAL NOTARY PUBLIC SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL PROFESSIONAL SURVEYOR AND MAPPER SEAL TOWN OF JUPITER SEAL TOWN OF JUPITER