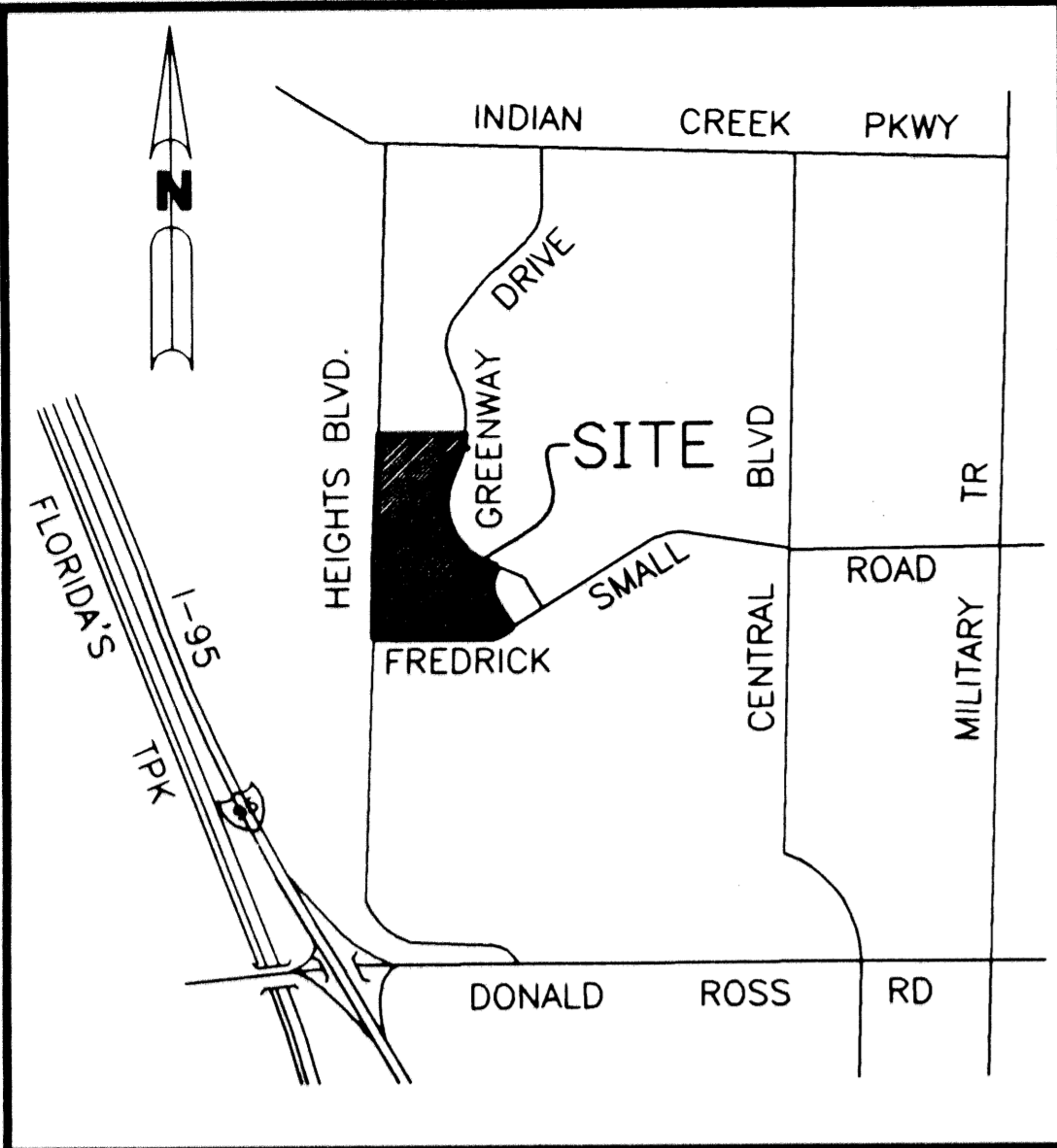


TUSCANY AT ABACOA

BEING A REPLAT OF TRACT RN1B1 ACCORDING TO THE PLAT OF ABACOA PLAT NO. 3, AS RECORDED IN PLAT BOOK 88, PAGES 154 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTIONS 14 AND 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 8 JULY, 2002

THIS INSTRUMENT PREPARED BY
DAVID L. SMITH, P.S.M. 4951, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB 6674



LOCATION MAP
N.T.S.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT ABACOA HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "TUSCANY AT ABACOA", BEING A REPLAT OF TRACT RN1B1 ACCORDING TO THE PLAT OF ABACOA PLAT NO. 3, AS RECORDED IN PLAT BOOK 88, PAGES 154 THROUGH 159, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 14 AND 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF TRACT RN1B1 OF ABACOA PLAT NO. 3 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 88 AT PAGES 154 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

CONTAINING 73.17 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS A, D AND E, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER AS ROAD RIGHT-OF-WAY FOR PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE DRAINAGE FACILITIES LYING WITHIN TRACTS "A" AND "E" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. THE TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING, (PLANTINGS AND SOO) PAVEMENT CROSSWALK SYSTEMS AND IRRIGATION FACILITIES WITHIN TRACTS "A" AND "E" AS SHOWN HEREON. PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED PER THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

2. TRACTS OS1 THROUGH OS8, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, TEMPORARY SURFACE WATER RETENTION AND DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3. TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS-EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

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, ROAD PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

4. WATER MANAGEMENT TRACTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT PURPOSES. SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NORTHERN, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER. THE TOWN OF JUPITER AND THE ABACOA PROPERTY OWNERS ASSEMBLY, INC. SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO REPAIR AND/OR CLEAN ANY PORTION OF THE DRAINAGE FACILITIES THAT ARE CONNECTED TO THE TOWN'S DRAINAGE SYSTEM. ALL COSTS ASSOCIATED WITH SUCH REPAIR AND/OR CLEANING SHALL BE PAID BY TUSCANY AT ABACOA HOMEOWNER ASSOCIATION, INC.

6. THE UTILITY EASEMENTS, AS SHOWN HEREON, 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.

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

8. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

DEDICATION (CONTINUED):

9. THE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR ACCESS TO AND MAINTENANCE OF LIFT STATION FACILITIES.

10. THE OPEN SPACE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO BUILDING SHALL BE CONSTRUCTED WITHIN SAID OPEN SPACE EASEMENT.

11. THE PEDESTRIAN ACCESS EASEMENTS AS SHOWN, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

12. THE WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR USE FOR ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO SAID NORTHERN.

13. THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS, THE LANDS LYING UNDER SAID WATER MANAGEMENT ACCESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN.

14. TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNERS OF THE LAND SHOWN HEREON FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR TO THE TOWN OF JUPITER.

15. THE INGRESS-EGRESS EASEMENT OVER ALL OF TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN'S WATER MANAGEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, THE LANDS LYING UNDER SAID INGRESS-EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO SAID NORTHERN.

IN WITNESS WHEREOF, ABACOA HOMES, INC., A FLORIDA 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 THIS 22nd DAY OF SEPT, 2002.

BY: William E. Shannon, Pres.
WILLIAM E. SHANNON, PRESIDENT

WITNESS: Paul E. Greene WITNESS: Christine Scalamanche

PRINT NAME: RICHARD E. GREENE PRINT NAME: Christine Scalamanche

ACKNOWLEDGEMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM E. SHANNON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED THE FOREGOING INSTRUMENT AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 22nd DAY OF September, 2002.

MY COMMISSION EXPIRES: 8/31/06

NOTARY PUBLIC: Christine Scalamanche
PRINTED NAME: Christine Scalamanche
MY COMMISSION NUMBER: DD118351

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE TUSCANY AT ABACOA 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 22nd DAY OF September, 2002.

TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

BY: Richard E. Greene, Pres.
RICHARD E. GREENE, PRESIDENT

WITNESS: Christine Scalamanche WITNESS: William E. Shannon

PRINTED NAME: Christine Scalamanche PRINTED NAME: William E. Shannon

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED THE FOREGOING INSTRUMENT AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TUSCANY AT ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 22nd DAY OF September, 2002

MY COMMISSION EXPIRES: 8/31/06

NOTARY PUBLIC: Christine Scalamanche
PRINTED NAME: Christine Scalamanche
MY COMMISSION NUMBER: DD118351

ACCEPTANCE OF DEDICATIONS OR 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.

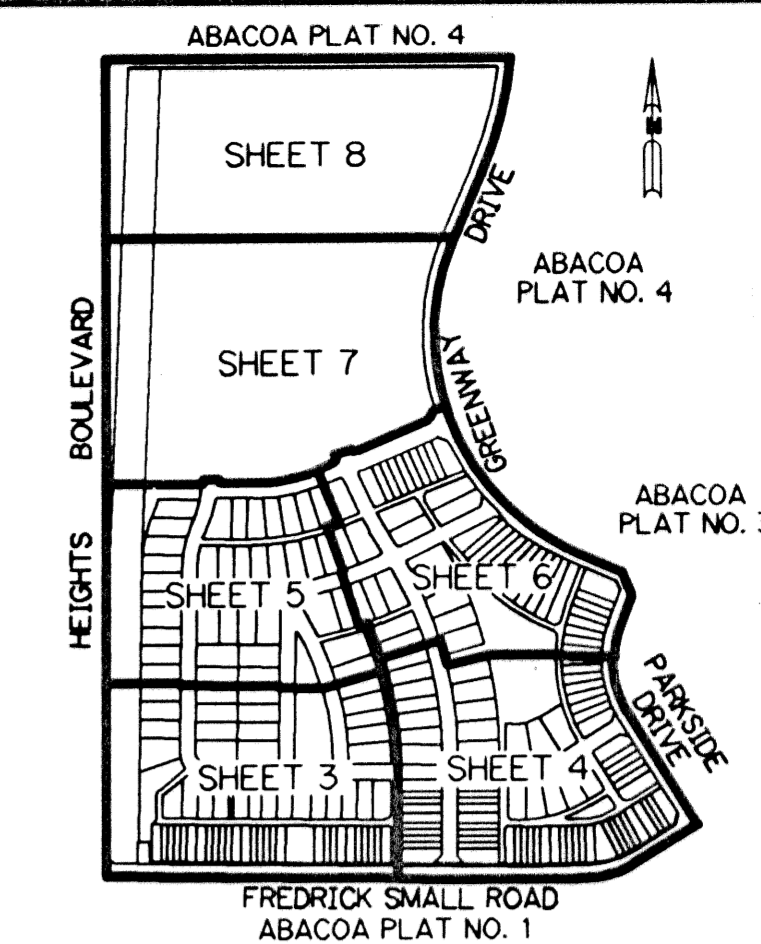
DATED THIS 20th DAY OF September, 2002.

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

BY: Nader G.M. Salour, Pres.
NADER G.M. SALOUR, PRESIDENT

WITNESS: Dominic Cesar Perque WITNESS: Angela Shepherd

PRINTED NAME: Dominic Cesar Perque PRINTED NAME: ANGELA SHEPHERD



KEY MAP
N.T.S.

90
COUNTY OF PALM BEACH } as
STATE OF FLORIDA }
This Plat was filed for record at 2:55 A.M. on the 21st day of October, 2002 and duly recorded in Plat Book No. 96 on page 90 thru 97.
DOROTHY H. WILKEN, Clerk of Court
by Larry J. Hall, C.C.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NADER G.M. SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED THE FOREGOING INSTRUMENT AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 22nd DAY OF September, 2002.

MY COMMISSION EXPIRES: 8/31/03

NOTARY PUBLIC: Dominic Cesar Perque
PRINTED NAME: Dominic Cesar Perque
MY COMMISSION NUMBER: CC 816193

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATER MANAGEMENT TRACTS 1 AND 2, AS SHOWN HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT MAINTENANCE EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND THE INGRESS AND EGRESS EASEMENT OVER ALL OF TRACT "B" AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID NORTHERN HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAMELA M. RAUCH, 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 22nd DAY OF September, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Pamela M. Rauch
PAMELA M. RAUCH, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE LIFT STATION EASEMENT, AS SHOWN HEREON, FOR ACCESS AND MAINTENANCE PURPOSES THIS 22nd DAY OF September, 2002.

BY: Richard G. Dent, Clinton R. Yerkes
RICHARD G. DENT, CLINTON R. YERKES
EXECUTIVE DIRECTOR, DEPUTY DIRECTOR

ATTEST: Paul P. Brienza

PRINT NAME: Paul P. Brienza

