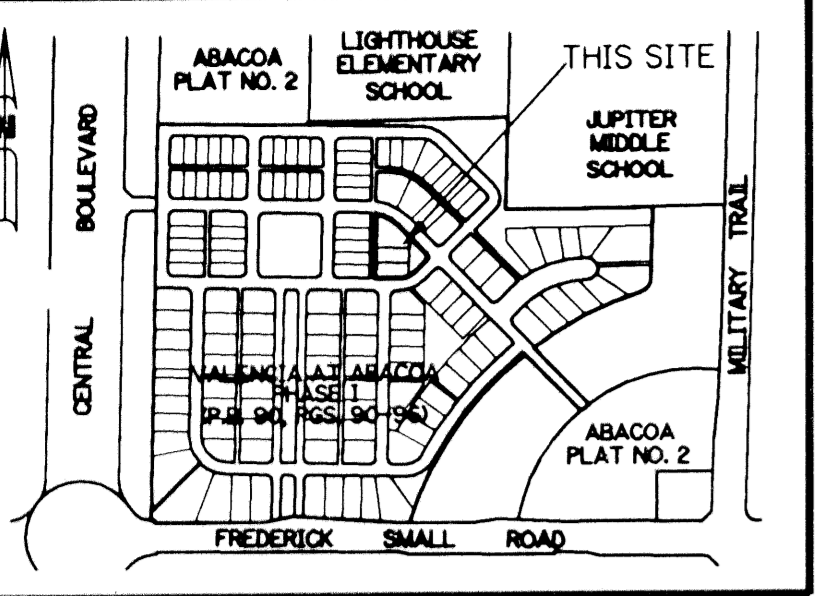


VALENCIA AT ABACOA - PHASE 1 REPLAT

BEING A REPLAT OF LOTS 120, 121 AND TRACTS OS2 AND OS3, VALENCIA AT ABACOA - PHASE I AS RECORDED IN PLAT BOOK 90 AT PAGES 90 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 JUNE, 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 WEST PALM BEACH, FLORIDA 33409 LB-6674

STATE OF FLORIDA
This Plat was filed for record at 4:11 PM on the 12 day of December, 2002 and duly recorded in Plat Book No. 90 at page 182 - 183.
JUDITH H. WILKEN, Clerk of Circuit Court of Palm Beach County, Florida



LOCATION MAP N.T.S.

TRACT	ACREAGE	LAND USE
LOT 120	0.200 AC.	RE2
LOT 121	0.239 AC.	RE2
TOTAL	0.439 AC.	RE2
OS2	0.329 AC.	EX2
OS3	0.156 AC.	EX2
TOTAL	0.485 AC.	EX2
PLAT TOTAL	0.924 AC.	

RE2 - RESIDENTIAL
EX2 - EXEMPT ACREAGE

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT SPEAR VALENCIA CORPORATION, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND FRANKEL/PAONE HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "VALENCIA AT ABACOA - PHASE 1 REPLAT", BEING A REPLAT OF LOTS 120, 121 AND TRACTS OS2 AND OS3, VALENCIA AT ABACOA - PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 90 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST; THENCE NORTH 89°23'37" EAST A DISTANCE OF 1187.03 FEET; THENCE NORTH 01°08'53" EAST A DISTANCE OF 1087.06 FEET TO THE SOUTHWEST CORNER OF SAID LOT 121 OF VALENCIA AT ABACOA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 01°08'53" EAST, A DISTANCE OF 267.55 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 174.75 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 09°32'03" WEST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°03'33", A DISTANCE OF 109.98 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 44°24'25" EAST, A DISTANCE OF 164.08 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 31.42 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 45°35'35" WEST, A DISTANCE OF 64.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 99.75 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°33'18", A DISTANCE OF 79.31 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°51'07" WEST, A DISTANCE OF 97.62 FEET TO THE POINT OF BEGINNING.

CONTAINING 40251 SQUARE FEET OR 0.92 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 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.
- TRACTS "OS2" AND "OS3", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 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.

IN WITNESS WHEREOF, SPEAR VALENCIA CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF October, 2002.

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Deborah J. Leavelle
WITNESS: [Signature]
PRINTED NAME: Georgia Sanchez

IN WITNESS WHEREOF, FRANKEL/PAONE HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF October, 2002.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Sherry L. Hyman
WITNESS: [Signature]
PRINT NAME: Ronnie Jean Allen

FRANKEL/PAONE HOMES, L.C. A FLORIDA LIMITED LIABILITY COMPANY BY: FRANKEL ENTERPRISES, L.C. A FLORIDA LIMITED LIABILITY COMPANY ITS MANAGING MEMBER
WITNESS: [Signature] BY: [Signature]
PRINT NAME: Sherry L. Hyman
WITNESS: [Signature]
PRINT NAME: Ronnie Jean Allen

ACKNOWLEDGEMENT:
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEFFREY N. SPEAR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SPEAR VALENCIA 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 OFFICIAL SEAL THIS 15 DAY OF October, 2002.
MY COMMISSION EXPIRES: 8/17/06
NOTARY PUBLIC: [Signature]
PRINTED NAME: Allyce Palma
MY COMMISSION NUMBER: DD129693

NOTARY SEAL

ACKNOWLEDGEMENT:
STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF FRANKEL/PAONE HOMES, L.C. A FLORIDA LIMITED LIABILITY COMPANY, 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 30 DAY OF October, 2002.
MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC: [Signature]
PRINTED NAME: Sherry L. Hyman
MY COMMISSION NUMBER: CC 198196

NOTARY SEAL

ACCEPTANCE OF DEDICATION OR RESERVATIONS:
STATE OF FLORIDA COUNTY OF PALM BEACH

THE VALENCIA 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 30 DAY OF October, 2002.

VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
BY: [Signature]
THOMAS FRANKEL, PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Sherry L. Hyman
WITNESS: [Signature]
PRINTED NAME: Ronnie Jean Allen

ACKNOWLEDGEMENT:
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VALENCIA 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 30 DAY OF October, 2002.
MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC: [Signature]
PRINTED NAME: Sherry L. Hyman
MY COMMISSION NUMBER: CC 898196

NOTARY SEAL

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 13436, AT PAGE 223 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
FIDELITY FEDERAL BANK AND TRUST
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24 DAY OF October, 2002.

WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Joseph C. Bova
EXECUTIVE VICE PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Leoni Macdonald

ACKNOWLEDGMENT
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH C. BOVA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF FIDELITY FEDERAL BANK AND TRUST, 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 24 DAY OF October, 2002.

MY COMMISSION EXPIRES: 8-2-03 [Signature]
NOTARY PUBLIC: [Signature]
CC860277

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 12488, AT PAGE 1610 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF October, 2002.

WACHOVIA BANK A FLORIDA CORPORATION
WITNESS: [Signature] BY: [Signature]
PRINTED NAME: Mary K. Hunter
SENIOR VICE PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Elaine Kroules

ACKNOWLEDGMENT
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANA HUNTER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF FIDELITY FEDERAL BANK AND TRUST, 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 21st DAY OF October, 2002.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC: [Signature]
Sandra L. Hunter
CC 977260
EXPIRES 11/24/02

NOTARY SEAL

MORTGAGEE'S CONSENT
STATE OF ILLINOIS COUNTY OF DUPAGE

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 13436, AT PAGE 234 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF October, 2002.

WBB HOME INVESTORS, INC. A FLORIDA CORPORATION
WITNESS: [Signature] BY: [Signature]
PRINTED NAME: H. Bruce Mc Claren
PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Susan M. Wilson

ACKNOWLEDGMENT
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. BRUCE MC CLAREN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WBB HOME INVESTORS, 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 22nd DAY OF October, 2002.

MY COMMISSION EXPIRES: 3/10/04 [Signature]
NOTARY PUBLIC: [Signature]
OFFICIAL SEAL: [Signature]
#106065

TITLE CERTIFICATION:
STATE OF FLORIDA COUNTY OF PALM BEACH

WE, ENTERPRISE TITLE, 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 SPEAR VALENCIA CORPORATION, A FLORIDA CORPORATION; FRANKEL/PAONE HOMES, L.C., A FLORIDA LIMITED LIABILITY CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OR RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
ENTERPRISE TITLE
DATE: 10-21-02
BY: [Signature]
ARNOLD STRAUSS VICE PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Karen J. Golonka
MAYOR

WITNESS: [Signature]
PRINTED NAME: Sally M. Boylan
TOWN CLERK

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(1)(2), FLORIDA STATUTES, THIS 26 DAY OF November, 2002, 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: [Signature]
DOUG P. KOENIGKE, P.E.
TOWN ENGINEER

BY: [Signature]
KAREN J. GOLOMKA
MAYOR

BY: [Signature]
SALLY M. BOYLAN
TOWN CLERK

SURVEYOR'S NOTES:
1. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF TRACT "E" OF SAID VALENCIA AT ABACOA, SAID LINE IS ASSUMED TO BEAR NORTH 01°08'53" EAST ALL BEARINGS ARE RELATIVE THERETO.

2. CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME AS WELL AS APPROVAL OF THE TOWN ENGINEER, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.

3. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

4. COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000077
N 01°08'53" E (PLAT BEARING)
N 01°08'53" E (GRID BEARING)
NO ROTATION

5. 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.

6. SCALE FACTOR SHOWN ON SURVEYORS NOTE NO. 4 WAS TAKEN FROM "ABACOA PLAT NO. 1", RECORDED IN PLAT BOOK 78, PAGES 145 - 163, PUBLIC RECORDS OF PALM BEACH COUNTY

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

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(1)(2), FLORIDA STATUTES, THIS 26 DAY OF November, 2002, 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: [Signature]
DOUG P. KOENIGKE, P.E.
TOWN ENGINEER

BY: [Signature]
KAREN J. GOLOMKA
MAYOR

BY: [Signature]
SALLY M. BOYLAN
TOWN CLERK

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 FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 10-9-02
[Signature]
DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4951, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB 6674

DAVID L. SMITH
PROFESSIONAL SURVEYOR AND MAPPER #4951