

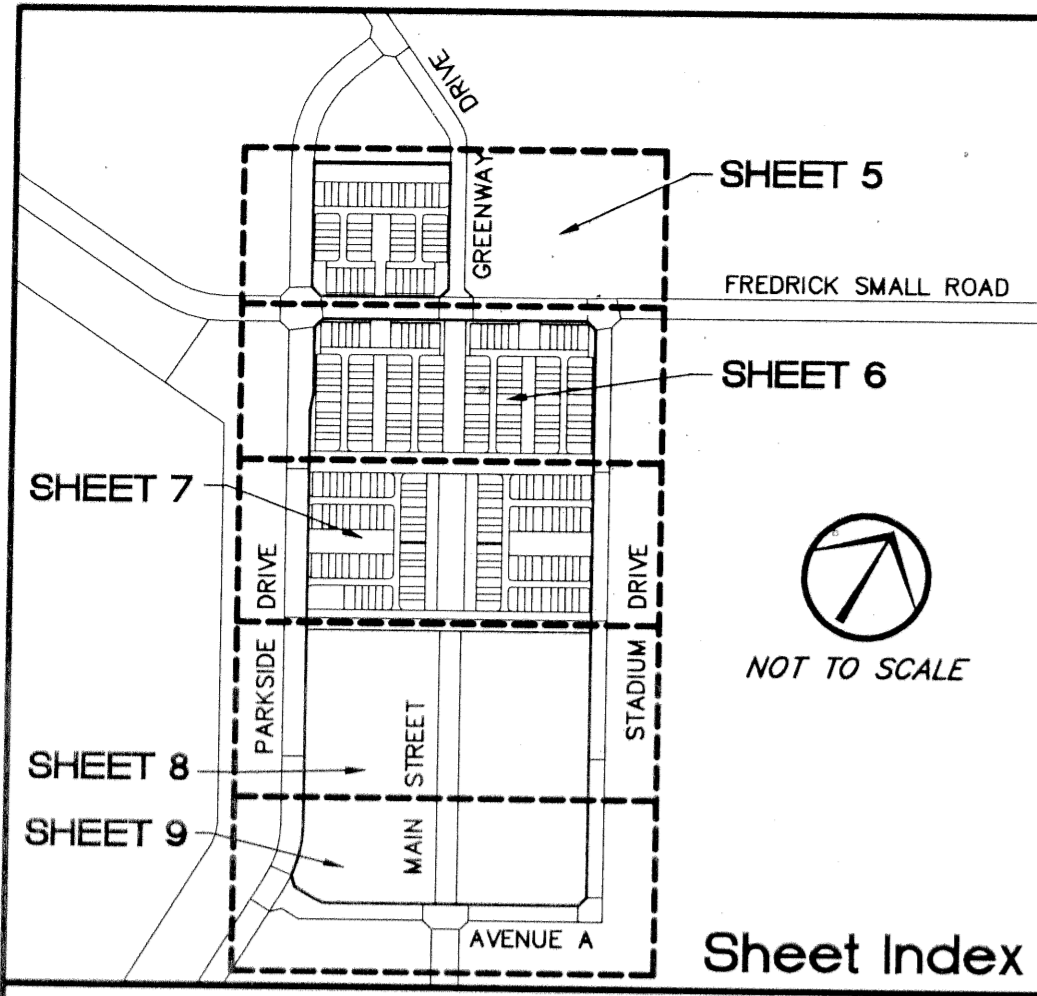
# ABACOA TOWN CENTER PLAT NO. 3

A Replat of all of Tracts TC1, TC2, TC3 and TC4 of Abacoa Plat No. 1, as recorded in Plat Book 78, Pages 145 through 163, inclusive, and Tract TC5R of Abacoa Plat No. 3, as recorded in Plat Book 88, Pages 154 through 159, inclusive, lying in the Town of Jupiter, Palm Beach County, Florida Section 23, Township 41 South, Range 42 East

This instrument prepared by James C. Jackson of Williams, Hatfield & Stoner, Inc. 1901 South Congress Avenue, Boynton Beach, Florida 33426 Authorization No. LB-26

Sheet 2 of 9

February, 2003



### Mortgagee's Consent

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON TRACTS TC1 AND TC2 OF "ABACOA PLAT NO. 1", AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, AND TRACT TC5R OF "ABACOA PLAT NO. 3", AS RECORDED IN PLAT BOOK 88, PAGES 154 THROUGH 159, INCLUSIVE, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 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 11309 AT PAGE 1371 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13<sup>TH</sup> DAY OF FEBRUARY, 2003.

WITNESS: Melissa Sanchez  
PRINTED NAME: MELISSA SANCHEZ  
WITNESS: Tracy Barnes  
PRINTED NAME: TRACY BARNES  
BY: Jerome Stewart  
PRINTED NAME: JEROME STEWART  
TITLE: FIRST VICE PRESIDENT

### Acknowledgement

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JEROME STEWART, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNTRUST BANK, A FLORIDA 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 13<sup>TH</sup> DAY OF FEBRUARY, 2003.

MY COMMISSION EXPIRES: July 28, 2006  
CC 995680  
WITNESS: Melissa Sanchez  
PRINTED NAME: MELISSA SANCHEZ  
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 TRACTS TC3 AND TC4 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, 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 13562 AT PAGE 1279 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF FEBRUARY, 2003.

WITNESS: Cristina Hernandez  
PRINTED NAME: Cristina Hernandez  
WITNESS: Ursula Hernandez  
PRINTED NAME: Ursula Hernandez  
BY: Abel L. Iglesias  
PRINTED NAME: Abel L. Iglesias  
TITLE: Executive Vice-President

### Acknowledgement

STATE OF  
COUNTY OF

BEFORE ME PERSONALLY APPEARED Abel L. Iglesias, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec. V.P. OF COLONIAL BANK, AN ALABAMA BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, 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 7<sup>TH</sup> DAY OF March, 2003.

MY COMMISSION EXPIRES: 1/22/05  
CC 995680  
WITNESS: M. Cristina Musienko  
PRINTED NAME: M. CRISTINA MUSIENKO  
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 TRACTS TC3 AND TC4 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, 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 13567 AT PAGE 1299, AS PARTIALLY RELEASED BY INSTRUMENT RECORDED IN OFFICIAL RECORD BOOK 14401, PAGE 396, BOTH 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4<sup>TH</sup> DAY OF March, 2003.

WITNESS: Catherine M. Scott  
PRINTED NAME: Catherine M. Scott  
BAR MANAGEMENT ADVISORS, INC.  
A FLORIDA CORPORATION  
WITNESS: Jackie Russinas  
PRINTED NAME: Jackie Russinas  
BY: Patrick J. DiSalvo  
PRINTED NAME: Patrick J. DiSalvo  
TITLE: Vice President

### Acknowledgement

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF BAR MANAGEMENT ADVISORS, INC., A FLORIDA 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 4<sup>TH</sup> DAY OF March, 2003.

MY COMMISSION EXPIRES: January 25, 2005  
CC 995680  
WITNESS: Catherine M. Scott  
PRINTED NAME: Catherine M. Scott  
NOTARY PUBLIC

### 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 TRACTS TC1, TC2, TC3 AND TC4 OF "ABACOA PLAT NO. 1" AND TRACT TC5R OF "ABACOA PLAT NO. 3", THAT WE FIND THE TITLE TO TRACTS TC3 AND TC4 IS VESTED IN ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, AND THAT THE TITLE TO TRACTS TC1, TC2 AND TC5R IS VESTED IN TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD 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.

DATE: February 13, 2003  
BY: Michael M. McLoonick  
PRINTED NAME: Michael M. McLoonick  
TITLE: Vice President  
CHICAGO TITLE INSURANCE 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 11<sup>TH</sup> DAY OF MARCH, 2003, 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.  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER  
"ABACOA TOWN CENTER PLAT NO. 3" IS HEREBY APPROVED FOR RECORD THIS 11<sup>TH</sup> DAY OF MARCH, 2003.  
BY: Karen J. Holmke  
KAREN HOLMKE, MAYOR  
ATTEST: Sally Boylan  
SALLY BOYLAN, TOWN CLERK

### Northern Palm Beach County Improvement District Acceptance

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAMELA M. RAUCH, ITS PRESIDENT, AND O'NEAL BARON JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26<sup>TH</sup> DAY OF FEBRUARY, 2003.

ATTEST: O'Neal Baron Jr.  
NAME: O'NEAL BARON JR.  
SECRETARY  
BY: Pamela M. Rauch  
PAMELA M. RAUCH  
PRESIDENT

### 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 THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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, FLORIDA.

James C. Jackson  
JAMES C. JACKSON  
PROFESSIONAL SURVEYOR AND MAPPER NO. 4356  
STATE OF FLORIDA  
WILLIAMS, HATFIELD & STONER, INC.  
1901 SOUTH CONGRESS AVENUE, SUITE 150  
BOYNTON BEACH, FLORIDA 33426  
AUTHORIZATION NO. LB-26

### Notes:

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTHEASTERLY LINE OF TRACT TC2 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, HAVING A BEARING OF N31°32'17"W.
- 2. 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.
- 3. 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.
- 4. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 5. NO WATER OR DRAINAGE LINES ARE TO BE LOCATED IN EASEMENTS LESS THAN 10 FEET IN WIDTH.

- ⊙ - DENOTES SET OR FOUND PERMANENT REFERENCE MONUMENT (LB-26)
- - DENOTES SET OR FOUND PERMANENT CONTROL POINTS (P.C.P. NO. LB-26)
- UE - DENOTES UTILITY EASEMENT
- DE1 - DENOTES DRAINAGE EASEMENT DEDICATED TO THE TOWN OF JUPITER
- ORB - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY RECORDS
- LAE - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- SE1 - DENOTES SIDEWALK EASEMENT DEDICATED TO TOWN OF JUPITER
- SE2 - DENOTES SIDEWALK EASEMENT DEDICATED TO THE ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC.
- SSDE - DENOTES SAFE SIGHT DISTANCE EASEMENT

00137185  
Notary Seal for Melissa Sanchez, Notary Public, Commission Expires July 28, 2006.

CC 995680  
Notary Seal for M. Cristina Musienko, Notary Public, Commission Expires January 25, 2005.

CC 996634  
Notary Seal for Catherine M. Scott, Notary Public, Commission Expires January 25, 2005.

SEAL  
SUNTRUST  
BANK

SEAL  
NOTARY  
PUBLIC

SEAL  
COLONIAL  
BANK

SEAL  
NOTARY  
PUBLIC

SEAL  
BAR MANAGEMENT  
ADVISORS, INC.

SEAL  
NOTARY  
PUBLIC

SEAL  
TOWN OF  
JUPITER

SEAL  
TOWN OF JUPITER  
ENGINEER

SEAL  
NORTHERN PALM BEACH  
COUNTY IMPROVEMENT  
DISTRICT

SEAL  
PROFESSIONAL SURVEYOR  
AND MAPPER