

PINES ON PENNOCK LANE P.U.D. PLAT No.2 (PASEOS)
A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13,
and THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
SHEET 2 OF 16 MARCH 2003

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT, ACCEPTANCE OF DEDICATION AND RELEASE:

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF, TRACTS "R-2" THROUGH "R-8" INCLUSIVE, AS SHOWN HEREON; AND HEREBY ACCEPTS THE WATER MANAGEMENT EASEMENTS, AND EASEMENT FOR INGRESS AND EGRESS, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID NPBCID 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 THOSE WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS, SAID NPBCID ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 20 DAY OF May, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

Pamela M. Rauch
PAMELA M. RAUCH
PRESIDENT, BOARD OF SUPERVISORS
ATTESTED BY: Peter Pimentel O'Neal Bardin, Jr.
SECRETARY, BOARD OF SUPERVISORS

ACCEPTANCE OF RESERVATIONS OF THE PASEOS PROPERTY OWNERS ASSOCIATION, INC.

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 15 DAY OF May, 2003.

THE PASEOS PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

Jackie Feinstein
WITNESS
PRINT NAME: Jackie Feinstein
Louise A. Smith
WITNESS
PRINT NAME: Louise A. Smith

CORPORATE ACKNOWLEDGMENT CERTIFICATE

STATE OF FLORIDA SS
COUNTY OF PALM BEACH SS

BEFORE ME PERSONALLY APPEARED THOMAS J. SIEGEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THE EXECUTION OF SAID 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 DAY OF May, 2003.

MY COMMISSION EXPIRES: Jackie Feinstein
NOTARY PUBLIC
PRINTED NAME: Jackie Feinstein
NOTARY NUMBER: 1209467

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA SS
TOWN OF JUPITER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 9 DAY OF June, 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

PINES ON PENNOCK LANE P.U.D. PLAT No.2 (PASEOS), IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF June, 2003.

BY: Karen J. Golonka
KAREN J. GOLONKA, MAYOR OF TOWN OF JUPITER

ATTEST: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

TITLE CERTIFICATION

I, TED R. BROWN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID AND THE INSTRUMENT IS NOT SUBJECT TO RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 6, 2003
TED R. BROWN
AKERMAN, SENTERFIT & EIDSON, P.A.
FLORIDA BAR NUMBER: 0110494

MORTGAGEE'S CONSENT

STATE OF TEXAS SS
COUNTY OF HARRIS SS

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 DEDICATIONS OF THE LAND DESCRIBED IN SAID DEDICATIONS BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 14181, AT PAGE 1012 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE AND IS BY THIS CONSENT SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF April, 2003.

WITNESS: RBC CENTURA BANK
A NORTH CAROLINA BANK
BY: Georgia Arzoo
VICE PRESIDENT
PRINTED NAME: DAVID J. BOURG
WITNESS: Connie Chester CONNIE CHESTER
PRINTED NAME

ACKNOWLEDGMENT

STATE OF TEXAS SS
COUNTY OF HARRIS SS

BEFORE ME PERSONALLY APPEARED Georgia Arzoo WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF RBC CENTURA BANK, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR APPROPRIATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF April, 2003.

MY COMMISSION EXPIRES: Sharon Kay Kiger
NOTARY PUBLIC
PRINTED NAME: Sharon Kay Kiger
NOTARY NUMBER:

SURVEYOR'S NOTES

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.

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. THERE SHALL BE NO TREES, SHRUBS, OR LANDSCAPING PLACED ON WATER AND SEWER EASEMENTS OR DRAINAGE EASEMENTS, EXCEPT AS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN AND/OR LANDSCAPE PLAN, BY THE TOWN OF JUPITER.
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. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH APPROVAL OF THE UTILITIES OCCUPYING SAME.
5. LOT LINES ARE RADIAL UNLESS NOTED (NON-RADIAL).
6. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF INDIAN CREEK PARKWAY. SAID CENTERLINE BEARS SOUTH 89°30'00" WEST.

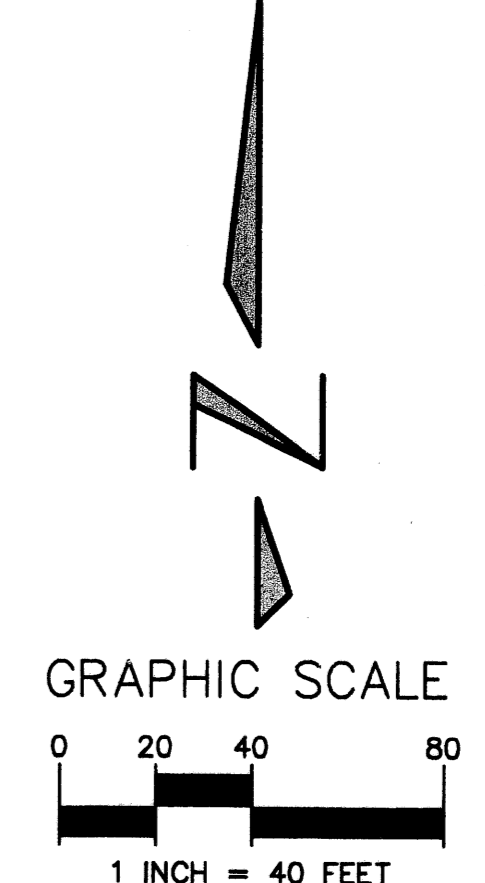
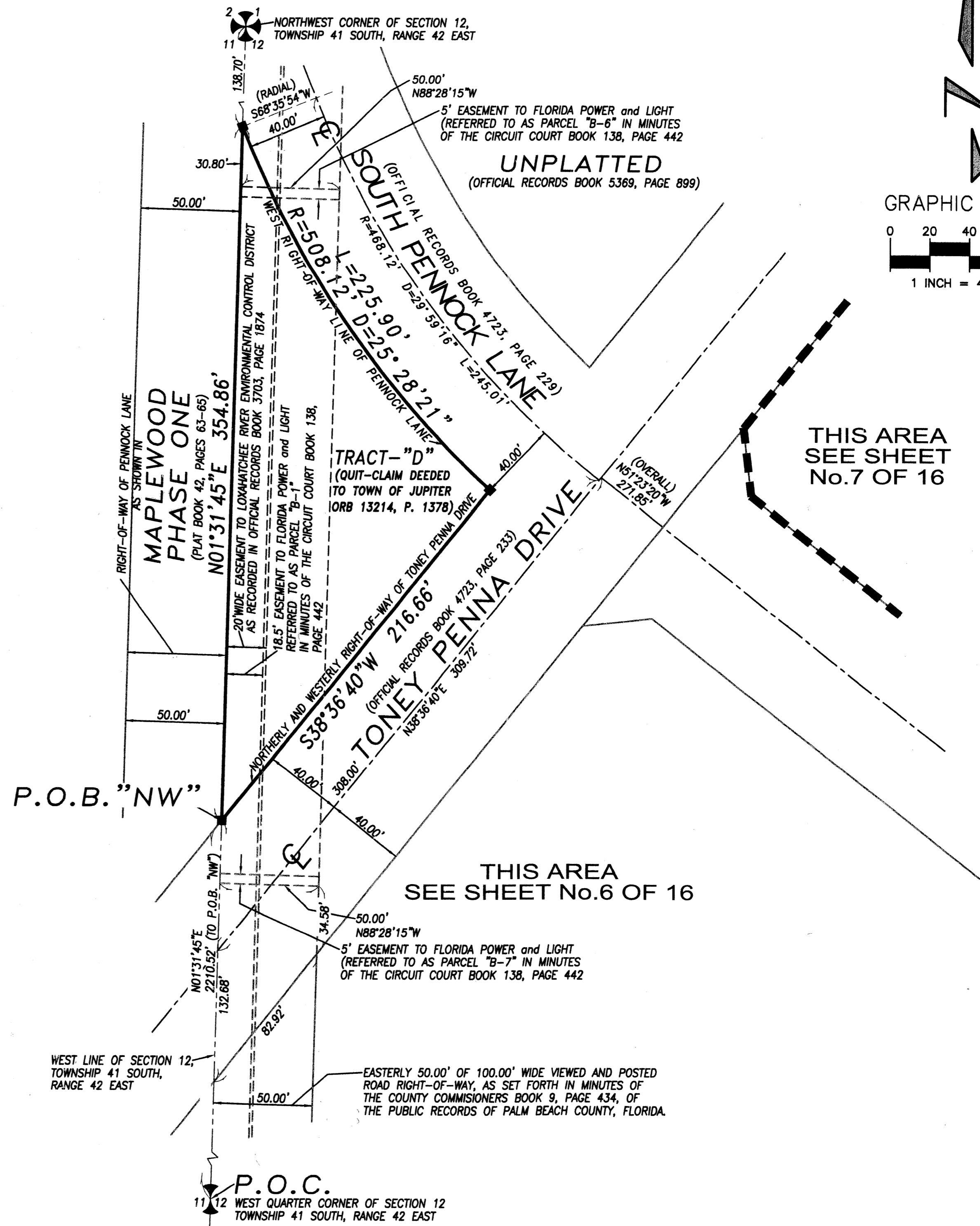
SURVEYOR'S CERTIFICATION

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. 177.081 (9), F.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 THE TOWN OF JUPITER, FLORIDA.

THIS 3rd DAY OF April, 2003
MANUEL A. GUTIERREZ
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE No. LS 4102

SYMBOLS LEGEND table with symbols for P.R.M., P.C.P., NPBCID, RADIUS, CENTRAL ANGLE, ARC LENGTH, EXCLUSIVE COMMON AREA, CENTERLINE, P.O.B., P.O.C., CHANGE IN DIRECTION, PROFESSIONAL SURVEYOR AND MAPPER, POINT OF CURVATURE.

\*NOTE: ALL LOT LINES ARE RADIAL UNLESS OTHERWISE SPECIFIED.

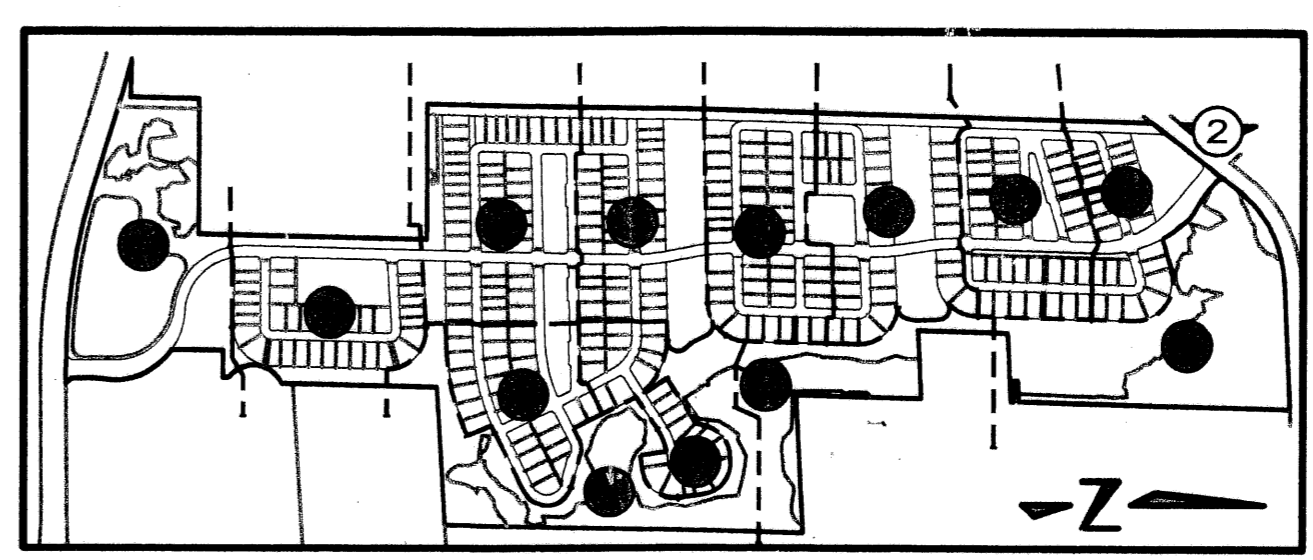


UNIT OF DEVELOPMENT NO. 45

ACREAGES TABLE

Table with columns: TRACT NAME, SQUARE FEET, ACRES. Lists various tracts including UPLAND PRESERVE, WETLAND PRESERVE, OPEN SPACE, and LANDSCAPE BUFFER.

DETAIL-A (FROM SHEET No.6 OF 16) NOT TO SCALE



INDEX SHEET MAP NOT TO SCALE

Keshavarz & Associates, Inc. CONSULTING ENGINEERS - SURVEYORS. 711 N. Dixie Highway, Suite 201, West Palm Beach, Florida 33401. Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897