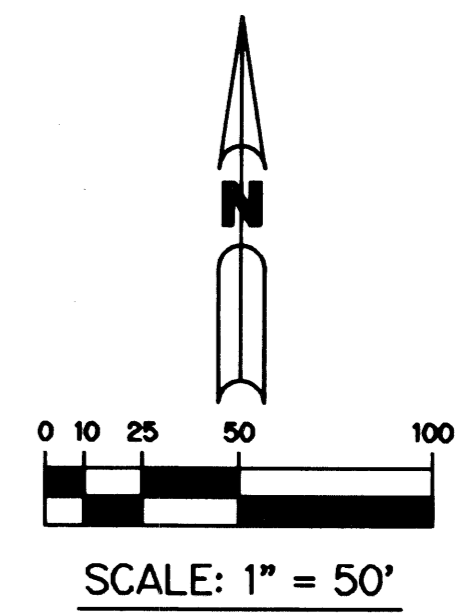
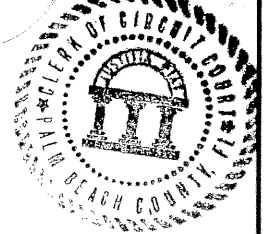
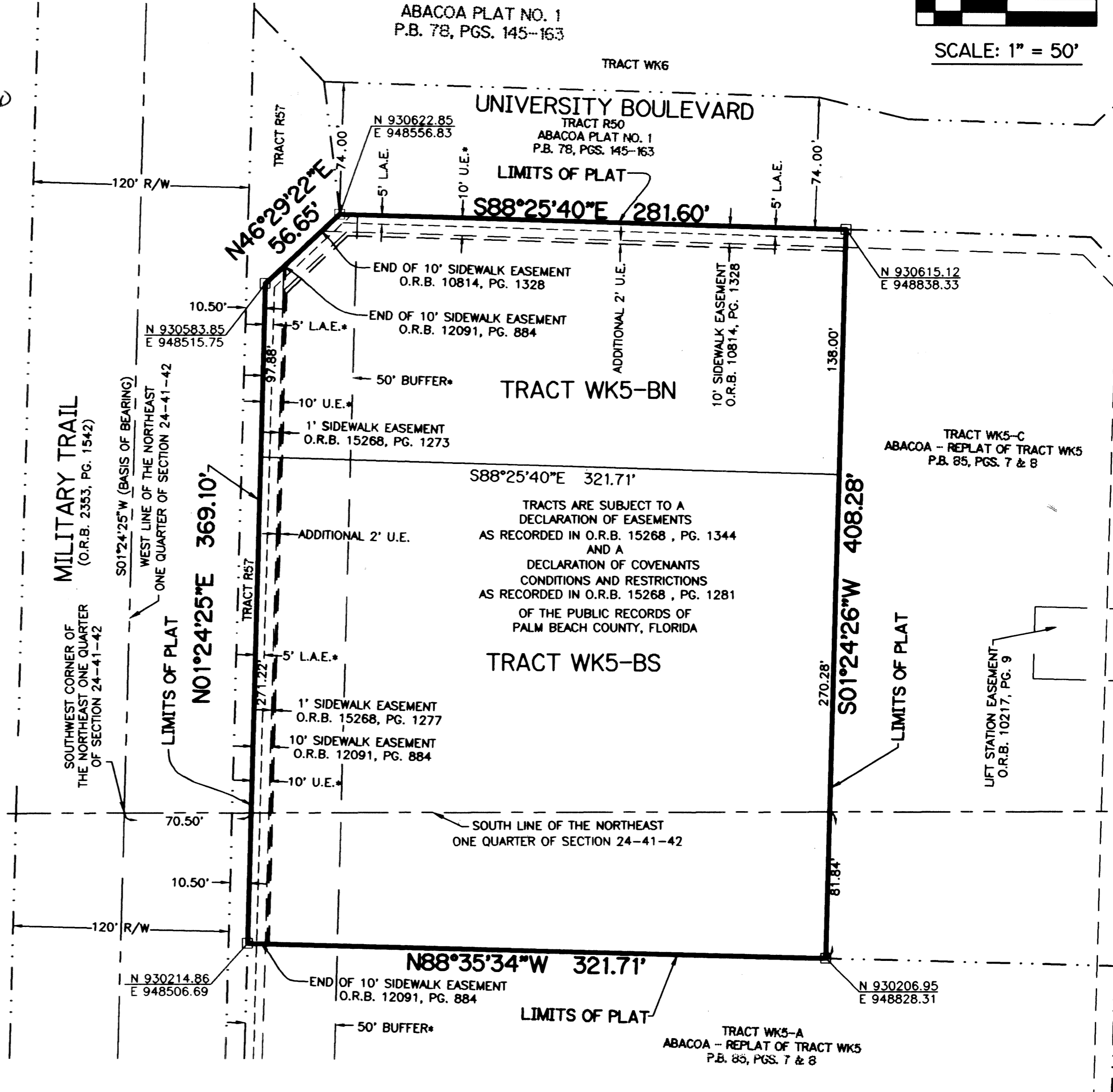


COUNTY OF PALM BEACH ) ss  
STATE OF FLORIDA )  
This Plat was filed for record at 8:25 A.M. on the 27 day of August, 2003, and duly recorded in Plat Book No. 99 on page 172. DOROTHY H. WILKEN, Clerk of Circuit Court.

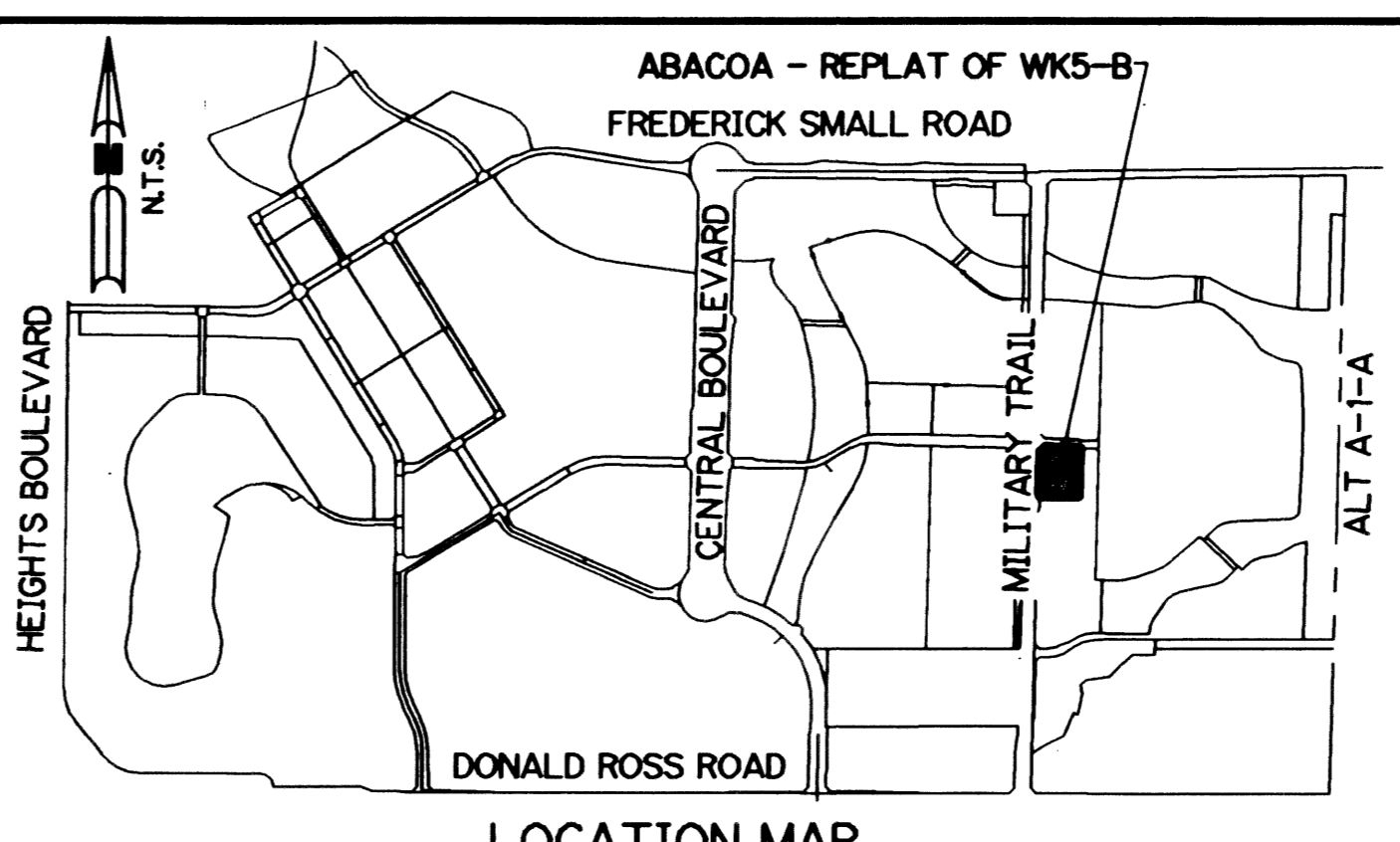


# ABACOA - REPLAT OF TRACT WK5-B

ALL OF TRACT WK5-B OF ABACOA - REPLAT OF TRACT WK5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 85, PAGES 7 AND 8, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST. TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 1 JUNE, 2003



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



**LEGEND:**

- - SET PERMANENT REFERENCE MONUMENT, L.B. #6674
- - FOUND PERMANENT REFERENCE MONUMENT, WK5-B, L.B. #25
- L.A.E. - LIMITED ACCESS EASEMENT
- O.R.B. - OFFICIAL RECORD BOOK
- P.B. - PLAT BOOK
- PG(S). - PAGE(S)
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- R/W - RIGHT-OF-WAY
- U.E. - UTILITY EASEMENT
- P.A.E. - PEDESTRIAN ACCESS EASEMENT

**AREA TABULATION:**

TRACT	ACREAGE	LAND USE
WK5-BN	1.00 AC.	COZ
WK5-B	2.00 AC.	COZ
WK5-B	3.00 AC.	(TOT.)

FOR USE OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TRACT	ACREAGE	LAND USE
WK5-BN	1.0867 AC.	COZ
WK5-B	2.1733 AC.	COZ
WK5-B	3.2600 AC.	(TOT.)

\* DENOTES EASEMENTS AND BUFFER PER ABACOA - PLAT NO. 1, P.B. 78, PGS. 145 THROUGH 163.

- ARIES LAND EQUITY GP, LLC.
- ABACOA WK5 NORTH PROPERTY OWNER'S ASSOCIATION, INC.
- ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
- BAR MANAGEMENT ADVISORS, INC.
- COLONIAL BANK
- NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- TOWN OF JUPITER
- TOWN OF JUPITER ENGINEER

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY AND SUNTRUST BANK, A GEORGIA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF TRACT WK5-B OF ABACOA - REPLAT OF TRACT WK5, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 85, PAGES 7 AND 8, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

1. 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.

2. 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.

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 TRACCS 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.

IN WITNESS WHEREOF, ARIES LAND EQUITY GP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE GENERAL PARTNER OF ARIES LAND HOLDINGS, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, WHICH IS THE SOLE MEMBER OF ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 29 DAY OF July, 2003.

ARIES LAND ACQUISITION, LLC.  
AN ALABAMA LIMITED LIABILITY COMPANY  
BY: ARIES LAND HOLDINGS, L.L.P.  
A FLORIDA LIMITED LIABILITY PARTNERSHIP,  
SOLE MEMBER OF ARIES LAND ACQUISITION, LLC.  
BY: ARIES LAND EQUITY GP, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
GENERAL PARTNER OF ARIES LAND HOLDINGS, L.L.P.

BY: Patrick J. DiSalvo  
TITLE: Vice President  
PRINT NAME: Patrick J. DiSalvo DATE: July 29, 2003  
WITNESS: Jackie Ruzengas WITNESS: Joan V. Dali  
PRINTED NAME: Jackie Ruzengas PRINTED NAME: Joan V. Dali

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Patrick J. DiSalvo, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ARIES LAND EQUITY GP, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF July, 2003.  
NOTARY PUBLIC: Joan V. Dali  
MY COMMISSION EXPIRES: 7/5/05  
PRINT NAME: Joan V. Dali

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Patrick J. DiSalvo, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ARIES LAND EQUITY GP, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID LIMITED LIABILITY COMPANY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF July, 2003.  
NOTARY PUBLIC: Joan V. Dali  
MY COMMISSION EXPIRES: 7/5/05  
PRINT NAME: Joan V. Dali

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Benjamin E. Kraljev, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SUNTRUST BANK, A GEORGIA 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 DAY OF Aug, 2003.  
NOTARY PUBLIC: Linda L. Gallagher  
MY COMMISSION EXPIRES: 8/28/04  
PRINT NAME: Linda L. Gallagher

**ACCEPTANCE OF DEDICATIONS AND RESERVATIONS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ABACOA WK5 NORTH PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THE PRIOR DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON, THIS 29 DAY OF July, 2003.

ABACOA WK5 NORTH PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
BY: Patrick J. DiSalvo, President  
PRINTED NAME: Patrick J. DiSalvo  
WITNESS: Jackie Ruzengas WITNESS: Joan V. Dali  
PRINT NAME: Jackie Ruzengas PRINTED NAME: Joan V. Dali

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Patrick J. DiSalvo, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA WK5 NORTH PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 29 DAY OF July, 2003.  
NOTARY PUBLIC: Joan V. Dali  
MY COMMISSION EXPIRES: 7/5/05  
PRINT NAME: Joan V. Dali

**NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT**  
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 HUGO P. UNRUH, ITS PRESIDENT, AND O'NEAL BARDIN JR., ITS SECRETARY, AND IS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 29 DAY OF August, 2003.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
BY: Hugo P. Unruh, President  
O'Neal Bardin Jr., Secretary  
BOARD OF SUPERVISORS

ATTEST:  
O'NEAL BARDIN JR., SECRETARY  
BOARD OF SUPERVISORS

**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 13562, AT PAGE 1279 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF August, 2003.

COLONIAL BANK  
AN ALABAMA BANKING CORPORATION  
BY: Paul Valdes-Fauli  
TITLE: V.P.  
PRINT NAME: Paul Valdes-Fauli  
WITNESS: Janet S. Sallee WITNESS: Brenda Morffy  
PRINT NAME: Janet S. Sallee PRINTED NAME: Brenda Morffy

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Paul Valdes-Fauli, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. OF COLONIAL BANK, AN ALABAMA BANKING 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 SAID 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 29 DAY OF August, 2003.  
NOTARY PUBLIC: Anel Naranzo  
MY COMMISSION EXPIRES: 11/29/03  
PRINT NAME: Anel Naranzo

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Paul Valdes-Fauli, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS V.P. OF COLONIAL BANK, AN ALABAMA BANKING 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 SAID 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 29 DAY OF August, 2003.  
NOTARY PUBLIC: Anel Naranzo  
MY COMMISSION EXPIRES: 11/29/03  
PRINT NAME: Anel Naranzo

**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 13567, AT PAGE 1299 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF July, 2003.

BAR MANAGEMENT ADVISORS, INC., A FLORIDA CORPORATION  
BY: Patrick J. DiSalvo, Vice President  
PRINT NAME: Patrick J. DiSalvo  
WITNESS: Jackie Ruzengas WITNESS: Joan V. Dali  
PRINT NAME: Jackie Ruzengas PRINTED NAME: Joan V. Dali

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED Patrick J. DiSalvo, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, 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 29 DAY OF July, 2003.  
NOTARY PUBLIC: Joan V. Dali  
MY COMMISSION EXPIRES: 7/5/05  
PRINT NAME: Joan V. Dali

**ACKNOWLEDGMENT OF DEDICATIONS AND RESERVATIONS**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION SHOWN HEREON.  
THIS 4 DAY OF August, 2003.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT  
BY: Nader Salour, President  
WITNESS: Angela Shepherd WITNESS: David L. Smith  
PRINT NAME: Angela Shepherd PRINTED NAME: David L. Smith

**ACKNOWLEDGMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Notary Seal], AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY 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 DAY OF August, 2003.  
NOTARY PUBLIC: Angela Shepherd  
MY COMMISSION EXPIRES: 7/26/04  
PRINT NAME: Angela Shepherd

**SURVEYOR'S CERTIFICATE:**  
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF 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 TO CHAPTER 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DAVID L. SMITH, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4951, STATE OF FLORIDA, 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA 33409 LB 6674  
DATE: 8-7-03

**SURVEYOR'S NOTES:**  
1. ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED. STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF NORTH 01°24'25" EAST.

2. 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, 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 DATUM = NAD '83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAL LINE = U.S. SURVEY FOOT COORDINATE SYSTEM-1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION SCALE FACTOR = 1.0000077 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

5. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LAND 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 PALM BEACH COUNTY, FLORIDA.

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

7. THE EXISTING 10' UTILITY EASEMENT, 5' LIMITED ACCESS AND 50' BUFFER PER PLAT BOOK 78, PAGES 145 THROUGH 163, SHOWN ALONG MILITARY TRAIL AND UNIVERSITY BOULEVARD, SHALL SURVIVE THIS REPLAT.

**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 ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY AND SUNTRUST BANK, A GEORGIA CORPORATION; 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.

CHICAGO TITLE INSURANCE COMPANY  
BY: Doug Koennicke, P.E. DATE: August 4, 2003  
DOUG KOENNICKE, P.E. TOWN ENGINEER

**TOWN OF JUPITER ACCEPTANCE**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE REPLAT "ABACOA - REPLAT OF TRACT WK5-B", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH CHAPTER 177.071(2), FLORIDA STATUTES, THIS 18 DAY OF August, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: Doug Koennicke, P.E. DATE: August 4, 2003  
DOUG KOENNICKE, P.E. TOWN ENGINEER

"ABACOA - REPLAT OF TRACT WK5-B" IS HEREBY APPROVED FOR RECORD  
THIS 18 DAY OF August, 2003.  
BY: Karen J. Golonka  
KAREN J. GOLONKA, MAYOR

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