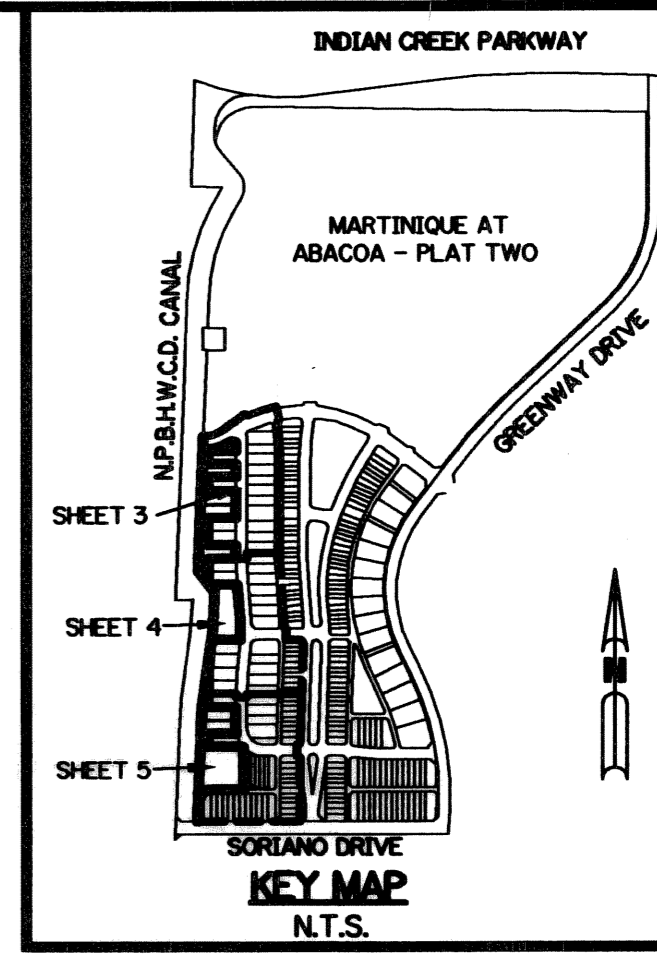


LOCATION MAP N.T.S.

00070-030

MARTINIQUE AT ABACOA REPLAT OF LOTS 440, 442, 443, 446, 454, 455, TRACTS 'WMT1', 'WMT2', 'WMT3', 'OS8' AND 'OS9' BEING A REPLAT OF LOTS 440, 442, 443, 446, 454, 455, TRACTS "WMT1", "WMT2", "WMT3", "OS8" AND "OS9" ACCORDING TO MARTINIQUE AT ABACOA - PLAT ONE AS RECORDED IN PLAT BOOK 103, PAGES 47 THROUGH 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 5 MAY, 2005



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at A.M. on the 24 day of MAY 2005, and duly recorded in Plat Book No. 105 on page 28-32 HARMON R. BOCK, Clerk & Controller by [Signature] D.C.



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES L.P., A DELAWARE LIMITED PARTNERSHIP OWNER OF LOTS 440, 442, 443, 446, 454, TRACTS "OS8" AND "OS9" MARTINIQUE AT ABACOA - PLAT ONE AS RECORDED IN PLAT BOOK 103, PAGES 47 THROUGH 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ANDREA LAMACK AND KENNETH NORMOYLE, OWNERS OF THE LAND SHOWN HEREON AS LOT 455, MARTINIQUE AT ABACOA - PLAT ONE AS RECORDED IN PLAT BOOK 103, PAGES 47 THROUGH 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, OWNERS OF TRACTS "WMT1", "WMT2" AND "WMT3" MARTINIQUE AT ABACOA - PLAT ONE AS RECORDED IN PLAT BOOK 103, PAGES 47 THROUGH 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT "OS9"; THENCE, ALONG THE NORTH LINE OF SAID TRACT "OS9" SOUTH 87°47'21" EAST, A DISTANCE OF 7.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 200.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°56'48", A DISTANCE OF 128.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC THROUGH A CENTRAL ANGLE OF 120°58'44", A DISTANCE OF 31.66 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 474.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°42'22", A DISTANCE OF 30.71 FEET TO A POINT ON A NON-TANGENT LINE; THENCE, ALONG SAID NON-TANGENT LINE, NORTH 90°00'00" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 60.20 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 60.20 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 65.20 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 120.40 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 125.40 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 60.20 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 15.73 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1654.07 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 89°59'58" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°37'41", A DISTANCE OF 104.74 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 130.28 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1525.25 FEET FROM WHICH A RADIAL LINE BEARS NORTH 86°03'54" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°00'12", A DISTANCE OF 106.57 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 644.75 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°16'48", A DISTANCE OF 149.43 FEET; THENCE SOUTH 90°00'00" WEST, A DISTANCE OF 130.67 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 02'2005.25 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 82°27'0" EAST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°32'53", A DISTANCE OF 284.17 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 47.59 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 96.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 125.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°00'56", A DISTANCE OF 24.08 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 132.31 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 60.20 FEET; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 162.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 125.25 FEET FROM WHICH A RADIAL LINE BEARS NORTH 47°48'02" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°41'01", A DISTANCE OF 3.68 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 194.73 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 165.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 62.83 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 41°00'10" WEST, A DISTANCE OF 13.25 FEET; THENCE NORTH 02°12'00" EAST, A DISTANCE OF 428.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2080.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 7°43'53", A DISTANCE OF 277.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2340.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°43'14", A DISTANCE OF 358.18 FEET; THENCE NORTH 38°07'34" WEST, A DISTANCE OF 123.04 FEET; THENCE NORTH 02°12'34" EAST, A DISTANCE OF 557.92 FEET TO THE POINT OF BEGINNING.

CONTAINING 151755.10 SQUARE FEET OR 3.4838 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE 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. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

DEDICATION (CONTINUED):

2. THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE MARTINIQUE HOMEOWNERS ASSOCIATION, INC.

3. LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MARTINIQUE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER, LANDSCAPE, IRRIGATION AND DRAINAGE PURPOSES AND 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, FLORIDA.

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. TRACTS "WMT1A", "WMT1B", "WMT2A", "WMT3A", "WMT3B" AND "WMT3C", 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 DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5. TRACTS "OS8A", "OS8B", "OS8C", "OS8D" AND "OS9D", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MARTINIQUE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSOR AND ASSIGNS, FOR BUFFER, OPEN SPACE, LANDSCAPING, IRRIGATION AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT.

THIS 13th DAY OF May, 2005.

DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP BY: DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: [Signature] HARMON D. SMITH, PRESIDENT ATTEST: [Signature] RICHARD E. GREENE, VICE PRESIDENT

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS DISTRICT SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 25th DAY OF May, 2005.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: [Signature] HUGO P. UNRUH - PRESIDENT ATTEST: [Signature] O'NEAL BARDIN, JR. - SECRETARY

IN WITNESS WHEREOF, WE DO HERETO SET OUR HANDS AND SEALS THIS 13th DAY OF May, 2005.

BY: [Signature] KENNETH NORMOYLE WITNESS: [Signature] PRINTED NAME: KIMMY HOWARD PRINTED NAME: PHILLIP WEBER

BY: [Signature] ANDREA LAMACK WITNESS: [Signature] PRINTED NAME: ANDREA LAMACK PRINTED NAME: PHILLIP WEBER

BY: [Signature] ANDREA LAMACK WITNESS: [Signature] PRINTED NAME: ANDREA LAMACK PRINTED NAME: PHILLIP WEBER

BY: [Signature] ANDREA LAMACK WITNESS: [Signature] PRINTED NAME: ANDREA LAMACK PRINTED NAME: PHILLIP WEBER

BY: [Signature] ANDREA LAMACK WITNESS: [Signature] PRINTED NAME: ANDREA LAMACK PRINTED NAME: PHILLIP WEBER

BY: [Signature] ANDREA LAMACK WITNESS: [Signature] PRINTED NAME: ANDREA LAMACK PRINTED NAME: PHILLIP WEBER

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, SUITE 110 WEST PALM BEACH, FLORIDA 33409 LB 6674

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED HARMON D. SMITH AND RICHARD E. GREENE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT RESPECTIVELY OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF May, 2005.

8/3/06 Christine Scalamanud Notary Public - State of Florida My Commission Expires: Christine Scalamanud Print Notary Name Here Commission No. DD118357

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED HUGO P. UNRUH AND O'NEAL BARDIN, JR. WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BOARD OF SUPERVISORS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BOARD, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BOARD.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF May, 2005.

6/22/07 Roberta Anne MacLeod Notary Public - State of Florida My Commission Expires: Roberta Anne MacLeod Print Notary Name Here Commission No. DD0189783

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED KENNETH NORMOYLE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF May, 2005.

6/26/07 Meredith B. Hirschberg Notary Public - State of Florida My Commission Expires: Meredith B. Hirschberg Print Notary Name Here Commission No. DD186730

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED ANDREA LAMACK WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF May, 2005.

6/23/07 Meredith B. Hirschberg Notary Public - State of Florida My Commission Expires: Meredith B. Hirschberg Print Notary Name Here Commission No. DD186730

