

# ABACOA PLAT NO. 1

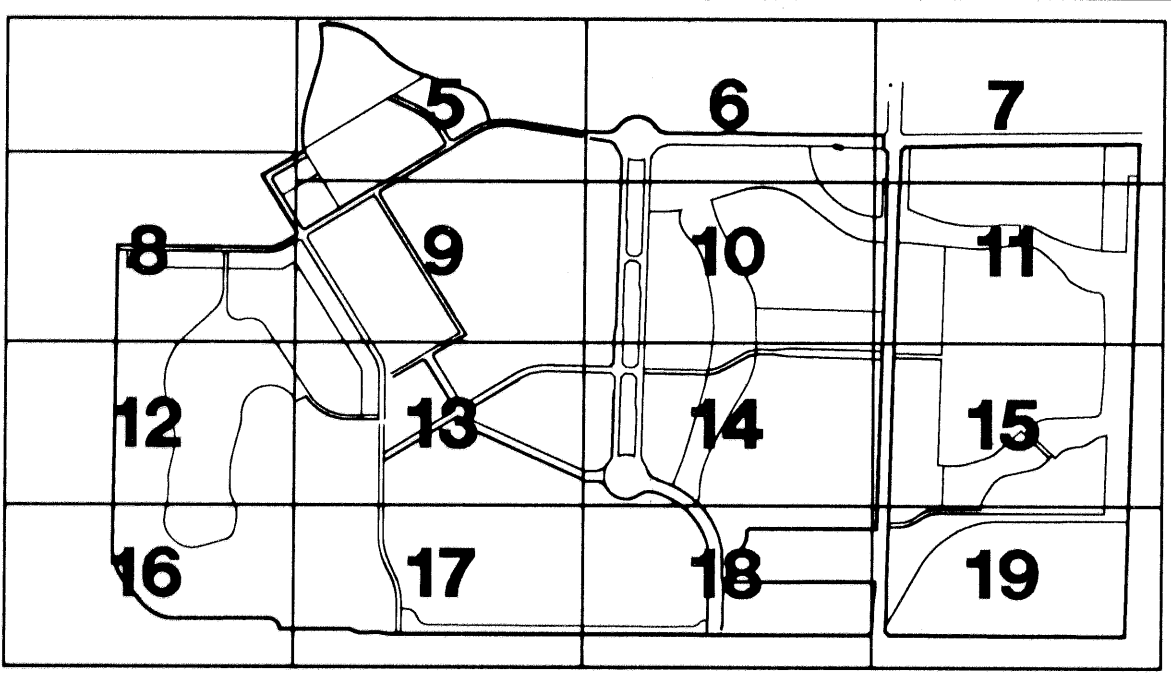
A PORTION OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.  
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS  
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 19

# 145

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 1:39 P.M.  
this 20 day of December 19 98  
and duly recorded in Plat Book No. 78  
on page 145 thru 163  
DOROTHY H. WILKEN, Clerk of Circuit Court  
by *[Signature]* D.C.



LOCATION MAP

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, AS THE OWNER OF AN OPTION TO PURCHASE THE LAND SHOWN HEREON, EXCEPT FOR TRACTS UN1, GF1 AND GF2, AND THE LESSEE OF TRACTS GF1 AND GF2, AND AS DEVELOPER OF THE LAND SHOWN HEREON, AND THAT THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AS OWNER OF THE LAND SHOWN HEREON BEING IN SECTIONS 13, 14, 23 AND 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA PLAT NO. 1" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23;

THENCE ON A GRID BEARING OF N 89° 18' 06" E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 23 A DISTANCE OF 40.01 FEET TO THE EAST RIGHT-OF-WAY LINE OF HEIGHTS BOULEVARD;

THENCE S 00° 35' 39" W ALONG SAID EAST LINE BEING 40.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 1003.54 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S 00° 35' 39" W ALONG SAID PARALLEL LINE AND ALONG THE SOUTHERLY EXTENSION THEREOF, A DISTANCE OF 3216.13 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 39° 15' 41" AND A RADIUS OF 460.00 FEET FOR AN ARC DISTANCE OF 315.21 FEET TO A POINT OF TANGENCY;

THENCE S 38° 40' 02" E A DISTANCE OF 343.68 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 51° 24' 11" AND A RADIUS OF 420.00 FEET FOR AN ARC DISTANCE OF 376.80 FEET TO A POINT OF TANGENCY;

THENCE N 89° 55' 47" E A DISTANCE OF 978.98 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 87° 38' 29" AND A RADIUS OF 120.00 FEET FOR AN ARC DISTANCE OF 183.56 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 89° 55' 47" E A DISTANCE OF 724.67 FEET;

THENCE S 70° 46' 50" E A DISTANCE OF 105.95 FEET;

THENCE N 89° 55' 47" E A DISTANCE OF 200.00 FEET;

THENCE S 81° 32' 23" E A DISTANCE OF 101.12 FEET TO A LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 23, SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD;

THENCE N 89° 55' 48" E ALONG SAID PARALLEL LINE A DISTANCE OF 2413.46 FEET TO A LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24;

THENCE S 89° 50' 06" E ALONG SAID PARALLEL LINE A DISTANCE OF 2561.81 FEET;

THENCE N 45° 47' 10" E A DISTANCE OF 55.95 FEET;

THENCE N 01° 24' 25" E A DISTANCE OF 290.65 FEET;

THENCE N 06° 29' 12" E A DISTANCE OF 180.71 FEET TO A LINE 60.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 24, SAID LINE BEING THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL;

THENCE N 01° 24' 25" E ALONG SAID PARALLEL LINE A DISTANCE OF 54.18 FEET TO THE SOUTH LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 5618, PAGE 1103 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE S 89° 58' 02" W ALONG SAID SOUTH LINE A DISTANCE OF 1590.81 FEET;

THENCE N 00° 48' 04" E A DISTANCE OF 640.07 FEET TO A LINE 40.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF THE SOUTH ONE-HALF (S 1/2) OF THE SAID SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24;

THENCE N 89° 58' 02" E ALONG SAID PARALLEL LINE A DISTANCE OF 1597.58 FEET TO SAID LINE BEING 60.00 FEET WEST OF AND PARALLEL WITH THE SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 24;

THENCE N 01° 24' 25" E ALONG SAID PARALLEL LINE A DISTANCE OF 3035.72 FEET;

THENCE N 00° 25' 03" E A DISTANCE OF 550.08 FEET;

THENCE N 01° 24' 25" E A DISTANCE OF 286.23 FEET;

THENCE N 44° 35' 59" W A DISTANCE OF 57.55 FEET;

THENCE S 89° 23' 37" W A DISTANCE OF 3.97 FEET;

THENCE N 00° 36' 23" W A DISTANCE OF 141.50 FEET;

THENCE N 88° 11' 51" W A DISTANCE OF 20.05 FEET;

THENCE N 89° 38' 10" W A DISTANCE OF 415.24 FEET;

THENCE S 89° 05' 29" W A DISTANCE OF 116.32 FEET;

THENCE N 87° 15' 37" W A DISTANCE OF 290.95 FEET;

THENCE S 81° 35' 20" W A DISTANCE OF 101.46 FEET;

THENCE N 89° 38' 10" W A DISTANCE OF 260.06 FEET;

THENCE N 86° 21' 33" W A DISTANCE OF 479.00 FEET;

THENCE S 79° 02' 25" W A DISTANCE OF 139.45 FEET;

THENCE N 89° 38' 10" W A DISTANCE OF 437.61 FEET;

THENCE N 00° 21' 50" E A DISTANCE OF 10.00 FEET;

THENCE N 89° 38' 10" W A DISTANCE OF 14.45 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 59° 37' 54" AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 104.08 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY, WESTERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 115° 51' 58" AND A RADIUS OF 230.00 FEET FOR AN ARC DISTANCE OF 465.11 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST.

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 45° 31' 37" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 119.19 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 88° 51' 53" W A DISTANCE OF 244.80 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 07° 52' 03" AND A RADIUS OF 635.00 FEET FOR AN ARC DISTANCE OF 87.19 FEET TO A POINT OF TANGENCY;

THENCE N 80° 59' 50" W A DISTANCE OF 641.78 TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 23° 25' 28" AND A RADIUS OF 685.00 FEET FOR AN ARC DISTANCE OF 280.05 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N 14° 25' 18" W ALONG A RADIAL EXTENSION OF THE LAST DESCRIBED CURVE A DISTANCE OF 94.66 TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 56° 46' 43" AND A RADIUS OF 375.00 FEET FOR AN ARC DISTANCE OF 371.62 FEET TO A POINT OF TANGENCY;

THENCE N 71° 12' 02" W A DISTANCE OF 418.08 FEET;

THENCE S 58° 27' 43" W A DISTANCE OF 458.88 FEET;

THENCE N 65° 23' 05" W A DISTANCE OF 36.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 33° 45' 36" AND A RADIUS OF 925.00 FEET FOR AN ARC DISTANCE OF 545.03 FEET TO A POINT OF TANGENCY;

THENCE N 31° 37' 29" W A DISTANCE OF 50.00 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 26° 46' 53" AND A RADIUS OF 635.00 FEET FOR AN ARC DISTANCE OF 296.81 FEET TO A POINT OF TANGENCY;

THENCE N 58° 24' 23" W A DISTANCE OF 90.27 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S 86° 37' 28" E;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 13° 50' 09" AND A RADIUS OF 2426.59 FEET FOR AN ARC DISTANCE OF 585.98 FEET TO A POINT OF TANGENCY;

THENCE S 17° 12' 41" W A DISTANCE OF 323.97 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE EAST;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 48° 44' 57" AND A RADIUS OF 305.00 FEET FOR AN ARC DISTANCE OF 259.50 FEET TO A POINT OF TANGENCY;

THENCE S 31° 32' 16" E A DISTANCE OF 82.58 FEET;

THENCE S 26° 40' 33" E A DISTANCE OF 17.70 FEET;

THENCE S 60° 01' 35" W A DISTANCE OF 507.13 FEET;

THENCE S 31° 32' 17" E A DISTANCE OF 695.40 FEET;

THENCE S 13° 27' 43" W A DISTANCE OF 36.06 FEET;

THENCE S 58° 27' 43" W A DISTANCE OF 157.33 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY AND WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 30° 20' 20" AND A RADIUS OF 298.00 FEET FOR AN ARC DISTANCE OF 157.79 FEET TO A POINT OF TANGENCY;

THENCE S 88° 48' 03" W A DISTANCE OF 180.41 FEET;

THENCE N 89° 24' 21" W A DISTANCE OF 1358.14 FEET;

THENCE N 44° 24' 21" W A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING; CONTAINING 906.27 ACRES, MORE OR LESS;

TOGETHER WITH A PARCEL OF LAND LYING IN THE EAST ONE-HALF (E 1/2) OF SAID SECTION 24 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SAID SECTION 24;

THENCE ON A GRID BEARING OF N 01° 23' 06" E ALONG THE EAST LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4) A DISTANCE OF 75.02 FEET TO A LINE 75.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4), SAID LINE BEING THE NORTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD AS DESCRIBED IN DEED BOOK 1031, PAGE 628 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE N 89° 51' 12" W ALONG SAID PARALLEL LINE A DISTANCE OF 130.41 FEET TO THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE CONTINUE N 89° 51' 12" W ALONG SAID PARALLEL LINE A DISTANCE OF 1891.95 FEET;

THENCE N 89° 30' 35" W A DISTANCE OF 250.00 FEET;

THENCE N 89° 51' 12" W A DISTANCE OF 298.41 FEET;

THENCE N 44° 13' 23" W A DISTANCE OF 57.19 FEET;

THENCE N 01° 24' 25" E A DISTANCE OF 284.35 FEET;

THENCE N 00° 29' 25" E A DISTANCE OF 250.03 FEET TO A LINE 60.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SAID SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, SAID LINE BEING THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORDS BOOK 2353, PAGE 1545 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE N 01° 24' 25" E ALONG SAID PARALLEL LINE A DISTANCE OF 4030.03 FEET;

THENCE N 04° 44' 38" E A DISTANCE OF 180.39 FEET;

THENCE N 01° 24' 25" E A DISTANCE OF 306.02 FEET;

THENCE N 45° 23' 08" E A DISTANCE OF 55.55 FEET;

THENCE N 89° 21' 50" E A DISTANCE OF 288.33 FEET;

THENCE N 88° 16' 32" E ALONG SAID PARCEL A DISTANCE OF 500.09 FEET TO A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 24, SAID LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF FREDRICK SMALL ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 4991, PAGE 203 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE N 89° 21' 50" E ALONG SAID PARALLEL LINE A DISTANCE OF 1641.84 FEET TO THE SAID WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY;

THENCE S 01° 19' 34" W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 5174.39 FEET TO THE POINT OF BEGINNING; CONTAINING 293.43 ACRES, MORE OR LESS.

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING A TOTAL AREA OF 1199.73 ACRES MORE OR LESS.

WHICH LAND ABACOA DEVELOPMENT COMPANY HAS CAUSED TO BE SURVEYED AND PLATTED AS SHOWN HEREON, DO BOTH HEREBY DEDICATE SAME AS FOLLOWS:

1. THE UTILITY EASEMENTS AS SHOWN HEREON AS U.E. 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.

THE 15 FOOT UTILITY EASEMENT DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, AS SHOWN HEREON, IS DEDICATED TO SAID ENTITY FOR ACCESS TO AND MAINTENANCE OF AN EXISTING FORCEMAIN.

- THE DRAINAGE EASEMENTS AS SHOWN HEREON AS D.E. ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO OPERATE AND MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT WHICH ARE ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR EXCAVATION ON SUCH EASEMENTS DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
- THE DRAINAGE DETENTION EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND FOR LANDSCAPING, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID EASEMENTS AND FURTHERMORE, SAID COUNTY SHALL HAVE THE RIGHT TO POSITIVE DISCHARGE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT DRAINAGE FACILITIES LOCATED THEREIN.
- THE BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED AS EASEMENTS TO "THE ABACOA PROPERTY OWNERS' ASSEMBLY INC.", ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE AND MAINTAIN, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, AND LANDSCAPING PURPOSES. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID BUFFERS. NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. OR EXCAVATION ON SUCH BUFFERS IN PARCELS GW1 THROUGH GW 14, INCLUSIVE, OR COINCIDENT WITH EASEMENTS EXCLUSIVE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL BE PERMITTED UNLESS THEY ARE APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON AS LAE, LYING ADJACENT TO MILITARY TRAIL, DONALD ROSS ROAD, HEIGHTS BOULEVARD, CENTRAL BOULEVARD AND FREDRICK SMALL ROAD ARE HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- AN INGRESS/EGRESS EASEMENT FOR PUBLIC PURPOSES OVER AND THROUGH TRACTS R1 THROUGH R54, INCLUSIVE, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE TOWN OF JUPITER, THEIR SUCCESSORS AND ASSIGNS, TOGETHER WITH AN EASEMENT, BUT NOT THE OBLIGATION, OVER, UNDER, UPON AND THROUGH SAID TRACTS R1 THROUGH R54, INCLUSIVE, TO CONSTRUCT, OPERATE AND MAINTAIN ROADS, UTILITIES OR ANY OTHER MODERN ROADWAY SYSTEM IMPROVEMENT, INCLUDING APPURTENANCES RELATED THERETO, DEEMED APPROPRIATE BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.
- THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE TOWN OF JUPITER. SAID DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR EXCAVATION ON SUCH EASEMENTS DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
- TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM BEACH COUNTY SUBJECT TO THE TERMS AND CONDITIONS OF THE CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 7567, PAGES 793 THROUGH 831 INCLUSIVE AS AMENDED FROM TIME TO TIME BY PARTIES THERETO, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SUBJECT TO A LANDSCAPE AND DRAINAGE EASEMENT AND OTHER EASEMENTS SHOWN HEREON HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OVER SAID TRACT A.
- THE TEN FOOT SIDEWALK EASEMENT AS SHOWN HEREON IN TRACTS CC2, GW6, GW11, RN6B1, RN6B2, WK2, WK3, R49, R55 AND R56 IS HEREBY DEDICATED TO PALM BEACH COUNTY FOR PEDESTRIAN INGRESS/EGRESS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT; SAID EASEMENT WILL AUTOMATICALLY BE DEEMED RELEASED FROM THE TERMS AND CONDITIONS OF THIS PLAT AS TO ANY PORTION OF SAID PROPERTY DEEDED BY PUBLIC RECORD TO PALM BEACH COUNTY AND SUCH RELEASED PROPERTY SHALL THEREAFTER NOT BE SUBJECT TO OR ENCUMBERED BY SAID SIDEWALK EASEMENT.
- ALL OF TRACT B (CENTRAL BOULEVARD), TRACT C (FREDRICK SMALL ROAD), TRACTS R55, R56, R57, R58 AND R59, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY FOR ROADWAY AND OTHER PROPER PURPOSES SUBJECT TO EASEMENTS SHOWN HEREON.
- THE WATER MANAGEMENT MAINTENANCE EASEMENTS, SHOWN HEREON AS W.M.E., ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN THE ADJACENT GREENWAY TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MAINTENANCE OF SAID EASEMENTS SHALL BE THE PERPETUAL RESPONSIBILITY OF THE RESPECTIVE UNDERLYING OWNER(S). SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENTS. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR EXCAVATION ON SUCH EASEMENTS DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMIT FORM, BY THE SAID DISTRICT.
- THE WILDLIFE ACCESS EASEMENT SHOWN HEREON IS HEREBY GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF A GOPHER TORTOISE CROSSING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE TOWN OF JUPITER.

SEAL JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION  
SEAL ABACOA PROPERTY OWNERS ASSEMBLY, INC.  
SEAL NOTARY PUBLIC

SEAL NOTARY PUBLIC  
SEAL NOTARY PUBLIC  
SEAL PROFESSIONAL LAND SURVEYOR

SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
SEAL TOWN OF JUPITER  
SEAL COUNTY ENGINEER  
SEAL CLERK OF THE CIRCUIT COURT