

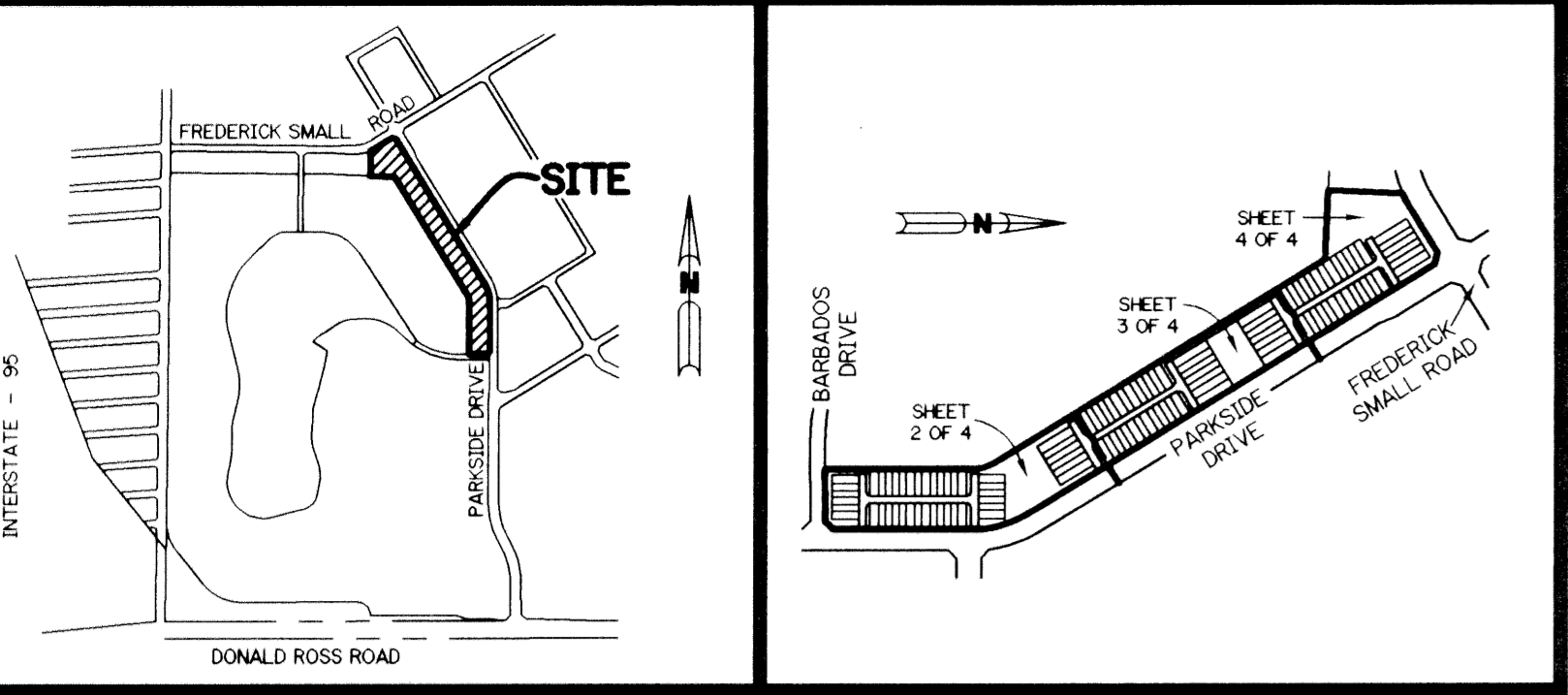


31

CHARLESTON COURT AT ABACOA

BEING A REPLAT OF ALL OF TRACT RD1C ACCORDING TO THE PLAT 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. LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 4 NOVEMBER, 1998



LOCATION MAP N.T.S. KEY MAP N.T.S.

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at)
this 31 day of December)
and duly recorded in Plat Book No.)
on page 31-34)
DOROTHY H. WILKIN, Clerk of Circuit Court)
by Leigh A. Madley) D.C.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT ABACOA HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "CHARLESTON COURT AT ABACOA", BEING A REPLAT OF ALL OF TRACT RD1C ACCORDING TO THE PLAT 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. LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST.

CONTAINING 9.232 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.
- 2. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

THE TOWN OF JUPITER AND THE ABACOA PROPERTY OWNERS ASSEMBLY, INC., 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 WHICH ARE DEDICATED TO THE TOWN.

- 3. TRACTS "051" THROUGH "0512", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, PUBLIC UTILITIES AND DRAINAGE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- 4. TRACTS "A", "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- 5. TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREAS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- 6. THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF SIDEWALKS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

- 7. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON AS L.A.E., LYING ADJACENT TO PARKSIDE DRIVE AND BARBADOS DRIVE, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, ABACOA HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF NOVEMBER, 1998.

ABACOA HOMES, INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA.

BY: William E. Shannon, Pres.
WILLIAM E. SHANNON, PRESIDENT
WITNESS: Jeanne Mundle
JEANNE MUNDLE
PRINT NAME: Jeanne Mundle
WITNESS: Christine Scalomandre
CHRISTINE SCALOMANDRE
PRINT NAME: Christine Scalomandre

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM E. SHANNON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 31st DAY OF November, 1998.
MY COMMISSION EXPIRES: Aug 31, 2002
NOTARY PUBLIC Christine Scalomandre
PRINT NAME: Christine Scalomandre

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH
THE CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC., 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 16th DAY OF November, 1998.

CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

BY: Charles H. Hathaway, Pres.
CHARLES H. HATHAWAY, PRESIDENT

WITNESS: Marie Moody
MARIE MOODY
PRINT NAME: Marie Moody

WITNESS: William E. Shannon
WILLIAM E. SHANNON
PRINT NAME: William E. Shannon

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CHARLES H. HATHAWAY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CHARLESTON COURT AT ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND 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 16th DAY OF November, 1998.
MY COMMISSION EXPIRES: Aug 31, 2002

NOTARY PUBLIC Christine Scalomandre
PRINT NAME: Christine Scalomandre

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES, LTD., 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 TO ABACOA HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES, LTD.
BY: AMERICAN TITLE OF THE SOUTHEAST, INC.
ITS GENERAL PARTNER

DATE: 11/13/98
BY: Jack B. Owen, Jr., V.P.
JACK B. OWEN, JR., VICE PRESIDENT

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, AND HEREBY ACKNOWLEDGES THAT THE DISTRICT'S EXISTING DRAINAGE EASEMENTS AS RECORDED IN PLAT BOOK 78 AT PAGES 145 THROUGH 163, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RAYMOND W. ROYCE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 12th DAY OF December, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: Raymond W. Royce
RAYMOND W. ROYCE, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: Peter L. Pimentel
PETER L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

TOWN OF JUPITER ACCEPTANCE
STATE OF FLORIDA
COUNTY OF PALM BEACH
"CHARLESTON COURT AT ABACOA" IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF December, 1998.

BY: Karen Golonka
KAREN GOLONKA
MAYOR

BY: Douglas Koennicke, P.E.
DOUGLAS KOENNICKE, P.E.
TOWN ENGINEER

BY: Bally Boylan
BALLY BOYLAN
TOWN CLERK

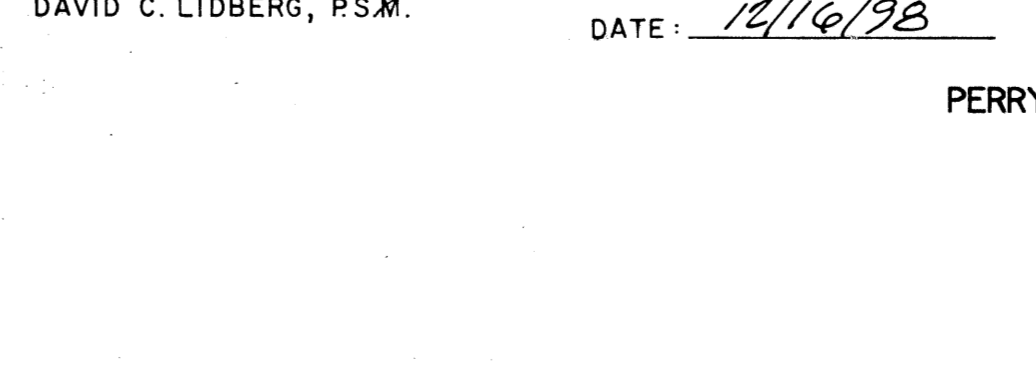
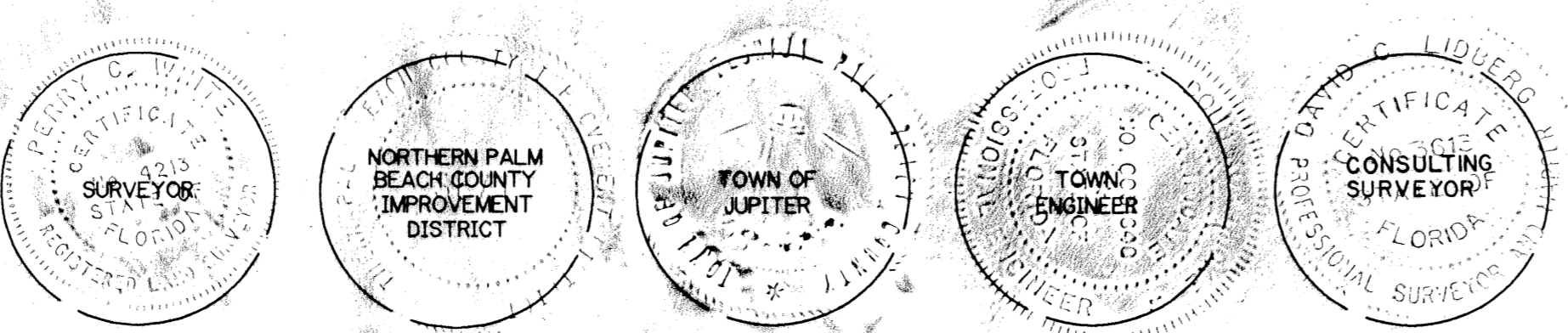
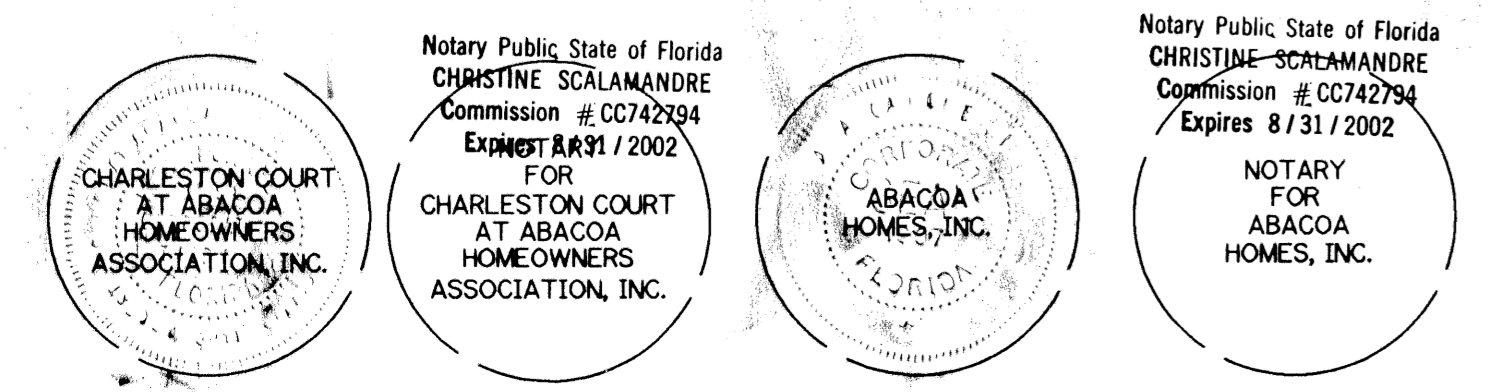
PLAT APPROVAL
THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER, WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: David C. Lidberg, P.S.M. FLORIDA LICENSE NO. 3613
DATE: 12/16/98

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 SECTION 177.091 (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 COMPLETES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 11-18-98
Perry C. White
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213
STATE OF FLORIDA

- 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 EAST LINE OF TRACT RD1C HAVING A BEARING OF N 00°00'00" W.
 - 2. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
 - 3. CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME AS WELL AS APPROVAL OF THE TOWN ENGINEER, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS, UNIT ENTRY STEPS AND SIMILAR SURFACE CONSTRUCTION.
 - 4. 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.
 - 5. COORDINATES SHOWN ARE GRID DATUM = NAD '83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION SCALE FACTOR = 1.0000077 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE N00°00'00"W (PLAT BEARING) = N00°00'00"W (GRID BEARING) NO BEARING ROTATION: GRID = PLAT
 - 6. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
 - 7. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS AND DEDICATIONS DESCRIBED IN ABACOA PLAT NO. 1 SHALL SURVIVE THIS REPLATTING.
 - 8. 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.



THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE
WEST PALM BEACH, FLORIDA
LB 6674