

# ABACOA-A REPLAT OF TRACTS GF1 AND GF2

A REPLAT OF ALL OF TRACTS GF1 AND GF2 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163 INCLUSIVE, LYING IN SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

MARCH, 1999

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

SHEET 1 OF 7

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This was filed for record in  
Plat Book 78 on the 31 day of March 1999  
on page 155-161  
DOROTHY H. WILKINSON, Clerk of the Court  
by *[Signature]* D.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF TRACTS GF1 AND GF2 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 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA -REPLAT OF TRACTS GF1 AND GF2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS GF1 AND GF2 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 SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 169.34 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. WATER MANAGEMENT TRACTS D THROUGH H, INCLUSIVE, 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 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

REGARDLESS OF ANY LANGUAGE TO THE CONTRARY CONTAINED IN THAT CERTAIN UNITS OF DEVELOPMENT NO. 9A AND 9B BLANKET EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 9580, PAGE 1281, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUCH EASEMENT AGREEMENT HAS NOT BEEN TERMINATED, SHALL CONTINUE IN FULL FORCE AND EFFECT AND WILL NOT TERMINATE AS TO ANY OF THE PROPERTY DESCRIBED ON THIS REPLAT UPON RECORDING OF THIS REPLAT NOR SHALL SUCH EASEMENT AGREEMENT TERMINATE UPON THE RECORDING OF ANY SUBSEQUENT REPLAT APPLICABLE TO ANY PORTION OF THE PROPERTY DESCRIBED HEREON; PROVIDED, HOWEVER, THE PARTIES TO SUCH EASEMENT AGREEMENT, INCLUDING THEIR SUCCESSORS AND ASSIGNS MAY TERMINATE SUCH EASEMENT AGREEMENT AS TO A PORTION OR ALL OF THE PROPERTY DESCRIBED ON THIS REPLAT, BY RECORDING IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A RELEASE OR TERMINATION EXECUTED BY BOTH OF THE PARTIES OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

- 2. THE NON-EXCLUSIVE BRIDGE/PATHWAY EASEMENTS SHOWN HEREON ON AS B.P.E. ARE HEREBY DEDICATED IN PERPETUITY TO THE FEE OWNERS OF TRACT A AND TRACT C, THEIR AGENTS, INVITEES AND GUESTS AND TO GOVERNMENTAL ENTITIES HAVING JURISDICTION THEREOF, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF INGRESS/EGRESS AND BRIDGE/PATHWAY CONSTRUCTION AND USAGE; PROVIDED THAT THE EXERCISE AND USAGE OF SUCH EASEMENTS SHALL BE SUBJECT TO THE PRIOR ISSUANCE OF A NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT PERMIT, WHICH ONCE ISSUED SHALL BE PERPETUAL AND NOT REQUIRE THE RELOCATION OR REMOVAL OF A PERMITTED FACILITY OR STRUCTURE. THE PERPETUAL MAINTENANCE OF SUCH A PERMITTED FACILITY OR STRUCTURE SHALL BE THE RESPONSIBILITY OF THE PERMITTEE, ITS SUCCESSORS AND ASSIGNS, WITH NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAVING THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN SAME. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE FEE OWNERS OF TRACT A AND TRACT C, INCLUDING THEIR SUCCESSORS AND ASSIGNS MAY TERMINATE, RELEASE OR RELOCATE SUCH BRIDGE/PATHWAY EASEMENTS AS TO ANY B.P.E. SHOWN HEREON, BY RECORDING IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS TO SUCH B.P.E., A RELEASE, RELOCATION OR TERMINATION AGREEMENT EXECUTED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE FEE OWNERS OF TRACT A AND TRACT C, OR THEIR RESPECTIVE SUCCESSORS AND ASSIGNS.

- 3. THE WELL EASEMENTS SHOWN HEREON AS W.E. ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WELL PURPOSES. SAID WELL EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF March, 1999.

WITNESS: *[Signature]*  
*[Signature]*  
Caro Ann Alfiler  
ABACOA DEVELOPMENT COMPANY  
A DELAWARE CORPORATION  
BY: *[Signature]*  
NADER SALOUR  
PRINTED NAME: NADER SALOUR  
TITLE: PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA DEVELOPMENT COMPANY, AND HE 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 17<sup>th</sup> DAY OF March, 1999.

MY COMMISSION EXPIRES: 3/27/99  
*[Signature]*  
NOTARY PUBLIC



*[Signature]*  
Donna M. Cesaro-Pengue  
PRINTED NAME

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ALYS NAGLER DANIELS, 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 IN ABACOA DEVELOPMENT COMPANY, A DELAWARE 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.

DATE: 3/17/99 BY: *[Signature]*  
ALYS NAGLER DANIELS, ATTORNEY AT LAW  
FOR THE FIRM: GARY, DYTZYCH AND RYAN, P.A.  
LICENSED IN FLORIDA  
LICENSE NO. 354600

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREON. THE EXISTING WATER MANAGEMENT EASEMENTS PER OFFICIAL RECORDS BOOK 10523, PAGE 1412 AND CONVEYANCE CANAL EASEMENT PER OFFICIAL RECORDS BOOK 10523, PAGE 1386 ARE SHOWN HEREIN.

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 24 DAY OF March, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: *[Signature]* BY: *[Signature]*  
PETER L. PIMENTEL, SECRETARY RAYMOND W. ROYCE, PRESIDENT  
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

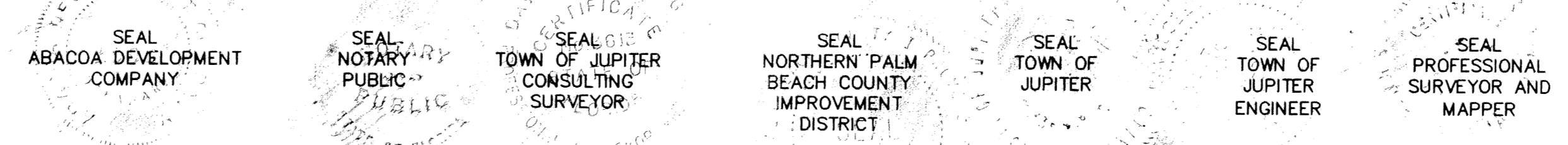
### TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

"ABACOA - A REPLAT OF TRACTS GF1 AND GF2" IS HEREBY APPROVED FOR RECORD THIS 26 DAY OF March, 1999.

BY: *[Signature]* BY: *[Signature]*  
KAREN GOLONKA DOUG P. KOENNICKE, P.E.  
MAYOR TOWN ENGINEER

ATTEST: *[Signature]*  
SALLY BOULAN  
TOWN CLERK



### 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

*[Signature]*  
JAMES E. PARK, P.S.M.  
LICENSE NO 3915  
STATE OF FLORIDA

### NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO ABACOA PLAT NO.1 AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE SOUTH LINE OF TRACT RD1A HAVING A BEARING OF N89°24'21"W.
- 2. 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.

### LEGEND:

- - PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915)
- ORB - OFFICIAL RECORD BOOK, PALM BEACH COUNTY RECORDS
- U.E. - UTILITY EASEMENT
- LAE - LIMITED ACCESS EASEMENT
- W.E. - WELL EASEMENT
- B.P.E. - BRIDGE/PATHWAY EASEMENT
- R/W - RIGHT-OF-WAY
- ⊕ - CENTERLINE
- (P) - PLATTED DIMENSION
- (C) - CALCULATED DIMENSION
- WME - WATER MANAGEMENT EASEMENT
- D.E. - DRAINAGE EASEMENT
- ⊠ - FOUND STANDARD PALM BEACH COUNTY CONCRETE MONUMENT AND BRASS DISK "QUARTER CORNER"
- ⊞ - FOUND STANDARD PALM BEACH COUNTY CONCRETE MONUMENT AND BRASS DISK "SECTION CORNER"
- ②① - COURSE AND DISTANCE
- \* - PER PLAT OF "ABACOA PLAT NO. 1" (PLAT BOOK 78, PAGES 145-163)

### 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: *[Signature]* DATE: 3/24/99  
DAVID C. LUBBERG, P.S.M.  
FLORIDA LICENSE NO. 3613

### AREA TABULATION

TRACT DESIGNATION	ACREAGE	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
		LAND USE CLASSIFICATION	GROSS ACREAGE
TRACT A	113.50 ACRES	GCZ	145.32 ACRES
TRACT B	18.15 ACRES	GCZ	23.24 ACRES
TRACT C	0.61 ACRES	GCZ	0.78 ACRES
TRACT D	4.30 ACRES	EXZ	0.00 ACRES
TRACT E	15.44 ACRES	EXZ	0.00 ACRES
TRACT F	10.83 ACRES	EXZ	0.00 ACRES
TRACT G	1.45 ACRES	EXZ	0.00 ACRES
TRACT H	4.94 ACRES	EXZ	0.00 ACRES
TRACT I	0.06 ACRES	EXZ	0.00 ACRES
TRACT J	0.06 ACRES	EXZ	0.00 ACRES