NOTARY

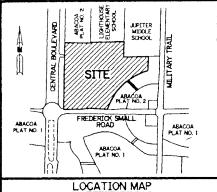
VALENCIA AT
ABACCA
MINISTRA MANAGEMENTA ANA
VARSOCIATION, INCRE
VA

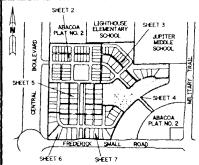
ABACOA HOMES, INC.

NORTHENN PALM BEACH COUNTY IMPROVEMENT DISTRICT

TOWN OF

SURVEYOR





KEY MAP

N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA HOMES, INC., A FLORIDA CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "VALENDA AT ABACOA, BEING A REPLIAT OF TRACT RIOD AND A PORTION OF TRACT RISA2, ABACOA PLAT NO. 2 ACCORDING TO THE PLAT THEREOF RECORDS OF PLAN THEREOF RECORDS OF PLAN THEREOF RECORDS ON PLAT BOOK 66, PAGE 16 THACHOLD RECORDS OF PLAN THEREOF PROFILED BY ALLY DESCRIBED AS FOLLOWS:

REGINNICA THE MOST WESTERLY SOUTHWEST CONER OF SAID TRACT THROUGH THE FOLLOWING THREE COURSES, A DISTANCE OF 1280.26 FEET; THENCE MORTH OHORS'S TEAST, A LOST AWAS TO THE WEST TIESO AS FOLLOWING THEME COURSES, A DISTANCE OF 1280.26 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, A DISTANCE OF 130.75 FEET; THENCE MORTH OHORS'S TEAST, ADDITION OF 130.75 FEET; TO THE POINT OF CREVATURE OF A CIPICAL CONCAVE MORTH OHORS'S ADDITION OF 130.75 FEET; TO THE POINT OF CREVATURE OF A CIPICAL CONCAVE MORTH OHORS'S ADDITION OF 130.75 FEET; THENCE SOUTHWASTERY, ADDITION OF 140.75 FEET; THENCE SOUTHWASTERY, ADDITION OF 14

CONTAINING 58.253 ACRES, MORE OR LESS.

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

- IT 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.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO VALENCIA AT ABACCA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSOCIATION.

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., SHALL HAVE THE RIGHT, BUT HOT THE OBLIGATION, TO OPERATE AND MAINTAIN ANY PORTION OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

DRAINGE EASEMENTS SHOWN ON THIS PLAT.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTRIZE FOR PUBLIC PERPOSES ANY AND ALL DRAINGE, LAKE MAINTENANCE, LAKE MAINTENANCE, AND MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR RBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINGE OF THE LICE AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINGE SYSTEM. SHOULD THE TOWN DEEM IT MECSESSARY TO MAINTAIN ANY POTHON OF THE DRAINGE SHOWN BY THIS PLAT, FOR RIBLIC PUPPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

OF THE WARNIENANCE COST.

3. AMERISHMENT OF MINRESS AND EXPESS OVER TRACT "OSS", A PORTION OF TRACT "OSS" AND TRACTS "OSS" THROUGH TOSIS" IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC ACCESS PURPOSES AND SHALL BE THE PERPETUAL MUNICIPAL OR GUISATION OF VALENCIA A TRACCA HEROWOMERS ASSOCIATION, INC. ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- JUPILIER.

 I. TRACTS "OS1" THROUGH "0520", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VALENCIA AT BARCOA HOMEOWHERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSOCIATION, FOR OPEN PAREL UTULTY AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PRINCIPLE WANTENMACE OBLIGATION OF SAO ASSOCIATION, ITS SUCCESSORS AND ASSOCIATION, WHINCUT RECOURSE TO THE TOWN OF JUPILIER, WHINCIPLE COURSE TO THE TOWN OF JUPILIER.
- AND ASSONS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

 S. TRACT "LA SSHOWN HERCOULS HERE'S DEDICATED TO THE TOWN OF JUPITER
 AS RIGHT-OF-WAY FOR THE PERPETUAL LISE OF THE PUBLIC FOR ACCESS UTILITY
 AND DRAINAGE PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE PACILITIES
 LYMO WITHIN TRACT "A" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE
 TOWN OF APHTER. THE VALENCIA AT ABACCA HORCOWNERS ASSOCIATION, INC.
 ITS SUCCESSOR'S AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL
 LANDSCAPING, HALTIMAS AND SOID AND IRRIGATION FACILITIES WITHIN TRACT
 "A", AS SHOWN HERCON, PROVIDED PLANS ARE SUBMITTED, APPROVED AND
 PERMITTED PER THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE
 PERPETUAL MAINTENANCE ORLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS
 AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

 TRACT "ETC." AS EMPONMEDIES IN THE TOWN OF JUPITER.
- AT ASSIGNS WITCH RECORDS TO THE TOWN OF A STITUTE.

 THE TITLE AS SHOWN HEREON, IS HEREBY DEDICATED TO VALENCIA AT ABACOA HOMEDWHERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUVIETER, WITHOUT MODERNING THE FORECOING DEDICATION AND MAINTENANCE OUTES, THE OPEN AREA OF TRACT "RIT!" SHALL BE, AND REMAN, ACCESSIBLE TO THE PUBLIC.
- TRACTS 18" THROUGH "E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS MAD ASSIGNS, AS ROOM RIGHT-OF-WAY FOR INDRESS-GERSS, UTLITY AND PRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS MAD ASSIGNS WITHOUT RECORES TO THE TOWN OF JPTITE OR NORTHERN PAIR BEAD COUNTY IMPROVEMENT DISTRICT. THE MORES-GERSS EASEARTS OME ALL TRACTS S" THOUGH "E", AS SHOWN HEREON, ME HORED REDICATION APPENDIATION AND POLICIES MASS TO THE MORED AND ARE BURDED RESIDENT ON THE MORED AND ARE RECORDED AND THE MORED AND ARE DESIDENT OF THE MORED AND ARE BURDED RESIDENT OF THE MORED AND ARE BURDED RESIDENT.

ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

B. THE BLEFERS AS SHOWN HEREON, WITH EXCEPTION TO BUFFERS ALONG
FREDERICK SMALL ROAD, ARE HEREBY RESERVED TO THE VALENCIA AT
ABACOA HONEOWNERS ASSOCIATION, BLC, ITS SUCCESSORS AM ASSIGNS, AS
BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, SIGNS,
BRIGATION, AND LANGSCHAPIG PURPOSES, AND ARE THE PROPERTULL MAINTENANCE
CRIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT
FECOURSE TO NOTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE
TOWN OF JUPITER, OR ABACOA PROPERTY OWNERS' ASSEMBLY, DIG. THE TOWN
OF JUPITER AND ABACOA PROPERTY OWNERS' ASSEMBLY, INC. SHALL HAVE THE
RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN
SAID BLEFERS, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE
OBLIGATION, TO MAINTAIN THE SIZEWALLS AS CONSTRUCTED WITHIN SAID BLEFFERS.

10. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF APPITER FOR THE CONTROL AND AURSDICTION OF CONSTRUCTION RIGHTS WITHEN SAID EASEMENTS, NO CONSTRUCTION, BUILDINGS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF APPITER.

INITITIES WITHIN THE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PAIL BEACH ON ANY 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 OR LIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, SAID DISTRICT SHALL HAVE THE RIGHT TO CONSTRUCT, OPERATE, AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THIS EASEMENT.

FACILITIES WITHIN THIS EASEMENT.
THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND,
TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR
EKCAVATION ON SUCH EASEMENTS DEDICATED TO THE NORTHERN PALM BEACH
COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN
PERMIT FORM BY THE SAID DISTRICT,

PERMIT FORM, BY THE SAID DISTRICT.

12. THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPTIER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF VALENDIA AT ABACOA HOMEOWERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. THE TOWN OF JUPTIER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN MAY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTALIZE FOR RUBLIC PROPOSES ANY AND ALL BRAINAGE, LAWE MAINTENANCE ACCESS FASCISTS, ON THE SHALL PROPINGE SYSTEM SHOULD HE FOR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCCESSORY SHOULD BY SOULD THE TOWN DEDUT IN EXCESSARY OF ALL OR PARK TOWN DEDUT IN EXCESSARY OF ALL OR PARK TO THE MAINTENANCE COST.

PLAPOGES, THE TOWN MAY PRECURE THE PROPPETTY OWNERS, ASSIGNS OR PLAPOGES, THE TOWN MAY PRECURE THE MAINTENANCE COST.

3. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, AS HEREBY PROTICITATION.

13. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HERBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

14. IT IS THE PROPOSED LITTOF THE VALENCIA HOMEOWNERS ASSOCIATION, INC.
TO REPAIR OR REPLACE ANY PAVEMENT, SIDEWALK, CLIPBING OR OTHER IMPROVEMENTS WITHIN THE WATER MANAGEMENT MAINTENANCE EASEMENT PER ABACCO RUAT NO. 2 PLAT BOOK 84 PAGES IS THROUGH 28) THAT MAY BE DAMAGED OR REMOVED AS A PESULT OF NORTHERY PALL MERCH COUNTY IMPROVEMENT DISTRICT'S ACTIVITIES WITHIN THIS EASEMENT.

ABACOA HONES, INC.
AFLORIDA CORPORATION
WITNESS GILLS AFLORIDA CORPORATION
BY: WILLIAM E. SHANNON, PRESIDEN PRINT NAME: RICHARD E. GREENE WITNESS Christing Sealand PRINT NAME Christias Scalangades

ACKNOWLEDGEMENT:

DEFORE ME PARSONALLY APPEARED WILLIAM E. SHANNON, WHO IS PERSONALLY KNOWN TO ME, OH THAT PROPRIED WILLIAM E. SHANNON, WHO IS PERSONALLY KNOWN TO ME, OH THAT PROPRIED HE FORECOING INSTRUMENT AS PRESIDENT OF ABACOA HOMES, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH HISTRIGUARIN AS SUCH OFFICER OF SUD CORPORATION, THAT THE SEAL ATTIKED TO THE FORECOING INSTRUMENT IS THE CORPORATION AND THAT I WAS AFFIXED TO SAUD INSTRUMENT IS THE FORECAST AND DEED OF SAUD CORPORATION, AND THAT SAUD INSTRUMENT IS THE FREE ACT AND DEED OF SAUD CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS POP DAY OF 1201

MY COMMISSION EXPIRES: NOTARY PUBLICE LA SELECTION OF THE ang. 21, 2000 PRINTED HAME Christian Scalamanche

 TRACT
 ACREAGE
 USE

 LOT 1
 0.219 AC.
 REZ

 LOT 2
 0.172 AC.
 REZ
 COUNTY OF PAUL BEACH

BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY
KNOWN TO ME ON THE PRODUCTO
AND WHO EXECUTED THE FORECODING INSTRUMENT AS PRESIDENT OF VALENCIA
AND WHO EXECUTED THE FORECODING INSTRUMENT AS PRESIDENT OF VALENCIA
AND AND PROPERLY AND ASSOCIATION OF THE PROPERLY OF VALENCIA
AND CORPORATION, AND STANDING THE OFFICER OF SAID COMPORATION, AND THAT
THE SEAL AFFLED TO THE PORECODING INSTRUMENT IS THE COMPORATE SEAL OF
SAID COMPORATION AND THAT IT WAS AFFICED TO SAID INSTRUMENT BY DUE AND
REGULAR COMPORATION THORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT
AND DEED OF SAID COMPORATION.

VALENCIA AT ABACOA - PHASE

BEING A REPLAT OF TRACT RIOO AND A PORTION OF TRACT RN6A2, ABACOA PLAT NO. 2 AS RECORDED IN PLAT BOOK 86 PAGES 16 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST

MARCH, 2001

TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 7

ACCEPTANCE OF DEDICATION OR RESERVATIONS:

VALENCIA AT ABACCA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

A FLORIDA CORPORATION NOT FOR PROFIT

BY: RICHARD E. GREENE, PRESIDENT

WITNESS Charling Sections

PRINTED NAME: Christing Scalamandas

MY COMMISSION EXPIRES: PRINTED NAME: Christing Sto to the service of the s

THE ABACCA, PROPERTY OWNERS ASSEMBLY, INC.
A FLORIDA GORPORATION NOT FOR PROFIT

BY:
NADER G.M. SALDUR
PRESIDENT

WITNESS: ABACCA

WITNESS: AB

PRINTED NAME DAGGET GOLDE GOLDE

WITNESS: Bullita

PRINTED NAME: MARKE STILLEY

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS:

WITHESS: Will ? Show PRINTED NAME: (1) MARGON & SANGEROW

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

ACKNOWLEDGEMENT:

THE VALENCIA AT ABACDA HOMEOWNERS ASSOCIATION INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, ADD HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS SLED DAY OF APPLIE., 2001.

WITNESS MY HAND AND OFFICIAL SEAL THIS ME DAY OF OFFICIAL SEAL THIS ME DAY OF

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS ____ DAY OF ______ 2001.

BEFORE ME PERSONALLY APPEARED NADER G.M. SALDUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED.

AS DENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABUCCA PROPERTY OWNERS: ASSEMBLY, INC., A FLORIDA CORPORATION OF THE REMOCA PROPERTY OWNERS ASSEMBLY, INC., A FLORIDA CORPORATION FOR PROFIT AND ACKNOWNERS OF THE SECRET OF THE PROPERTY OWNERS ASSEMBLY, INC., A FLORIDA CORPORATION AND THAT THE SCAL AFFRED TO THE HE THAT IT WAS AFFIXED TO SALD DISTRIBUTION, AND THAT SOLD INSTRUMENT BY DUE AND REGULAR CORPORATION AND THAT SAID INSTRUMENT IS THE FIRE ACT AND DEED OF SAID CORPORATION.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE MORTHERN PALL BEACH COUNTY IMPROVEMENT DISTRICT MODELS HERE YELLOW THE MORTHERN PALL BEACH COUNTY IMPROVEMENT DISTRICT MOPELS) HEREBY ACCEPTS THE IMPRESS-EGRESS EASEMENT AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES SAID DISTRICT HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS ON WATERS OVER WHICH SAID EASEMENTS LIE, AND HERTHER ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING MOURBED SAID DISTRICT ON THIS HIAT: AND HERBY ACKNOWLEDGES THAT THE DISTRICT'S EXISTING WATER MANAGEMENT MAINTENANCE EASEMENT, AS RECORDED IN PLAT TOOK BY PALM DISTRICT'S EXISTING WATER MANAGEMENT MAINTENANCE EASEMENT, AS RECORDED IN PLAT TOOK BY PALM DISTRICT'S EXISTING WATER MANAGEMENT MAINTENANCE EASEMENT, AS RECORDED IN PLAT TOOK BY PAGES 16 THOOKING 28, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IS SHOWN HEREON.

IN WITHESS WHEREOF MORTHERN PAI IN REACH COUNTY IMPROVEMENT DISTRICT HAS

DATE OF THE SE PRESENTS TO BE STORED BY TESULA IN STEWART, IS PRESENT, AND PETER L. PINCHTE, ITS SECRETARY, AND ITS SEAL TO BE AFFIRED VESTO BY AND WITH THE AUTHORITY OF ITS BOARD OF SEPROYSIONS, THE SUDDAY OF AUTHORITY OF THE DAY OF SEPROYSIONS, THE SUDDAY OF AUTHORITY OF THE DAY.

MY COMMISSION EXPIRES: 3/27/03
NOTARY PUBLIC ACTION COMMISSION ENGINE

PRINTED NAME: DATE CESARO-REGISE

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY LESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS

ATTEST: LILLY LANGE TO BOARD OF SUPERVISORS

ATTEST: LILLY L. PIMENTEL, SECRETARY
BOARD OF SUPERVISORS

STATE OF FLORIDA COUNTY OF PALM BEACH

ACREAGE UND

ABACOA PROPERTY DWNERS ASSEMBLY

TRACT

ACREME

LOT 70. 0.268 AC. RE2.
LOT 71. 0.209 AC. RE2.
LOT 72. 0.209 AC. RE2.
LOT 72. 0.209 AC. RE2.
LOT 73. 0.209 AC. RE2.
LOT 74. 0.209 AC. RE2.
LOT 74. 0.209 AC. RE2.
LOT 75. 0.209 AC. RE2.
LOT 76. 0.205 AC. RE2.
LOT 76. 0.205 AC. RE2.
LOT 77. 0.209 AC. RE2.
LOT 77. 0.209 AC. RE2.
LOT 78. 0.209 AC. RE2.
LOT 79. 0.209 AC. RE2.
LOT 80. 0.306 AC. RE2.
LOT 80. 0.306 AC. RE2.
LOT 81. 0.253 AC. RE2.
LOT 82. 0.253 AC. RE2.
LOT 83. 0.253 AC. RE2.
LOT 84. 0.253 AC. RE2.
LOT 85. 0.253 AC. RE2.
LOT 86. 0.253 AC. RE2.
LOT 87. 0.311 AC. RE2.
LOT 88. 0.315 AC. RE2.
LOT 89. 0.305 AC. RE2.
LOT 99. 0.305 AC. RE2.
LOT 99. 0.205 AC. RE2.
LOT 90. 0.305 AC. RE2.
LOT 90. 32.910 AC. REZ

ACREAGE USE TRACT A 5.928 AC, EXZ TRACT B 0.822 AC, EXZ TRACT C 3266 AC, EXZ TRACT 0 2.274 AC, EXZ TRACT E 2.997 AC, EXZ TOTAL 15.287 AC, EXZ REZ ~ RESIDENTIAL EXZ ~ EXEMPT ACREAGE

NOTARY FOR ABACOA PROPERTY OWNERS! AGSEMBLY

THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE WEST PALM BEACH, FLORIDA 33409 LB-6674

COUNTY OF PALM BEACH) SS
STATE OF FLORIDA
This IFI was fling for record at IIII A
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This IFI was fling for record at IIII A
This IFI was conteed in Flig Book No 900
This page III
THE ROTHER ALE WEEK, COPP AT FICUIT COUNTY
THE ROTHER ALE WEEK, C

90

TITLE CERTIFICATION

WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HERBEY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERCON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ABACCA HOMES, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAU, AND THAT THERE AND MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES CORPORATION

DATE: APRIL HI MOI

BY CANDACE MAJEWSK NE PRESIDENT

SURVEYOR'S NOTES:

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 AND SIMILAR SUFFACE CONSTRUCTION.

3. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION AND 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 COORDINATES DATUM - NAD 83 (1990 ADUSTMENT)
ZONE - FLORIDA EAST ZONE
LINEAR UNIT - U.S. SURVEY FEET
COORDINATE SYSTEM 1988 STATE PLANE
TRANSVERSE MERICATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR - 1,0000077
N 0108337 E (PLAT DEARING)
N 0108337 E (PLAT DEARING)
N 0 NOTOSTION

5. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED. 6. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS AND DEDICATIONS DESCRIBED IN ABACOA PLAT NO. 2 SHALL SURVIVE THIS REPLATTING

7. NOTICE, THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO INCOMPSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DISTINLED FOR 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.

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

9. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT PREMETICARIES AND THE TOWN ENGINEER.

TOWN OF JUPITER ACCEPTANCE

THIS PLAT IS HERBY APPROVED FOR RECORD PLRSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), ELORIDA STATUES, THIS 1.7 DAY OF _AP.E.1______201, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177,081 (1), FLORIDA STATUES.

BY: Day P. Koenik COUG R. KOENNICKE, P.E. TOWN ENGINEER

"VALENCE AT ABACOA" IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF

BY: KARN GOLONIO
MAYOR

BY: BALLY BOYLIN
TOWN CLERK

SURVEYOR'S CERTIFICATE:

DATE: 4/11 01

THIS IS 10 CERTIFY THAT THE PLAT SHOWN MERCON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION THAT SAID SKINEY IS ACCURATE TO THE BEST OF MY MOWILEDGE AND BELIEF; THAT PERMANENT REFERENCE MOMARCHIS ("P.M."S") HAVE BEEN PLACED AS ROUSED BY LAW, AND THAT PERMANENT CONTROL POINTS TO P.P.S"). AND MOMEMENTS ACCORDING TO SECTION 177.09 109, FS, WILL BE SET UNDER THE GUILAR ANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF OHAPTER 172-FFORDIAS TATUTES, AS AMENDED, AND THE OPDINANCES OF THE TOWN OF JUPITER.

PROFESSIONAL SURVEYOR AND MAPPER STATE OF FLORIDA

A493 SHEET 1 QF 7