

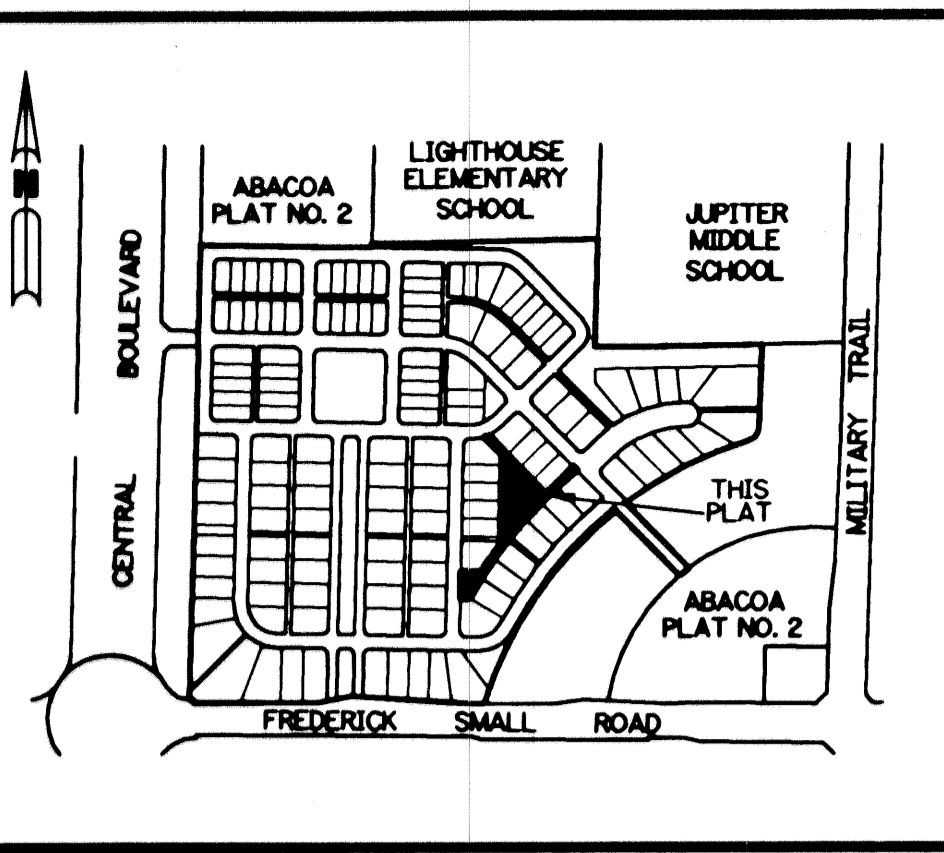
VALENCIA AT ABACOA - TRACT "OS6"

BEING A REPLAT OF TRACT "OS6", VALENCIA AT ABACOA-PHASE 1, AS RECORDED IN PLAT BOOK 90, PAGES 90 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST

TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2 DECEMBER, 2001

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 Plat was filed for record at 2:21 P.M.
This 4th day of March 2002
and duly recorded in Plat Book No. 94
on page 45
DOROTHY H. WILKEN, Clerk of Circuit Court
P.S.M. 4190



LOCATION MAP
N.T.S.

ACCEPTANCE OF DEDICATION OR RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE VALENCIA 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 17 DAY OF JANUARY, 2002.

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

BY: Thomas Frankel
THOMAS FRANKEL, PRESIDENT

WITNESS: Sherry L. Hyman

PRINTED NAME: Sherry L. Hyman

WITNESS: Janet E. Scott

PRINTED NAME: JANET E. SCOTT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VALENCIA 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 17 DAY OF JANUARY, 2002

MY COMMISSION EXPIRES: April 24, 2004

NOTARY PUBLIC: Sherry L. Hyman

PRINTED NAME: Sherry L. Hyman

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY A SALLY HAMADEH, 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 23 DAY OF FEBRUARY, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Sally Hamadeh
A. SALLY HAMADEH, PRESIDENT
BOARD OF SUPERVISORS

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

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON A PORTION OF THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12488, AT PAGE 1610 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16 DAY OF JANUARY, 2002.

FIRST UNION NATIONAL BANK
A FLORIDA CORPORATION

BY: Joseph Magli
VICE PRESIDENT

WITNESS: Charles Hunter

PRINT NAME: Charles Hunter

WITNESS: Paul J. Willson

PRINT NAME: PAUL J. WILLSON

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Joseph Magli, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED NA AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST UNION NATIONAL BANK, AND SEVERALLY 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 JANUARY, 2002.

NOTARY PUBLIC: Sandra L. Lauffer

PRINT NAME: SANDRA L. LAUFFER

MY COMMISSION EXPIRES: MARCH 12, 2005

Commission # CC 997260

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, SUN TITLE AND ABSTRACT COMPANY, 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 FRANKEL/PAONE HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

SUN TITLE AND ABSTRACT COMPANY

BY: [Signature]
VICE PRESIDENT

DATE: 1/30/02

TRACT	ACREAGE	LAND USE
"OS6A"	0.3208 A.C.	EXZ
"OS6B"	0.0291 A.C.	EXZ
"OS6C"	0.0589 A.C.	EXZ
"F"	0.5339 A.C.	EXZ
TOTAL	0.9427 A.C.	EXZ

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT FRANKEL/PAONE HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "VALENCIA AT ABACOA-TRACT "OS6", BEING A REPLAT OF TRACT "OS6", VALENCIA AT ABACOA-PHASE 1 ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 90, PAGES 90 THROUGH 96 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST.

CONTAINING 0.943 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY FOR PUBLIC INGRESS-EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS TO PAY ALL OR PART OF THE MAINTENANCE COST.

2. TRACTS "OS6A", "OS6B" AND "OS6C" AS SHOWN HEREON, ARE HEREBY DEDICATED TO VALENCIA AT ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, UTILITY AND PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, FRANKEL/PAONE HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 17 DAY OF JANUARY, 2002.

BY: Thomas Frankel
FRANKEL/PAONE HOMES, L.C.
A FLORIDA LIMITED LIABILITY COMPANY

BY: Sherry L. Hyman
FRANKEL ENTERPRISES, L.C., ITS MANAGING MEMBER
A FLORIDA LIMITED LIABILITY COMPANY

BY: Thomas Frankel
BY: THOMAS FRANKEL, MANAGER

WITNESS: Sherry L. Hyman

PRINT NAME: Sherry L. Hyman

WITNESS: Janet E. Scott

PRINT NAME: JANET E. SCOTT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED THOMAS FRANKEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FRANKEL ENTERPRISES, L.C., A FLORIDA LIMITED LIABILITY COMPANY AS MANAGING MEMBER OF FRANKEL/PAONE HOMES, L.C., A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF SUCH COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF JANUARY, 2002.

MY COMMISSION EXPIRES: April 24, 2004

NOTARY PUBLIC: Sherry L. Hyman

PRINTED NAME: Sherry L. Hyman

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SANTANDER DRIVE SHOWN ON THE PLAT OF VALENCIA AT ABACOA, WHICH BEARS N01°08'53"E. ALL BEARINGS ARE RELATIVE THERETO.
- 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 SURFACE CONSTRUCTION.
- 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.
- COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83 (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000077
N 01°08'53"E (PLAT BEARING)
N 01°08'53"E (GRID BEARING)
NO ROTATION
- UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS AND DEDICATIONS DESCRIBED IN VALENCIA AT ABACOA-PHASE 1 SHALL SURVIVE THIS REPLATTING.
- NOTICE, 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.
- SCALE FACTOR SHOWN ON SURVEYOR'S NOTE NO. 4 WAS TAKEN FROM "ABACOA PLAT NO. 1" RECORDED IN PLAT BOOK 78, PAGES 145 - 163, PUBLIC RECORDS OF PALM BEACH COUNTY
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 23 DAY OF FEBRUARY, 2002, 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 STATUTES.

BY: Doug Koennicke, P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

"VALENCIA AT ABACOA-TRACT OS6" IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF FEBRUARY, 2002.

BY: Karen J. Golonka
KAREN J. GOLONKA
MAYOR
BY: Sally M. Boylan
SALLY M. BOYLAN
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") 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 COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 1/24/02

WILBUR F. DIVINE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4190
STATE OF FLORIDA

