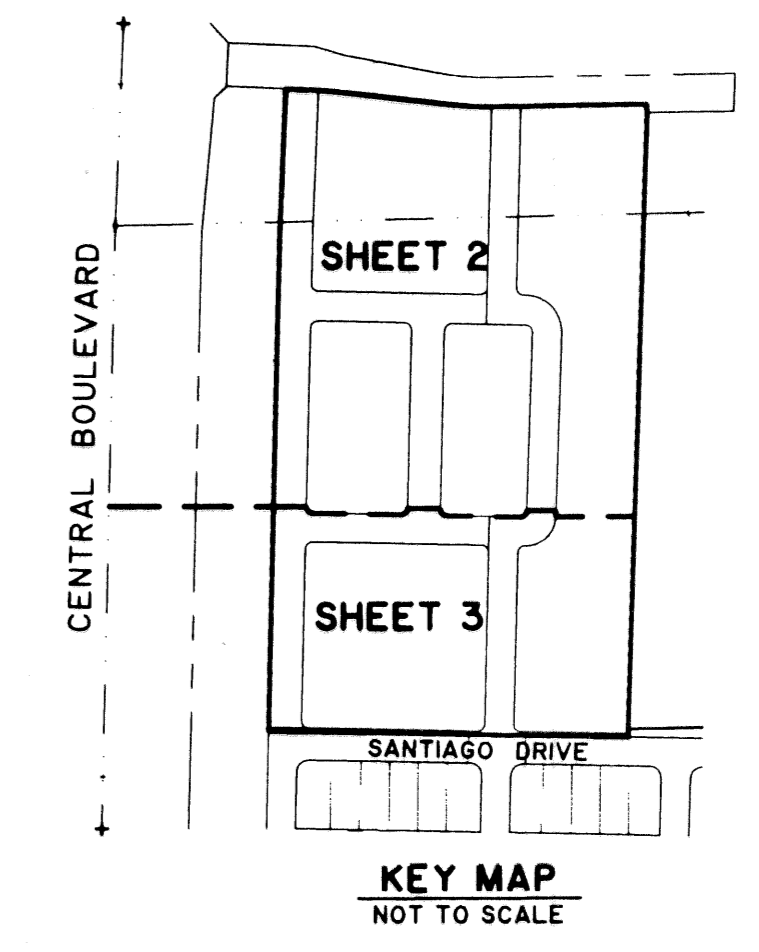
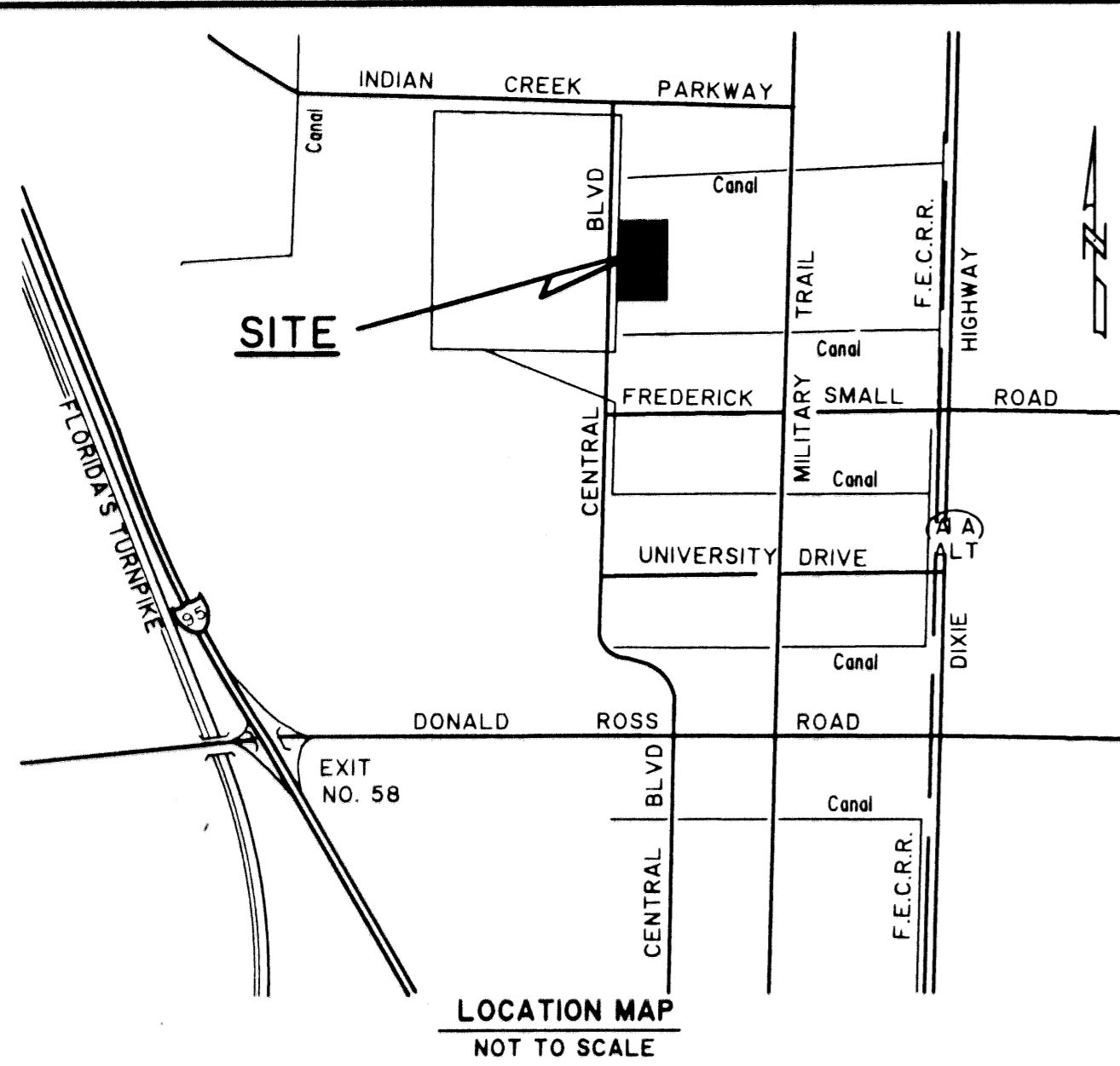


# VALENCIA AT ABACOA - PHASE III

BEING A REPLAT OF A PORTION OF TRACT RN6A2, ABACOA PLAT NO. 2 AS RECORDED IN PLAT BOOK 86, PAGES 16 THROUGH 28, 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 3  
JANUARY, 2002



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 8:44 A.M. THIS 21<sup>st</sup> DAY OF August 2002 AND DULY RECORDED IN PLAT BOOK NO. 96 ON PAGES 20 THRU 27  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY *[Signature]*

ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

8. TRACT "R-1", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR RECREATIONAL PURPOSES.  
9. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE ALTA COMMONS ASSOCIATES, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN SAID BUFFERS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE VICE PRESIDENT OF WP SOUTH DEVELOPMENT CO., L.L.C., ITS MANAGER, LICENSED TO DO BUSINESS IN FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2<sup>nd</sup> DAY OF April, 2002.

ALTA COMMONS ASSOCIATES L.L.C., A DELAWARE LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA.

BY: WOOD ALTA COMMONS, L.L.C., A GEORGIA LIMITED LIABILITY COMPANY, ITS MANAGER, LICENSED TO DO BUSINESS IN FLORIDA.

BY: WP SOUTH DEVELOPMENT COMPANY, L.L.C., ITS MANAGER, LICENSED TO DO BUSINESS IN FLORIDA.

WITNESS: *[Signature]* BY: *[Signature]*  
C. JASON McARTHUR, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED C. JASON McARTHUR WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WP SOUTH DEVELOPMENT CO., L.L.C., AS MANAGER OF WOODS ALTA COMMONS, L.L.C., AS MANAGER OF ALTA COMMONS ASSOCIATES, L.L.C. 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 2<sup>nd</sup> DAY OF April, 2002.

MY COMMISSION EXPIRES: 4-20-2015  
*[Signature]*  
NOTARY PUBLIC  
#DD 006216

### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON 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 # 48121 AT PAGE(S) OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>rd</sup> DAY OF April, 2002.

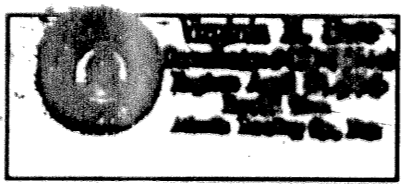
AM SOUTH BANK AN ALABAMA CORPORATION  
WITNESS: *[Signature]* BY: *[Signature]*  
ARTHUR J. SHARBEL, III, VICE PRESIDENT

### ACKNOWLEDGMENT

STATE OF ALABAMA COUNTY OF JEFFERSON  
BEFORE ME PERSONALLY APPEARED ARTHUR J. SHARBEL, III WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF AM SOUTH 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 23<sup>rd</sup> DAY OF April, 2002.

MY COMMISSION EXPIRES: Oct. 27, 2002  
*[Signature]*  
NOTARY PUBLIC



VIRGINIA M. BARR  
COMM. # DD006216

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY A SALLY HAMADEH, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 19<sup>th</sup> DAY OF August, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: *[Signature]* BY: *[Signature]*  
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISOR  
SALLY HAMADEH, PRESIDENT, BOARD OF SUPERVISOR

### 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(2), FLORIDA STATUTES, THIS 19<sup>th</sup> DAY OF August, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.

VALENCIA AT ABACOA - PHASE III IS HEREBY APPROVED FOR RECORD THIS 19<sup>th</sup> DAY OF August, 2002.

BY: *[Signature]* BY: *[Signature]*  
KAREN GOLOMKA, MAYOR OF TOWN OF JUPITER  
DOUGLAS P. KOENNICKE, P.E., TOWN ENGINEER

ATTEST: *[Signature]*  
SALLY BOYLAND, TOWN CLERK

### ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON, THIS 17<sup>th</sup> DAY OF June, 2002.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*  
DONALD H. CASARO-PARGUE, PRESIDENT  
NADER SA'GOUR, PRESIDENT

### AREA TABULATION

TRACTS	ACRES	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
		LAND USE CLASSIFICATION	GROSS ACRES (ACRES)
"A"	2.303	REZ	3.430
"B"	4.513	REZ	6.722
"C"	2.376	REZ	3.539
"D"	1.339	REZ	1.994
"R-1"	1.149	EXZ	0.000
"S-1"	1.411	EXZ	0.000
"S-2"	2.584	EXZ	0.000
"S-3"	0.010	EXZ	0.000
TOTAL AREA	15.685		15.685

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION	CODE
RESIDENTIAL	REZ
EXEMPT ACRES	EXZ

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

WE FIRST AMERICAN TITLE INSURANCE 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 ALTA COMMONS ASSOCIATES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED NOR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4/25/02  
*[Signature]*  
LARRY P. DEAL, VICE PRESIDENT

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ALTA COMMONS ASSOCIATES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS ABACOA PHASE III, BEING A REPLAT OF A PORTION OF TRACT RN6A2, ABACOA PLAT NO. 2 ACCORDING TO THE PLAT THEREOF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT RN6A2; THENCE ALONG THE NORTH LINE OF SAID TRACT RN6A2 THROUGH THE FOLLOWING FIVE COURSES, SOUTH 87°49'04" EAST, A DISTANCE OF 45.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 457.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°06'36", A DISTANCE OF 32.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83°42'28" EAST, A DISTANCE OF 215.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 325.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°12'03", A DISTANCE OF 65.98 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°05'29" EAST, A DISTANCE OF 267.11 FEET; THENCE SOUTH 00°54'31" EAST ALONG THE EAST LINE OF SAID TRACT RN6A2, A DISTANCE OF 15.00 FEET; THENCE CONTINUE ALONG SAID EAST LINE, SOUTH 01°33'18" WEST, A DISTANCE OF 1063.39 FEET; THENCE SOUTH 01°05'56" WEST, A DISTANCE OF 14.89 FEET; THENCE NORTH 88°51'36" WEST, A DISTANCE OF 621.85 FEET TO THE WEST LINE OF SAID TRACT RN6A2; THENCE NORTH 01°07'36" EAST ALONG THE WEST LINE OF SAID TRACT RN6A2, A DISTANCE OF 862.99 FEET; THENCE CONTINUE ALONG SAID WEST LINE, NORTH 02°10'57" EAST, A DISTANCE OF 244.43 FEET TO THE POINT OF BEGINNING. CONTAINING 15.685 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACTS "S-1" AND "S-3", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF JUPITER AS RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN TRACT "S-1" SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. ALTA COMMONS ASSOCIATES, L.L.C., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL (PLANTING AND SOIL) AND IRRIGATION FACILITIES WITHIN TRACT "S-1", AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED PER THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2. TRACT "S-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR ALTA COMMONS ASSOCIATES, L.L.C., AS RIGHT-OF-WAY FOR PUBLIC INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ALTA COMMONS ASSOCIATES, L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

3. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ALTA COMMONS ASSOCIATES, L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

THE TOWN OF JUPITER AND THE ABACOA PROPERTY OWNER'S ASSEMBLY, INC. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT. THE TOWN OF JUPITER SHALL HAVE THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID 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 THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

5. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN 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 JUPITER.

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

7. THE PUBLIC SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ALTA COMMONS ASSOCIATES, L.L.C., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

**SURVEYOR'S NOTES:**  
1. BUILDING SETBACK LINES SHALL BE REQUIRED BY ORDINANCES OF THE TOWN OF JUPITER.  
2. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER. FURTHER, NO BUILDINGS, STRUCTURES OF ANY KIND, OR THE PLANTING OF TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT.

- L.A.E. DENOTES LIMITED ACCESS EASEMENT
- U.E. DENOTES UTILITY EASEMENT
- D.E. DENOTES DRAINAGE EASEMENT
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (L.B. 4396). SHOWN THUS:
- P.C.P. DENOTES PERMANENT CONTROL POINT (L.B. 4396). SHOWN THUS:
- L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
- W.M.M.E. DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT
- R DENOTES RADIAL
- Δ DENOTES CENTRAL ANGLE
- L DENOTES CURVE LENGTH
- C.B. DENOTES CHORD BEARING
- C DENOTES CHORD LENGTH
- ⊖ DENOTES CENTERLINE
- R.L. DENOTES RADIAL LINE
- P.B. DENOTES PLAT BOOK
- O.R.B. DENOTES OFFICIAL RECORD BOOK
- F.P.L. DENOTES FLORIDA POWER AND LIGHT
- P.B.C. DENOTES PALM BEACH COUNTY
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- I.E.E. DENOTES INGRESS EGRESS EASEMENT
- N.P.B.C.I.D. DENOTES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- S.S.E. DENOTES SAFE SIGHT EASEMENT
- O.A. DENOTES OVERALL
- P.S.E. DENOTES PUBLIC SIDEWALK EASEMENT

- 4. ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L).
- 5. BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 02°10'57" EAST, GRID AZIMUTH, NAD 83, 1990 ADJUSTMENT, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 6. PREVIOUSLY RECORDED EASEMENTS PER ABACOA PLAT NO. 2, RECORDED IN PLAT BOOK 86, PAGES 16-28) ARE BEING RETAINED BY THIS PLAT.

### SURVEYOR'S CERTIFICATION

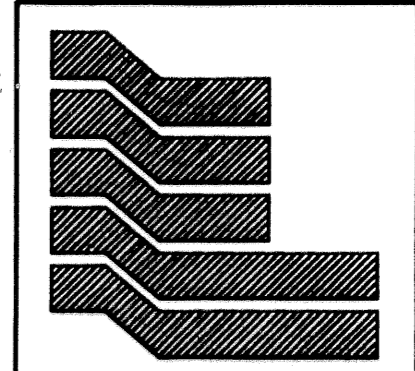
STATE OF FLORIDA COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.09 (9), FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

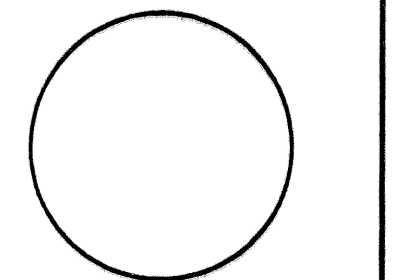
*[Signature]* DATE: 5/3/02  
CRAIG S. PUSEY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE NO. 5019  
LANDMARK SURVEYING AND MAPPING, INC.  
1850 FOREST HILL BLVD. SUITE 100  
WEST PALM BEACH, FLORIDA 33406  
CERTIFICATE OF AUTHORIZATION L.B. # 4396

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 SUPERSEDED 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.

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc.  
1850 Forest Hill Boulevard  
Ph. (561) 433-5405 Suite 100 W.P.B. Florida  
LB # 4396  
**VALENCIA AT ABACOA-PHASE III**



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

