

# PINES ON PENNOCK LANE P.U.D. PLAT No.2 (PASEOS)

## A PARCEL OF LAND LYING IN THE WEST HALF OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13, AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST

### TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

#### SHEET 1 OF 16      MARCH 2003

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COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 3:16 A.M.  
This day of March 2003  
and duly recorded in Plat Book No. 99  
on pages 47-62  
DOROTHY H. WILKIN, Clerk of Circuit Court  
D. C.



STATE OF FLORIDA    SS  
COUNTY OF PALM BEACH    SS

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON LYING IN THE WEST HALF OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13, AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "PINES ON PENNOCK LANE P.U.D. PLAT No.2 (PASEOS)", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND IN THE WEST HALF OF SECTION 12, THE NORTHWEST QUARTER OF SECTION 13, AND THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

**BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 12:**

THENCE NORTH 01°31'45" EAST ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 2077.84 FEET;

(1) THENCE NORTH 38°38'40" EAST A DISTANCE OF 510.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 588.55 FEET AND A CENTRAL ANGLE OF 48°47'57";

(2) THENCE NORTHEASTERLY AND EASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 498.57 FEET;

(3) THENCE NORTH 87°24'37" EAST A DISTANCE OF 598.77 FEET;

THE PREVIOUSLY DESCRIBED THREE (3) COURSES BEING ADJACENT TO AND COINCIDENT WITH THE SOUTHERLY RIGHT-OF-WAY OF TONEY PENNA DRIVE, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4723, PAGE 233, PALM BEACH COUNTY RECORDS;

THENCE SOUTH 01°27'05" WEST ALONG THE WESTERLY BOUNDARIES OF THE PLATS OF GEORGIAN PARK (PLAT BOOK 46, PAGES 93 AND 94), JUPITER OAKS (PLAT BOOK 33, PAGE 163), AND SUMMER WINDS OF JUPITER (PLAT BOOK 48, PAGES 13 THROUGH 15), ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; A DISTANCE OF 1268.98 FEET;

(1) THENCE SOUTH 87°09'55" WEST A DISTANCE OF 97.27 FEET;

(2) THENCE SOUTH 01°27'05" WEST A DISTANCE OF 24.07 FEET;

(3) THENCE NORTH 87°09'55" EAST A DISTANCE OF 97.27 FEET;

THE PREVIOUSLY DESCRIBED THREE (3) COURSES BEING ADJACENT TO AND COINCIDENT WITH THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF THE OUT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3432, PAGE 1891, PALM BEACH COUNTY PUBLIC RECORDS;

THENCE SOUTH 01°27'05" WEST A DISTANCE OF 13.04 FEET;

(1) THENCE SOUTH 87°09'55" WEST A DISTANCE OF 315.88 FEET;

(2) THENCE SOUTH 01°27'05" WEST A DISTANCE OF 421.18 FEET;

(3) THENCE NORTH 87°09'55" EAST A DISTANCE OF 315.88 FEET;

THE PREVIOUSLY DESCRIBED THREE (3) COURSES BEING ADJACENT TO AND COINCIDENT WITH THE NORTHERLY, WESTERLY AND SOUTHERLY BOUNDARIES OF THE OUT PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1883, PAGE 309, PALM BEACH COUNTY PUBLIC RECORDS;

THENCE SOUTH 01°27'05" WEST A DISTANCE OF 588.46 FEET;

THENCE NORTH 86°58'58" EAST A DISTANCE OF 860.15 FEET;

THENCE SOUTH 01°22'14" WEST ALONG THE WESTERLY BOUNDARY OF THE 22.5 ACRE PARK PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 6894, PAGE 720, PALM BEACH COUNTY PUBLIC RECORDS; A DISTANCE OF 1683.48 FEET;

(1) THENCE SOUTH 86°37'11" WEST A DISTANCE OF 659.90 FEET;

(2) THENCE SOUTH 01°19'33" WEST A DISTANCE OF 875.53 FEET TO THE SOUTHWEST CORNER OF MAPLECREST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 48, PAGES 88 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THE PREVIOUSLY DESCRIBED TWO (2) COURSES BEING ADJACENT AND COINCIDENT WITH THE NORTHERLY AND WESTERLY LINES OF SAID PLAT OF MAPLECREST;

THENCE CONTINUE SOUTH 01°19'33" WEST A DISTANCE OF 51.49 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 112°39'05"; TO WHICH POINT A RADIAL LINE BEARS NORTH 27°28'14" WEST;

THENCE SOUTHWESTERLY, SOUTHERLY AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 294.92 FEET;

THENCE SOUTH 00°17'51" WEST A DISTANCE OF 27.72 FEET;

THENCE NORTH 89°42'09" WEST A DISTANCE OF 122.62 FEET;

THENCE SOUTH 00°17'51" WEST A DISTANCE OF 239.26 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 40°25'36"; TO WHICH POINT OF INTERSECTION A RADIAL LINE BEARS NORTH 35°07'03" EAST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 229.31 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE WEST; HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 18°18'47";

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 100.95 FEET;

THENCE SOUTH 04°49'26" WEST A DISTANCE OF 62.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 05°19'26";

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 46.48 FEET;

THENCE SOUTH 00°30'00" EAST A DISTANCE OF 76.16 FEET;

THENCE SOUTH 45°30'00" EAST A DISTANCE OF 35.36 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF INDIAN CREEK PARKWAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 4107, PAGE 430;

1. THENCE SOUTH 89°30'00" WEST A DISTANCE OF 64.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 2804.79 FEET AND A CENTRAL ANGLE OF 17°11'15";

2. THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 941.38 FEET;

3. THENCE NORTH 73°18'45" WEST A DISTANCE OF 506.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 2924.80 FEET, AND A CENTRAL ANGLE OF 3°12'40";

4. THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 163.92 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 11;

THE PREVIOUSLY DESCRIBED FOUR (4) COURSES BEING ADJACENT AND COINCIDENT WITH THE NORTHERLY RIGHT-OF-WAY OF SAID INDIAN CREEK PARKWAY;

THENCE SOUTH 88°08'51" EAST ALONG SAID SOUTH LINE, A DISTANCE OF 183.63 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 12;

THENCE NORTH 01°16'46" EAST ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 322.28 FEET;

THENCE SOUTH 89°42'23" EAST A DISTANCE OF 648.00 FEET;

THENCE NORTH 01°16'46" EAST A DISTANCE OF 1070.00 FEET;

THENCE NORTH 89°42'23" WEST A DISTANCE OF 648.00 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 12;

THENCE NORTH 01°16'46" EAST ALONG SAID WEST LINE A DISTANCE OF 1323.81 FEET TO THE POINT OF BEGINNING.

**TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL OF LAND:**

A PARCEL OF LAND SITUATE IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 12 LYING NORTHERLY AND WESTERLY OF THE RIGHT-OF-WAY OF TONEY PENNA DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 4723, AT PAGE 233 AND LYING WESTERLY OF THE WEST RIGHT-OF-WAY OF PENNOCK LANE AS DESCRIBED IN OFFICIAL RECORDS BOOK 4723, AT PAGE 229, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING AT SAID WEST QUARTER CORNER OF SECTION 12:**

THENCE NORTH 01°31'45" EAST ALONG THE WEST LINE OF SAID SECTION 12 A DISTANCE OF 2210.52 FEET TO POINT OF BEGINNING "NW";

THENCE CONTINUE NORTH 01°31'45" EAST ALONG SAID WEST LINE A DISTANCE OF 354.88 FEET TO A POINT OF CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 508.12 FEET AND A CENTRAL ANGLE OF 25°28'21"; TO WHICH POINT OF CURVE A RADIAL LINE BEARS SOUTH 68°35'54" WEST;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 225.90 FEET;

THENCE SOUTH 38°38'40" WEST A DISTANCE OF 216.66 FEET TO POINT OF BEGINNING "NW".

SAID PARCELS CONTAIN 7,597.212.00 SQUARE FEET (174.408 ACRES, MORE OR LESS) AND ARE SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, COVENANTS AND RIGHTS-OF-WAY OF RECORD.

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

1. TRACTS "A", "B", "C" AND "D", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER AS ROAD RIGHTS-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE AND OTHER PROPER RIGHT-OF-WAY PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN TRACTS "A", "B", "C" AND "D" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOIL), PAVEMENT BRICK SYSTEMS AND IRRIGATION FACILITIES WITHIN TRACTS "A", "B", "C" AND "D" PROVIDED THAT PLANS ARE SUBMITTED, APPROVED AND PERMITTED BY THE TOWN OF JUPITER. SAID LANDSCAPING AND IRRIGATION FACILITIES ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2. LANDSCAPE ISLAND TRACTS 1 AND 2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS LANDSCAPE AREAS. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3. OPEN SPACE TRACTS 1-2, 4 AND 4 THROUGH 22 INCLUSIVE, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND FOR THE PERPETUAL ACCESS BY THE PUBLIC, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. OPEN SPACE TRACT-3, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS PUBLIC PEDESTRIAN AND BICYCLE ACCESS IN PERPETUITY, LANDSCAPING, IRRIGATION, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. THE PEDESTRIAN TRACTS SHOWN AND DESIGNATED HEREON AS PARCELS "P-1" THROUGH "P-16" INCLUSIVE, ARE HEREBY DEDICATED IN FEE SIMPLE TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR USE AS PUBLIC PEDESTRIAN AND BICYCLE ACCESS IN PERPETUITY, LANDSCAPING, IRRIGATION, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION. SAID TRACTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

6. LAKE TRACTS-2 THROUGH 8 INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED BY PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR CONSTRUCTION, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID LAKE TRACTS 2 THROUGH 8 INCLUSIVE, MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID LAKE TRACTS-2 THROUGH 8 INCLUSIVE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LAKE TRACTS-2 THROUGH 8 INCLUSIVE, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7. WETLAND PRESERVE TRACTS-1 THROUGH 4 INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED BY PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR WETLAND PRESERVATION AND WATER MANAGEMENT PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID WETLAND PRESERVE TRACTS-1 THROUGH 4 INCLUSIVE, MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID WETLAND PRESERVE TRACTS-1 THROUGH 4 INCLUSIVE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID WETLAND PRESERVE TRACTS-1 THROUGH 4 INCLUSIVE, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER.

8. UPLAND PRESERVE TRACTS-1 THROUGH 11 INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED BY PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR UPLAND PRESERVATION AND WATER MANAGEMENT PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID UPLAND PRESERVE TRACTS-1 THROUGH 11 INCLUSIVE, MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID UPLAND PRESERVE TRACTS-1 THROUGH 11 INCLUSIVE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID UPLAND PRESERVE TRACTS-1 THROUGH 4 INCLUSIVE, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER.

9. TRACT "R-1" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE AND OTHER PROPER RIGHT-OF-WAY PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN TRACT "R-1" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOIL), PAVEMENT BRICK SYSTEMS AND IRRIGATION FACILITIES WITHIN TRACT "R-1" PROVIDED THAT PLANS ARE SUBMITTED, APPROVED AND PERMITTED BY THE TOWN OF JUPITER. SAID LANDSCAPING AND IRRIGATION FACILITIES ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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

11. THE SANITARY SEWER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, EXCLUSIVELY FOR THE CONSTRUCTION AND MAINTENANCE OF SANITARY SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ITS SUCCESSORS AND/OR ASSIGNS, OR THE TOWN OF JUPITER.

**NOTE: THE FOLLOWING STATEMENT APPLIES TO DEDICATIONS 12, 13, 14 AND 15.**

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, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS 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 WITHIN THE LIMITS OF THIS PLAT, FOR DRAINAGE PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

12. THE STREET TRACTS SHOWN HEREON AS TRACTS "R-2" THROUGH "R-8", ARE HEREBY DEDICATED IN FEE SIMPLE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AS ROAD RIGHTS-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY, INGRESS-EGRESS, UTILITY, DRAINAGE AND RELATED PURPOSES. SAID TRACTS "R-2" THROUGH "R-8" BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

13. THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) FOR ACCESS RIGHTS, CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES LYING WITHIN NPBCID'S JURISDICTION, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER. SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THESE EASEMENTS. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON UNLESS APPROVED IN PERMIT FORM BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

14. LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

15. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

16. AN EASEMENT FOR INGRESS AND EGRESS OVER TRACT "R-1" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) ITS SUCCESSORS AND/OR ASSIGNS, FOR ACCESS FOR WATER MANAGEMENT AND RELATED NPBCID PURPOSES. THE LANDS ENCUMBERED BY SAID INGRESS AND EGRESS EASEMENT BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

17. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "R-1" THROUGH "R-8" INCLUSIVE, IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES ONLY. TRACT "R-1", BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER ITS SUCCESSORS AND/OR ASSIGNS, AND TRACTS "R-2" THROUGH "R-8" INCLUSIVE, BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS.

18. THE WALL EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR THE PROTECTION, INSTALLATION, AND MAINTENANCE OF RETAINING WALLS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, SAID WALL EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

19. ACCESS TRACT-1 AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR PUBLIC ACCESS, LANDSCAPING, INSTALLATION OF UTILITIES, DRAINAGE, AND EGRESS TO LOTS 45 THROUGH 47, INCLUSIVE. SAID TRACT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

20. THE LANDSCAPE BUFFER TRACT AND BUFFER EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES. THE LANDS ENCUMBERED BY SAID LANDSCAPE BUFFER EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

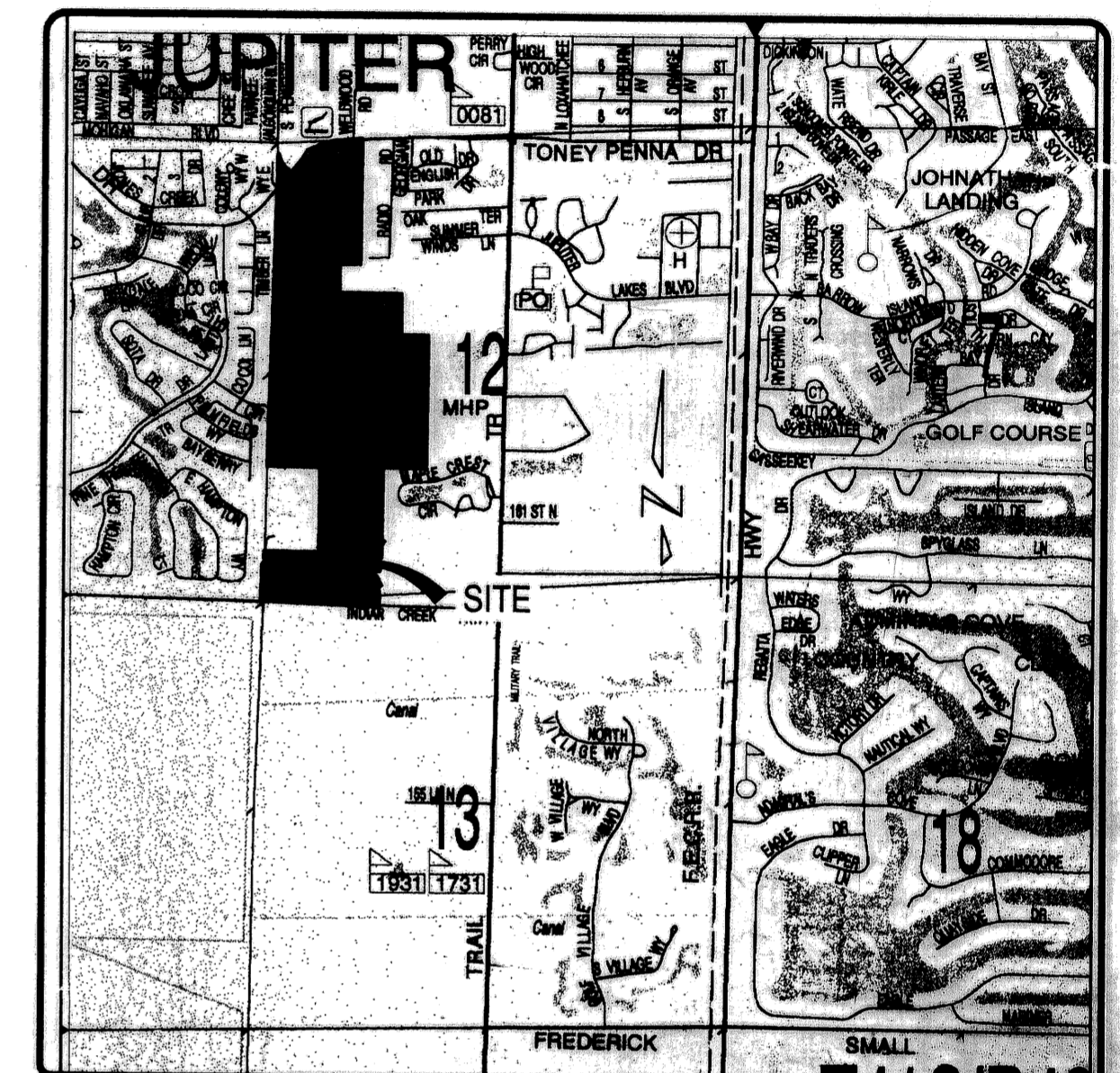
21. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

22. THE ACCESS EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR ACCESS TO THE PUBLIC AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

23. THE GOPHER TORTOISE NATURAL HABITAT PRESERVE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE PRESERVATION OF GOPHER TORTOISE NATURAL HABITAT. THE LANDS ENCUMBERED BY SAID GOPHER TORTOISE NATURAL HABITAT PRESERVE EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

24. 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, SAFE SIGHT EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER, NO CONSTRUCTION, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN ENGINEER.

25. TRACTS "E" AND "F", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PASEOS PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AS ROAD RIGHTS-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE, AND OTHER PROPER RIGHT-OF-WAY PURPOSES. THE ROADWAY, DRAINAGE AND OTHER FACILITIES LYING WITHIN TRACTS "E" AND "F" SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.



**LOCATION MAP**  
NOT TO SCALE

IN WITNESS WHEREOF, PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, 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 20th DAY OF MARCH, 2003.

PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA,

BY: *Thomas J. Siegel* *Christina M. Martin*  
THOMAS J. SIEGEL      CHRISTINA M. MARTIN  
VICE PRESIDENT      PRINT NAME: Christina M. Martin

*Patricia A. Costa*  
PRINT NAME: Patricia A. Costa

**CORPORATE ACKNOWLEDGMENT CERTIFICATE**

STATE OF FLORIDA    SS  
COUNTY OF PALM BEACH    SS

BEFORE ME PERSONALLY APPEARED THOMAS J. SIEGEL WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF PASEOS, LLC f/k/a JUPITER WOODS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO TRANSACT BUSINESS IN FLORIDA, 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.

WIT