LOCATION MAP

CONTAINING 4.8969 ACRES, MORE OR LESS.

BEACH COUNTY IMPROVEMENT DISTRICT.

MAINTAINED, TO THE EXTENT POSSIBLE.

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP

OWNER OF THE LANDS SHOWN HEREON AS "MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO.1" BEING A REPLAT OF ALL OF LOTS 382 THROUGH 389, 402 AND 409 THROUGH 412, 417 THROUGH

420 AND 429 THROUGH 439 AND TRACTS OST-47, OST-48, OST-50, OST-52, OST-54, OST-55

AND OST-59 ACCORDING TO MALLORY CREEK AT ABACOA - PLAT TWO AS RECORDED IN PLAT BOOK

112, PAGES 12 THROUGH 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LAND

LYING AND SITUATE IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, THE TOWN OF JUPITER.

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

TRACTS OST-47A, OST-48A, OST-50A, OST-52A AND OST 55A, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE MALLORY CREEK AT ABOCOA HOMEOWNERS ASSOCIATION, INC., ITS

SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE

PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS

THE PRESERVATION OF NATIVE PLANT MATERIALS WITHIN THESE TRACTS SHALL BE

THE TOWN OF JUPITER AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL

HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE

SYSTEMS WITHIN THE LIMITS OF 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 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 THE

PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE

AT ABACOA HOMEOWNERS ASSOCIATION, INC., IT'S SUCCESSORS AND ASSIGNS, FOR THE

CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. AND ARE THE

PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS

WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN

OF JUPITER. THE TOWN OF JUPITER AND THE MALLORY CREEK AT ABACOA HOMEOWNERS

ASSOCIATION, INC., SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO REPAIR AND/OR

CLEAN ANY PORTION OF THE DRAINAGE FACILITIES THAT ARE CONNECTED TO THE TOWN'S

DRAINAGE SYSTEM. ALL COSTS ASSOCIATED WITH SUCH REPAIR AND/OR CLEANING SHALL BE

NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING. EXCEPT DRIVEWAYS.

SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY

EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE

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

NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS.

SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY

EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE

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, DECORATIVE SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN

BY THIS DEDICATION, THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENT

4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR

INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

PAID BY MALLORY CREEK AT ABACOA HOMEOWNERS ASSOCIATION, INC.

3. THE DRAINAGE EASEMENTS. AS SHOWN HEREON, ARE HEREBY DEDICATED TO MALLORY CREEK

WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM

DEDICATION:

PALM BEACH COUNTY, FLORIDA.

DEDICATE AS FOLLOWS:

TOWN ENGINEER.

TOWN ENGINEER.

TRACTS OST-47, OST-48, OST-50, OST-52, OST-54, OST-55 AND OST-59 ACCORDING TO MALLORY CREEK AT ABACOA - PLAT TWO AS RECORDED IN PLAT BOOK 112, PAGES 12 THROUGH 23, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

ACKNOWLEDGMENT: STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF October 2009 BY RICHARD MCCORMICK, VICE PRESIDENT OF DIVOSTA HOMES HOLDINGS, LLC A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. THE SUBSCRIBING PARTY IS PERSONALLY

MY COMMISSION EXPIRES: 7/28/2013

PRINTED NAME: Felipe González

MY COMMISSION NUMBER: DD 911663

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS: STATE OF FLORIDA COUNTY OF PALM BEACH

THE MALLORY CREEK AT ABACOA HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS LAND OF OCTOBER 2009.

IN THE PRESENCE OF

NOTARY SEAL

MALLORY CREEK AT ABACOA HOMEOWNERS ASSOCIATION, INC.

ACKNOWLEDGMENT: STATE OF FLORIDA

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF OCTOBEY 2009 BY SCOTT BROOKS, PRESIDENT OF MALLORY CREEK AT ABACOA HOMEOWNERS ASSOCIATIONS, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION. THE SUBSCRIBING PARTY IS PERSONALLY KNOWN TO ME.

MY COMMISSION NUMBER: DD 911663

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS: STATE OF FLORIDA COUNTY OF PALM BEACH

ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION SHOWN HEREON.

THIS 20th DAY OF October

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

PETER R. LIPPMAN, PRESIDENT

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF October 2009.

DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP BY: DIVOSTA HOMES HOLDINGS, LLC. A DELAWARE LIMITED LIABILITY COMPANY. ITS GENERAL PARTNER.

APPROVAL FROM THE TOWN ENGINEER.

RICHARD McCORMICK, VICE PRESIDENT

PRINT NAME: FElipe GONZález PRINT NAME: Leslie () Néil)

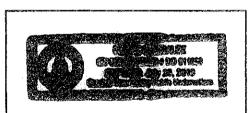
COUNTY OF PALM BEACH

SIGNED, SEALED AND DELIVERED

PRINT NAME: FELIPC GONZALOZ PRINT NAME: Leslie ODELL

COUNTY OF PALM BEACH

MY COMMISSION EXPIRES: 7/28/2013



NOTARY SEAL

PRINT NAME: BARBORD BRETTOR PRINT NAME: BEHL KELED

THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE. P.S.M. 4190. STATE OF FLORIDA ARCADIS U.S., INC. ENGINEERS PLANNERS SURVEYORS 2081 VISTA PARKWAY WEST PALM BEACH, FLORIDA 33411 L.B. #7062

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH

OCTOBER. 2009

FOREGOING INSTRUMENT AS PRESIDENT OF THE ABACOA PROPERTY OWNERS' ASSEMBLY. INC. A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HI EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAI 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

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF OCTOBEY, 2009.

MY COMMISSION EXPIRES: 7(25/10)

NOTARY SEAL

NOTARY PUBLIC STATE OF FLORIDA

PRINTED NAME BARBARA BRETAN

00030-099

MY COMMISSION NUMBER: DD 5 77828

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBORAH DIAZ, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS TO DAY OF NOVE MORE 2009.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: Albara Diag DEBORAH DIAZ. PRESIDENT BOARD OF SUPERVISORS

O'NEAL BARDIN, JR., SECRETARY

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, MARK THOMSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO MEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID: AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON: AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ACREAGE LAND USE TRACT ACREAGE LAND USE TRACT ACREAGE LAND USE

OST-47A 0.0952 AC. EXZ

OST-48A 0.0283 AC. EXZ

OST-50A 0.0396 AC. EXZ

OST-52A 0.0273 AC. EXZ

OST-55A 0.0838 AC. EXZ

total area 4.8969 ac.

EXZ. = EXEMPT ACREAGE

REZ. = RESIDENTIAL

TOT. OST 47A, 48A, 50A, 52A & 55A 0.2742 AC

LOT 419A 0.1819 AC. REZ

LOT 420A 0.1694 AC. REZ

LOT 429A 0.2336 AC. REZ

LOT 430A 0.1524 AC. REZ

LOT 431A 0.1712 AC. REZ

LOT 432A 0.1584 AC. REZ

LOT 433A 0.1723 AC. REZ

LOT 434A 0.2320 AC. REZ

LOT 435A 0.1294 AC. REZ

LOT 436A 0.1954 AC. REZ

LOT 437A 0.1319 AC. REZ

LOT 438A 0.1724 AC. REZ

LOT 439A 0.1268 AC. REZ

TOTAL LOTS 4.6227 AC.

SHUTTS AND BOWEN. LLP

DATE: October 14, 2009

AREA TABULATION:

LOT 382A 0.1321 AC. REZ

LOT 383A 0.1986 AC. REZ

LOT 384A 0.1341 AC. REZ

LOT 385A 0.1321 AC. REZ

LOT 386A 0.1321 AC. REZ

LOT 387A 0.1270 AC. REZ

LOT 388A 0.1646 AC. REZ

LOT 389A 0.2321 AC. REZ

LOT 402A 0.1284 AC. REZ

LOT 409A 0.1288 AC. REZ

LOT 410A 0.1646 AC. REZ

LOT 411A 0.1653 AC. REZ

LOT 412A 0.2169 AC. REZ LOT 417A 0.1694 AC. REZ

LOT 418A 0.1694 AC. REZ

.- Mark Shomson Esq. MARK THOMSON, ESQ. FLORIDA BAR NUMBER: 845019

MALLORY CREEK AT ABOCOA - PLAT TWO - REPLAT

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA COUNTY OF PALM BEACH

THE PLAT, "MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 1", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 19 DAY OF NOVEMBER 2009, 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

BY: Day Kremits, P.E.

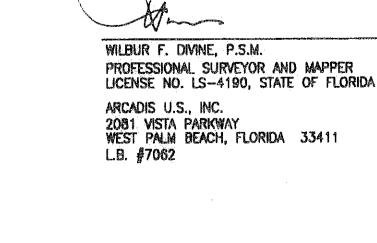
"MALLORY CREEK AT ABACOA - PLAT TWO - REPLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 19 DAY OF NO Vember

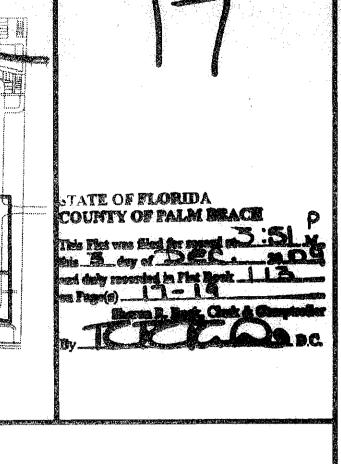
SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE PER PLAT UNLESS OTHERWISE NOTED AND ARE BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF SOUTH 02'12'02" WEST. THE PLAT BEARING IS RELATIVE TO THE SAME WEST LINE BEING SOUTH 02°12'00" WEST
- 2. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING. EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- 4. "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.
- 5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS NOTED.

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 SECTION 177.091 (9). F.S. HAVE BEEN PLACED AS REQUIRED BY LAW: 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.





MALLORY

CREEK

MALORY OBSEK

KEY MAP





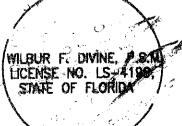












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