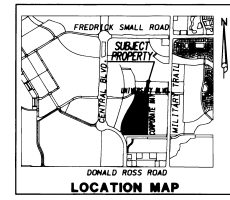


# ABACOA - REPLAT OF TRACT WK4A

BEING A REPLAT OF TRACT WK4A, ACCORDING TO THE PLAT OF ABACOA - REPLAT OF TRACTS WK1, WK2, WK3 AND WK4, RECORDED IN PLAT BOOK 87, PAGES 148 THROUGH 153, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 24, TOWNSHIP 41 NORTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

DECEMBER, 2010

SHEET 1 OF 5



16

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This is to certify that on 12/15/10 P.M.  
I have reviewed the foregoing plat and  
I have approved the same as a  
PLAT BOOK 87, PAGE 148-153  
I, \_\_\_\_\_  
County Clerk & Comptroller

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "ABACOA - REPLAT OF TRACT WK4A," BEING A REPLAT OF TRACT WK4A OF THE PLAT OF "ABACOA - REPLAT OF TRACTS WK1, WK2, WK3 AND WK4," RECORDED IN PLAT BOOK 87, PAGES 148 THROUGH 153, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 NORTH, RANGE 42 EAST, CONTAINING 30.35 ACRES, MORE OR LESS.

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

1. PARCELS A, B AND D, AS SHOWN HEREON, ARE HEREBY RESERVED BY WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP FOR COMMERCIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

2. TRACT 4 (INNOVATION MAT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, PARKING, UTILITIES AND DRAINAGE. PURPOSES. THE WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL FACILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO, UTILITIES, ACCESS, PARKING, LANGUAGES AND SIGN, ORIGINATING FROM TRACT 4 TO THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3. PARCEL C (DETENTION AREA), AS SHOWN HEREON, IS HEREBY RESERVED BY WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND PUBLIC URBAN PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

4. THE 20 FOOT PRIVATE DRAINAGE EASEMENT, LOCATED WITHIN PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER OF PARCEL A, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF SAID DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL A, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

5. THE PUBLIC DRAINAGE EASEMENT LOCATED WITHIN PARCEL C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

6. THE 20 FOOT DRAINAGE EASEMENT, LOCATED WITHIN PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER OF PARCEL B, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF SAID DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL B, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS, ACCESS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACED ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE MAINTENANCE OF SAID PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES. THE TOWN MAY MAINTENANCE OTHER PUBLIC PURPOSES, AND SHALL PAY ALL OR PART OF THE COST THEREOF.

8. 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.

9. 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.

10. THE PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

11. THE SIDEWALK EASEMENT, LOCATED WITHIN PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER OF PARCEL A, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL A, ITS SUCCESSORS AND ASSIGNS WITHIN THE TOWN OF JUPITER.

12. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPERATIONAL AND AESTHETIC PURPOSES. THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE TOWN OF JUPITER. SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS LOCATED WITHIN SAID BUFFER EASEMENTS.

13. THE SUBSIDISTRICT SIGN EASEMENTS, AS SHOWN ON PARCELS A AND C, ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.

14. UPON THE RECORRATION OF THESE EASEMENTS WITHIN PARCEL WK4A, AS SHOWN ON ABACOA-REPLAT OF TRACTS WK1, WK2, WK3 AND WK4, AS RECORDED IN PLAT BOOK 87, PAGES 148 THROUGH 153, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE SAME SHALL BE AUTOMATICALLY AND SIMULTANEOUSLY VACATED AND ANNULLED PER FLORIDA STATUTES CHAPTER 177, PART 1, SECTION 177.001(1).

IN WITNESS WHEREOF, WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL, TO BE DATED AND WITNESSED BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 15th DAY OF December, 2010.

WORKPLACE FLORIDA, LTD.  
A FLORIDA LIMITED PARTNERSHIP.

BY: WORKPLACE HOLDINGS, LTD.,  
A FLORIDA LIMITED PARTNERSHIP,  
GENERAL PARTNER OF WORKPLACE FLORIDA, LTD.

BY: WORKPLACE INVESTORS, LTD.,  
A FLORIDA LIMITED PARTNERSHIP,  
GENERAL PARTNER OF WORKPLACE HOLDINGS, LTD.

WITNESS: [Signature]  
PRINT NAME: Michael Sabetello

BY: WORKPLACE EQUITY CORPORATION,  
A FLORIDA NOT-FOR-PROFIT CORPORATION,  
GENERAL PARTNER OF WORKPLACE INVESTORS, LTD.

WITNESS: [Signature]  
PRINT NAME: Christy M. Scott

BY: [Signature]  
PRINT NAME: Richard M. Reinhardt  
REC'D COPY

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Richard M. Reinhardt, who is personally known to me, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December, 2010.

MY COMMISSION EXPIRES: July 5, 2017  
COMMISSION NO.: DD 805574

[Signature]  
PRINT NAME: John W. Davis

NOTARY SEAL

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Shaneck D. Bostrom who is personally known to me, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December, 2010.

MY COMMISSION EXPIRES: July 5, 2017  
COMMISSION NO.: DD 805574

[Signature]  
PRINT NAME: John W. Davis

NOTARY SEAL

## ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

ABACOA PROPERTY OWNERS' ASSEMBLY, INC. HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID ASSOCIATION AS STATED HEREON, DATED THIS 15th DAY OF December, 2010.

WITNESS: [Signature] A FLORIDA PROPERTY OWNERS' ASSEMBLY, INC.  
PRINT NAME: John W. Davis A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Richard M. Reinhardt TITLE: President

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Robert E. Lippman who is personally known to me, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SAID CORPORATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE TRUE AND REGULAR CORPORATE AUTHORITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF December, 2010.

MY COMMISSION EXPIRES: February 9, 2014  
COMMISSION NO.: DD 042749

[Signature]  
PRINT NAME: John H. Seitzman

NOTARY SEAL

## ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

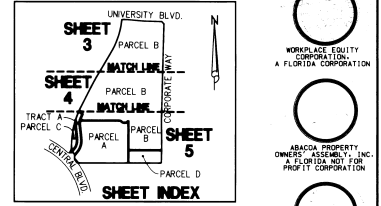
STATE OF FLORIDA  
COUNTY OF PALM BEACH

ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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.

THIS 22 DAY OF December, 2010.

WITNESS: [Signature] ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC.  
PRINT NAME: Michael Sabetello A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Christy M. Scott TITLE: Secretary



## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MICHAEL J. SABELLO, A DAILY LICENSED AGENT IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PRELUDGE THE OPERATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

MICHAEL J. SABELLO, P.L.L.  
A PROFESSIONAL LIMITED LIABILITY COMPANY

DATE: 12/10/10

BY: MICHAEL J. SABELLO, IV, PRESIDENT  
FLORIDA BAR #98570

## TOWN OF JUPITER APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
TOWN OF JUPITER

THE ABACOA - REPLAT OF TRACT WK4A 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 15th DAY OF December, 2010, 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: [Signature] P.E.  
TOWN ENGINEER

BY: [Signature]  
KAREN J. GOLINA, MAPPER

ATTEST: [Signature]  
SHELYN M. BOYD, TOWN CLERK

**LIBBERG LAND SURVEYING, INC.**

675 North Dixie Highway, Suite 200, West Palm Beach, FL 33411  
Phone: 561-835-7222 Fax: 561-835-7454

CLD, K.A. LST - 24492 & 87-148 - 05-03-2008 - 05-03-2008.DWG  
JOB: 05-03-2008  
DATE: NOVEMBER 2010  
SHEET: 0F 5  
DWG: 005-03P