

WINDSOR PARK AT ABACOA - PLAT NO. 4

BEING A REPLAT OF LOTS 28 THROUGH 31, LOTS 72 THROUGH 75 AND LOTS 110 THROUGH 123, AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 1, AS RECORDED IN PLAT BOOK 114, PAGES 135 THROUGH 142, AND A REPLAT OF LOTS 274 THROUGH 281, LOTS 317 THROUGH 324, LOTS 363 THROUGH 380 AND TRACT "OST-11", AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 3, AS RECORDED IN PLAT BOOK 117, PAGES 167 THROUGH 173, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JANUARY 2015

SHEET 1 OF 5

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "WINDSOR PARK AT ABACOA - PLAT NO. 4", BEING A REPLAT OF LOTS 28 THROUGH 31, LOTS 72 THROUGH 75 AND LOTS 110-123, AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 1, AS RECORDED IN PLAT BOOK 114, PAGES 135 THROUGH 142, AND A REPLAT OF LOTS 274 THROUGH 281 AND LOTS 363 THROUGH 380, AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 3, AS RECORDED IN PLAT BOOK 117, PAGES 167 THROUGH 173, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 28 THROUGH 31, INCLUSIVE, ALL OF LOTS 72 THROUGH 75, INCLUSIVE AND ALL OF LOTS 110-123, INCLUSIVE, AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 1, RECORDED IN PLAT BOOK 114, PAGES 135 THROUGH 142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
ALL OF LOTS 274 THROUGH 281, INCLUSIVE, ALL OF LOTS 317 THROUGH 324, INCLUSIVE, ALL OF LOTS 363 THROUGH 380, INCLUSIVE AND TRACT "OST-11", AS SHOWN ON THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 3, RECORDED IN PLAT BOOK 117, PAGES 167 THROUGH 173, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- 1.) TRACTS "OST-1A" THROUGH "OST-5A" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER. NO IMPROVEMENTS RELATED TO ADJUTING PRIVATE LOTS SHALL ENCRUCH INTO THE OPEN SPACE TRACTS, INCLUDING, DECKS, PATIOS, FENCES, LANDSCAPING, AND SIMILAR IMPROVEMENTS.
- 2.) 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- 3.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.
- 4.) THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND CONCRETE SIDEWALKS WITHIN THE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.
- 5.) 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.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR OF LAND DEVELOPMENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF JANUARY, 2015.

WITNESS: *Kim Errigo*
PRINT NAME: Kim Errigo

WITNESS: *Dianna Fortier*
PRINT NAME: Dianna Fortier

BY: *Chris Hasty*
CHRIS HASTY
DIRECTOR OF LAND DEVELOPMENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRIS HASTY, DIRECTOR OF LAND DEVELOPMENT 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, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A LIMITED PARTNERSHIP AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR OF LAND DEVELOPMENT OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

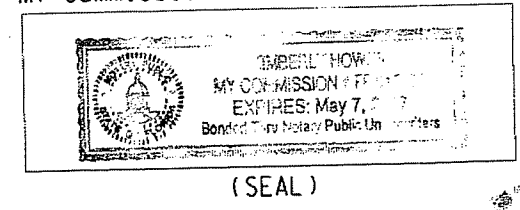
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF JANUARY, 2015.

MY COMMISSION EXPIRES: 5/1/17

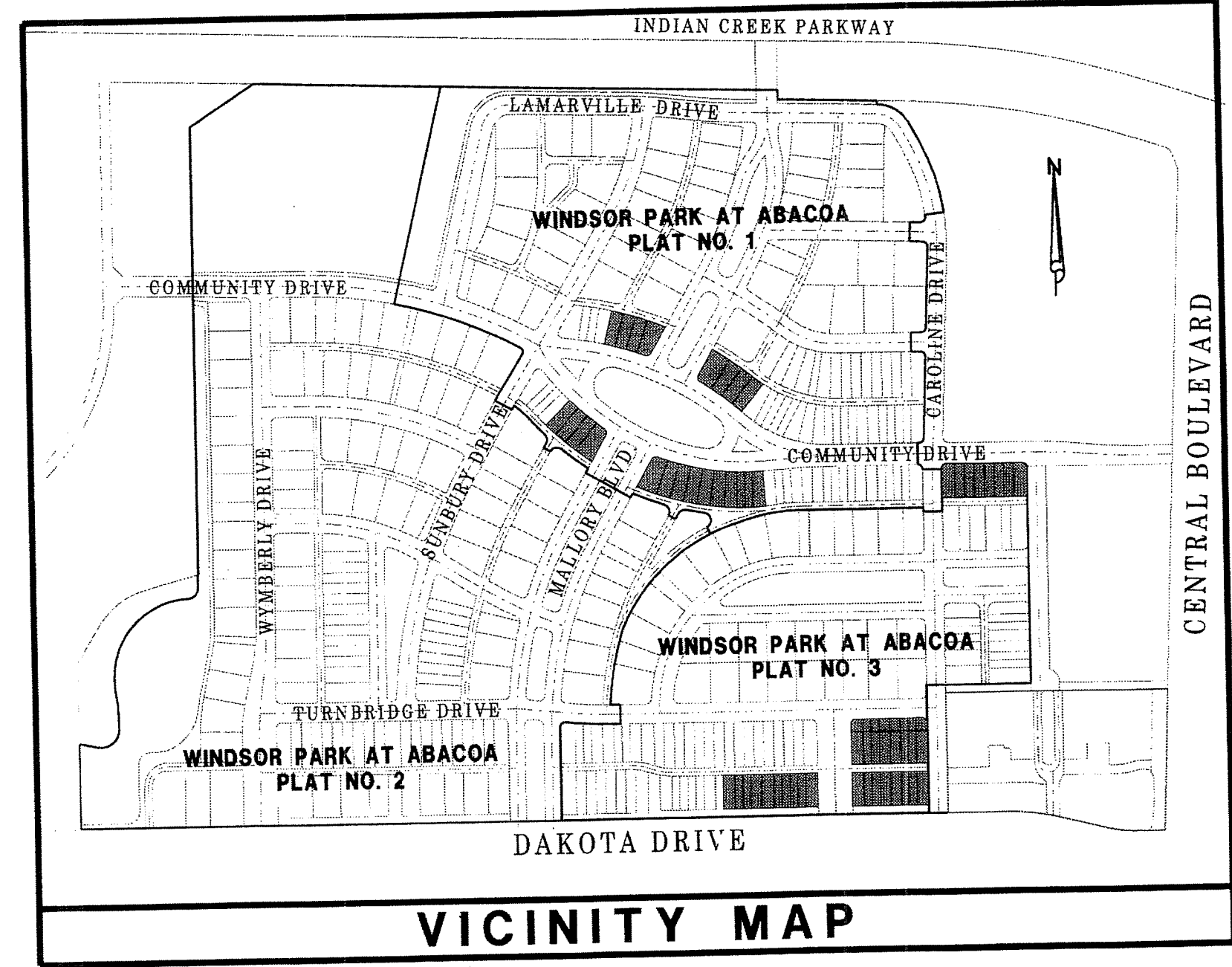
Kimberly Howes
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: KIMBERLY HOWES

COMMISSION NUMBER: FF015933



DIVOSTA HOMES HOLDING, LLC
A DELAWARE LIMITED LIABILITY COMPANY



ACCEPTANCE OF DEDICATION WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF JANUARY, 2015.

WINDSOR PARK ABACOA HOME OWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *David Kanarek*
DAVID KANAREK - PRESIDENT

WITNESS: *Patrick Gonzalez* WITNESS: *Kelly Colamarino*

PRINT NAME: Patrick Gonzalez PRINT NAME: Kelly Colamarino

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID KANAREK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC. 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.

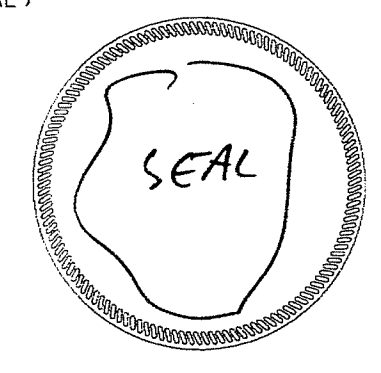
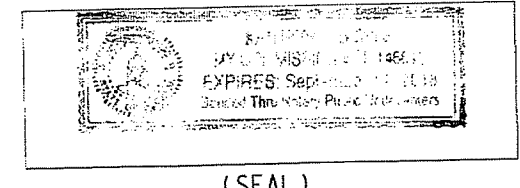
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF JANUARY, 2015.

MY COMMISSION EXPIRES: 9-14-2018

Kathryn A. Bowes
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: KATHRYN A. BOWES

COMMISSION NUMBER: FF146612



WINDSOR PARK ABACOA HOMEOWNERS
ASSOCIATION, INC.

ACCEPTANCE OF DEDICATION ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION SHOWN HEREON, DATED THIS 26th DAY OF JANUARY, 2015.

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

BY: *Scott Hedge*
SCOTT HEDGE - PRESIDENT

WITNESS: *Terre Muniz* WITNESS: *Timothy R. Scott*

PRINT NAME: Terre Muniz PRINT NAME: TIMOTHY R. SCOTT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT HEDGE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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.

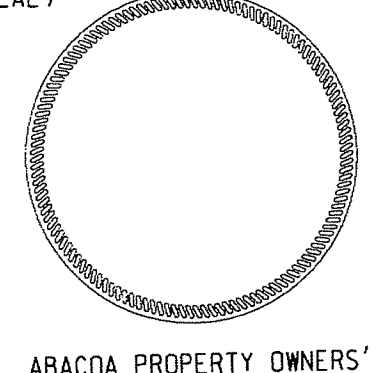
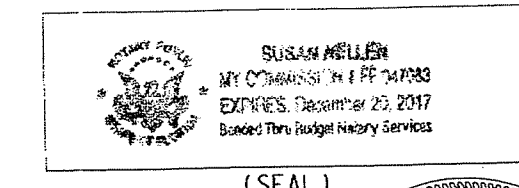
WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF JANUARY, 2015.

MY COMMISSION EXPIRES: 12/30/2017

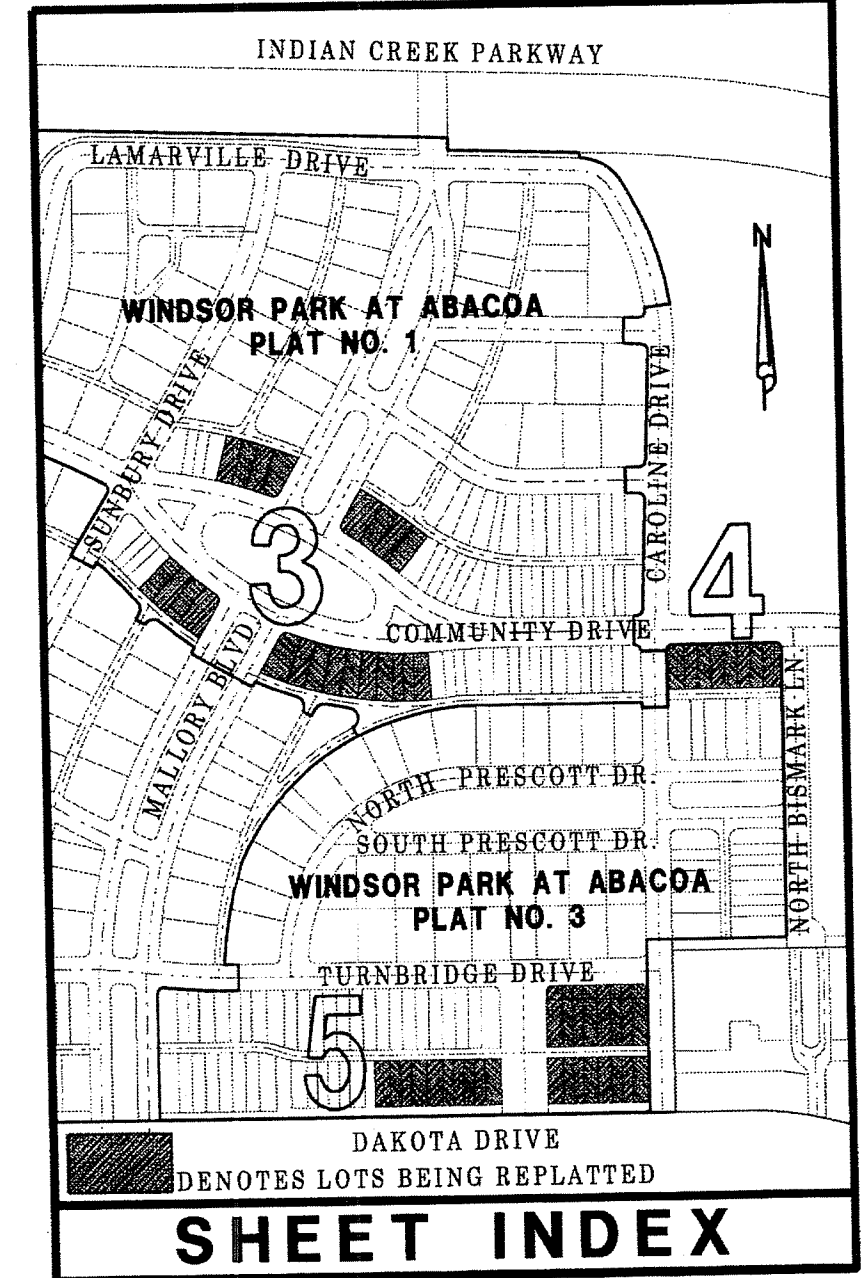
Susan Neellen
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: SUSAN NEELLEN

COMMISSION NUMBER: FF047083



ABACOA PROPERTY OWNERS'
ASSEMBLY, INC.



ABBREVIATIONS:

CB	= CHORD BEARING
CL	= CHORD LENGTH
D	= DELTA
D.E.	= DRAINAGE EASEMENT
F.P.L.	= FLORIDA POWER & LIGHT
L	= ARC LENGTH
L.A.E.	= LIMITED ACCESS EASEMENT
O.R.B.	= OFFICIAL RECORD BOOK
N.E.	= NORTHEAST
N.W.	= NORTHWEST
(P)	= AS SHOWN ON P.B. 114 PGS. 135-142
P.C.P.	= PERMANENT CONTROL POINT
P.B.	= PLAT BOOK
P.D.E.	= PUBLIC DRAINAGE EASEMENT
PG	= PAGE
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER
R	= RADIUS
R.W.L.E.	= RAW WATER LINE EASEMENT
S.E.	= SOUTHEAST
S.S.E.	= SAFE SIGHT EASEMENT
S.W.	= SOUTHWEST
U.E.	= UTILITY EASEMENT

LEGEND:

	= DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
	= DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL & DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
	= DENOTES CENTERLINE OF RIGHT OF WAY

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200
Jupiter, Florida 33458 TEL. 561-746-8454

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