

ABACOA - REPLAT OF LOTS 2 AND 3 OF TRACT WK4A

BEING A REPLAT OF LOTS 2 AND 3,
AS SHOWN ON ABACOA - REPLAT OF PARCEL B OF TRACT WK4A,
RECORDED IN PLAT BOOK 132, PAGES 141 THROUGH 145,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
APRIL 2026

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, AND JUPITER RH INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "ABACOA - REPLAT OF LOTS 2 AND 3 OF TRACT WK4A," BEING A REPLAT OF LOTS 2 AND 3, AS SHOWN ON ABACOA - REPLAT OF PARCEL B OF TRACT WK4A, RECORDED IN PLAT BOOK 132, PAGES 141 THROUGH 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

CONTAINING 14.56 ACRES, MORE OR LESS.

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

1.) LOTS 2A AND 3A, AS SHOWN HEREON, ARE HEREBY RESERVED BY WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, AND JUPITER RH INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY FOR COMMERCIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

2.) 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 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 WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

3.) 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.

4.) THE PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC VEHICULAR CROSS ACCESS PURPOSES BETWEEN AND ACROSS THE EASEMENT LIMITS IN LOTS 2A AND 3A AND SHALL BE THE MAINTENANCE OBLIGATION OF EITHER THE OWNERS OF SUCH LOTS AND THEIR SUCCESSORS OR THE ASSIGNS OR THE ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AS SUCH PARTIES MAY DETERMINE, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5.) THE PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, WITH THE EXCEPTION OF THE 6 FOOT WIDE AND THE 14 FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENTS IN LOT 3A, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND THE CONCRETE SIDEWALKS THEREIN ARE THE PERPETUAL MAINTENANCE OBLIGATION OF TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. ANY IMPROVEMENTS OTHER THAN CONCRETE SIDEWALK, SUCH AS LANDSCAPING, SOI, IRRIGATION, AND PAVERS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC.

6.) THE 6 FOOT WIDE AND THE 14 FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENTS IN LOT 3A, 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 JUPITER RH INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT NOR THE TOWN OF JUPITER.

7.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDING, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER TRAFFIC CONTROL SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

8.) 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 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 AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS PARTNERS, THIS 23rd DAY OF April, 2026.

WORKPLACE FLORIDA, LTD.,
A FLORIDA LIMITED PARTNERSHIP.

WITNESS: Jeanne M. Battles
PRINT NAME: Jeanne M. Battles
ADDRESS: 661 UNIVERSITY BLVD.
SUITE #200,
JUPITER, FL 33458

BY: David B. Rendina
DAVID B. RENDINA
VICE PRESIDENT

WITNESS: Travis Chapin
PRINT NAME: Travis Chapin
ADDRESS: 661 UNIVERSITY BLVD.
SUITE #200,
JUPITER, FL 33458

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IN WITNESS WHEREOF, JUPITER RH INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23rd DAY OF April, 2026.

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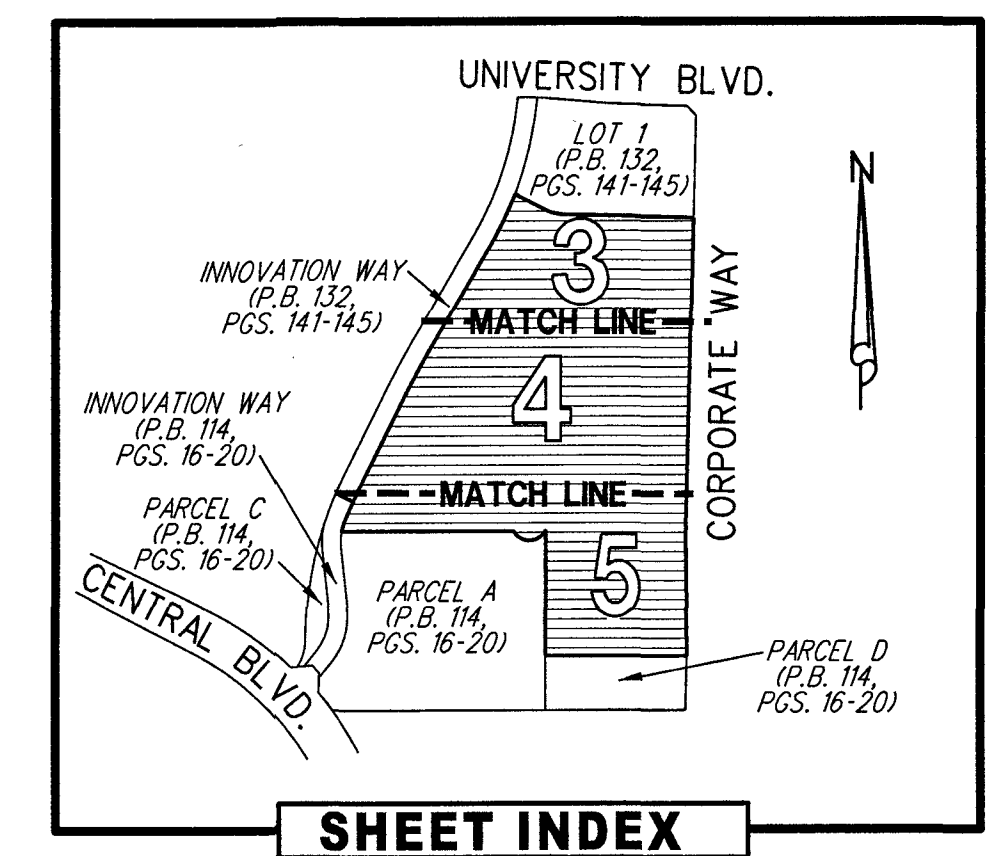
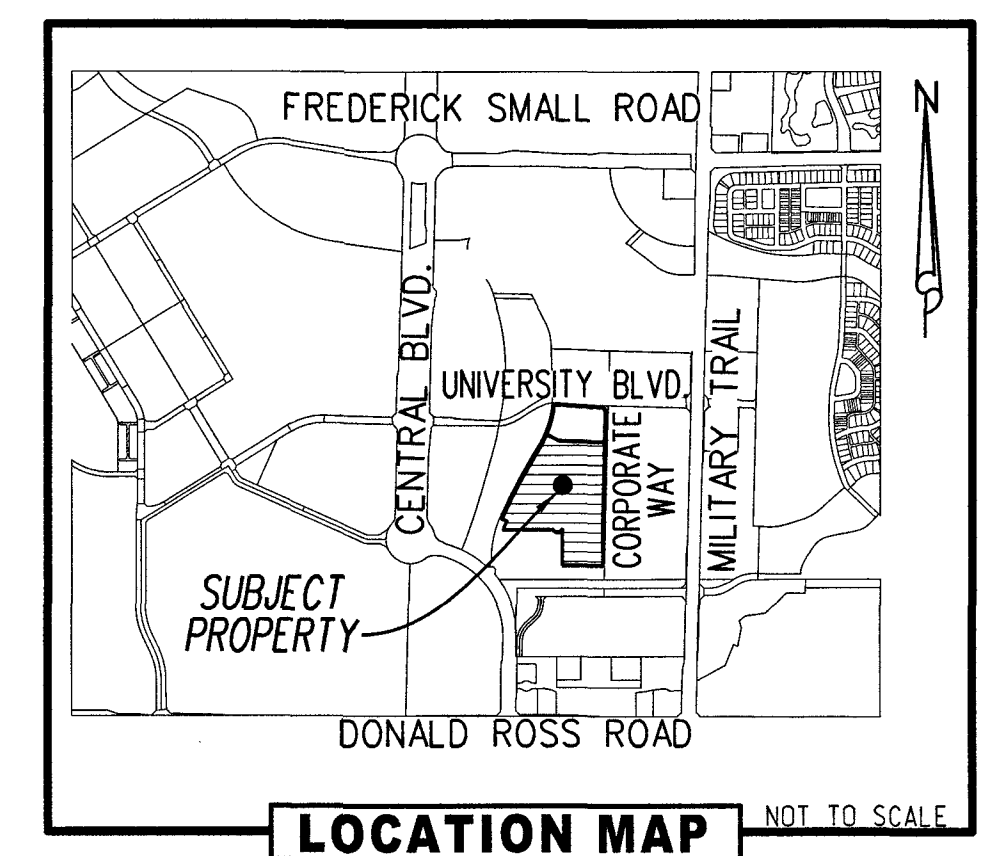
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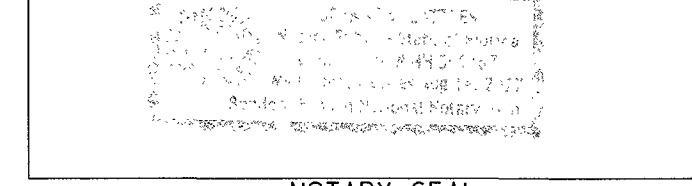


ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23rd DAY OF April, 2026, BY DAVID B. RENDINA AS VICE PRESIDENT FOR WORKPLACE EQUITY CORPORATION, A FLORIDA CORPORATION, AS GENERAL PARTNER OF WORKPLACE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, AS GENERAL PARTNER OF WORKPLACE HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/14/2027

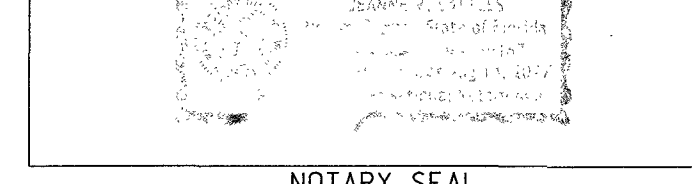


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MY COMMISSION EXPIRES: 8/14/2027



ABACOA PROPERTY OWNERS' ASSEMBLY, INC. ACKNOWLEDGEMENT

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 TO, NOR ANY MAINTENANCE OBLIGATIONS INCURRED BY, SAID ASSOCIATION AS STATED HEREON, DATED THIS 6th DAY OF May, 2026.

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

WITNESS: Evelyn Fernandez
PRINT NAME: Evelyn Fernandez
ADDRESS: 1200 University Blvd
Suite 102, Jupiter, FL 33458

WITNESS: Blaxely S. Richards
PRINT NAME: Blaxely S. Richards
ADDRESS: 1200 University Blvd.
Suite 102, Jupiter, FL 33458

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ABBREVIATIONS:

D = CURVE'S DELTA ANGLE
R = CURVE'S RADIUS
L = CURVE'S ARC LENGTH
CB = CURVE'S CHORD BEARING
CL = CURVE'S CHORD LENGTH
CONC. = CONCRETE
FPL = FLORIDA POWER & LIGHT CO.
L.A.E. = LIMITED ACCESS EASEMENT
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PCP = PERMANENT CONTROL POINT
PG. = PAGE
PCS. = PAGES
PRM = PERMANENT REFERENCE MONUMENT
T.O.J. = TOWN OF JUPITER
U.E. = UTILITY EASEMENT
W/ = WITH

LEGEND:

□ = DENOTES FOUND "PRM"
FOUND 4"x4" CONC. MON. W/ DISK
STAMPED "PRM LB 443"
UNLESS OTHERWISE NOTED
○ = DENOTES FOUND "PRM"
FOUND 5/8" IRON ROD W/ METAL CAP
STAMPED "PRM LB 443"
◎ = DENOTES SET "PRM"
SET 5/8" IRON ROD W/ METAL CAP
STAMPED "PRM LB 443"
○ = DENOTES FOUND "PRM"
FOUND MAG NAIL & DISK
STAMPED "PRM LB 443"
◎ = DENOTES SET "PRM"
SET MAG NAIL & DISK
STAMPED "PRM LB 443"

ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC. 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 SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF April, 2026.

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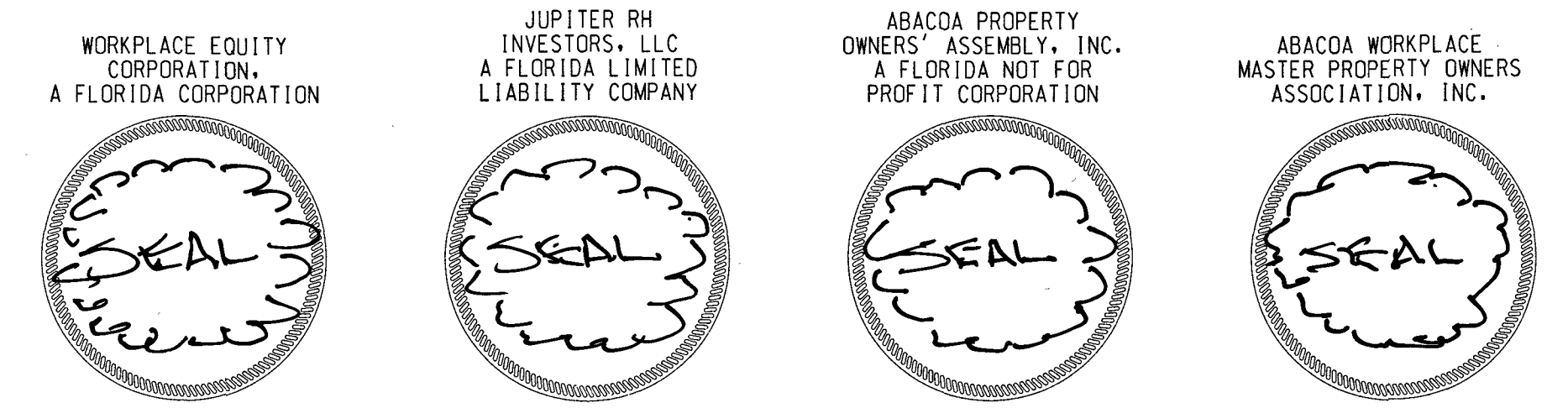
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REF.			
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OFF. R.J.W.			DATE OCTOBER 23, 2025
CKD. K.B.	SHEET 1 OF 6		DWG. D05-053PPPP