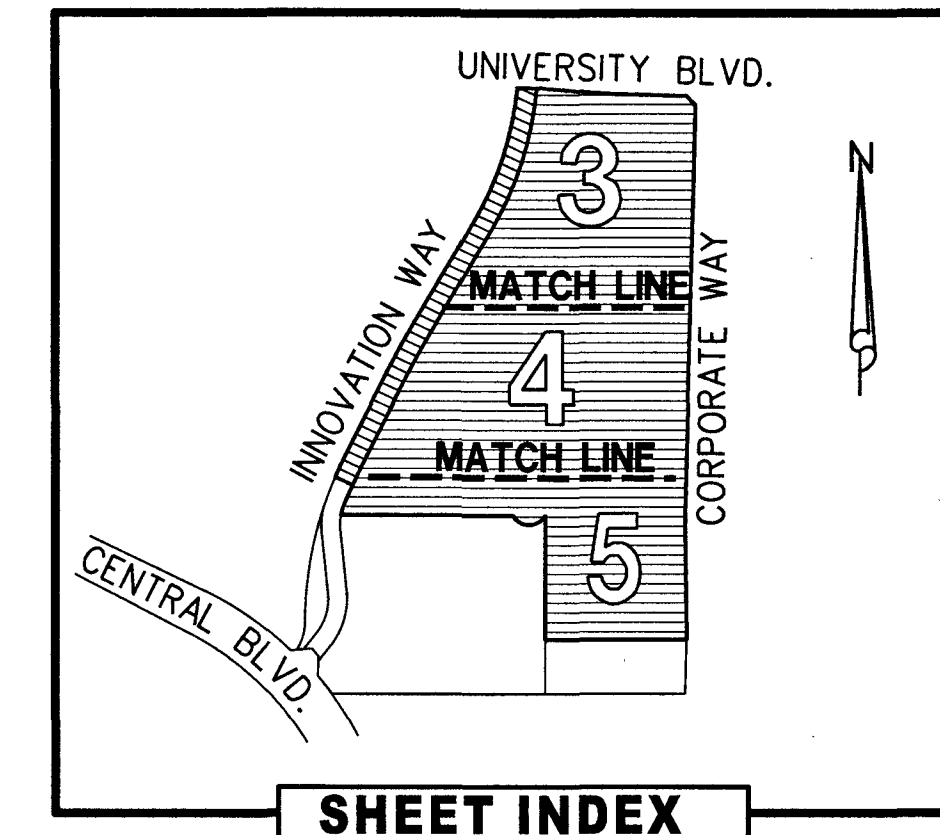


ABACOA - REPLAT OF LOTS 2 AND 3 OF TRACT WK4A

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



SHEET 2 OF 6

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PURSUANT TO F.S. 177-041, A PROPERTY INFORMATION REPORT AS DEFINED IN F.S. 627.7843 HAS BEEN PROVIDED BY CHICAGO TITLE INSURANCE COMPANY DISCLOSING THE ENTITY VESTED WITH TITLE AND ALL UNSATISFIED AND UNRELEASED MORTGAGES OF RECORD. THE DEDICATION OF THIS PLAT IS EXECUTED BY ALL PARTIES DISCLOSED IN THE PROPERTY INFORMATION REPORT.

CHICAGO TITLE INSURANCE COMPANY

DATE: April 27th, 2026

BY: Cheryl L. Lieberman
PRINT NAME: Cheryl L. Lieberman
TITLE: VP AUTHORIZED SIGNATORY

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 27th DAY OF May, 2026.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 9A

ATTEST: Susan P. Scheff
SUSAN P. SCHEFF
ASSISTANT SECRETARY
BOARD OF SUPERVISORS

BY: Matthew J. Boykin
MATTHEW J. BOYKIN
PRESIDENT
BOARD OF SUPERVISORS

SURVEYOR & MAPPER'S NOTES:

1.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE REFERENCED TO THE NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT AND ARE BASED ON RECOVERED PERMANENT REFERENCE MONUMENTS ALONG THE SOUTH LINE OF LOT 2, AS SHOWN ON PLAT BOOK 132, PAGES 141 THROUGH 145. PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTH LINE BEARS SOUTH 89°58'02" WEST, AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO. (SEE MAP SHEETS FOR LOCATION)

2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

3.) 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.

4.) 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.

5.) THIS REPLAT IS SUBJECT TO A SEWER EASEMENT DEED RECORDED IN OFFICIAL RECORD BOOK 29951, PAGE 193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ACROSS "ALL ROADWAYS, RIGHT-OF-WAY, SEWERAGE, DRAINAGE AND UTILITY EASEMENTS AS INDICATED ON THE PLAT OF ABACOA - REPLAT OF TRACT WK4A, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PLAT BOOK 114, PAGES 16 THROUGH 20" TO THE EXTENT THAT THE LOCATION OF SAID EASEMENTS HAVE SURVIVED BY THE PLAT OF ABACOA - REPLAT OF PARCEL B OF TRACT WK4A, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, PLAT BOOK 132, PAGES 141 THROUGH 145, AND BY THIS REPLAT.

6.) UPON THE RECORDED OF THIS REPLAT, THE PLATTED EASEMENTS WITHIN LOTS 2 AND 3, AS SHOWN ON ABACOA - REPLAT OF PARCEL B OF TRACT WK4A, AS RECORDED IN PLAT BOOK 132, PAGES 141 THROUGH 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WILL BE AUTOMATICALLY AND SIMULTANEOUSLY VACATED AND ANNULLED PER FLORIDA STATUTES CHAPTER 177, PART 1, SECTION 177.101 (2).

7.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8.) THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 3780 BURNS ROAD, SUITE 6, PALM BEACH GARDENS, FLORIDA, 33410. TELEPHONE (561) 746-8454.

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 14th DAY OF July, 2026, 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: Doug P. Koennicke
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: George Dzama
GEORGE DZAMA, P.E.
DIRECTOR OF ENGINEERING
AND PUBLIC WORKS DEPARTMENT

MORTGAGEE'S JOINDER AND CONSENT

STATE OF KANSAS)
COUNTY OF JOHNSON)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 32927 AT PAGE 450 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, UNION BANK & TRUST COMPANY 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 17th DAY OF April, 2026.

WITNESS: Jaymen Daab
PRINT NAME: Jaymen Daab
ADDRESS: 11460 Tomahawk Creek Pkwy
Leawood, KS 66211

WITNESS: Nathan Sparks
PRINT NAME: Nathan Sparks
ADDRESS: 11460 Tomahawk Creek Pkwy
Leawood, KS 66211

BY: Nicholas Nash
NICHOLAS NASH
VICE PRESIDENT

SURVEYOR & MAPPER'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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

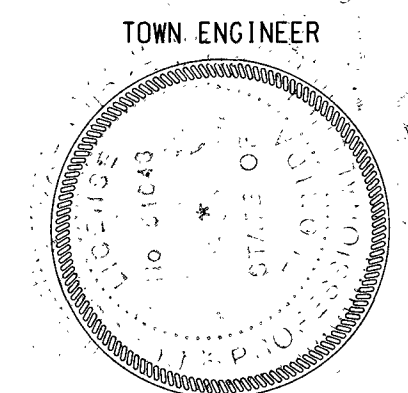
DATE: May 11, 2026 BY: Richard Jerome Wilkie, P.S.M.
RICHARD JEROME WILKIE, P.S.M.
LICENSE NO. 5327
STATE OF FLORIDA

LEGEND:

- = DENOTES FOUND "PRM" FOUND 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 443"
- = 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"

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
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- T.O.J. = TOWN OF JUPITER
- U.E. = UTILITY EASEMENT
- W/ = WITH

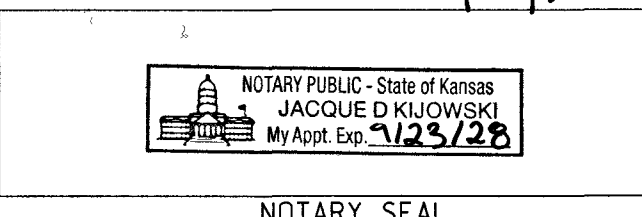


ACKNOWLEDGEMENT

STATE OF KANSAS)
COUNTY OF JOHNSON)

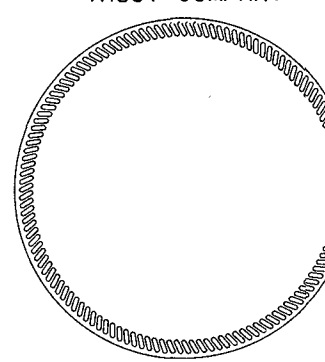
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 17th DAY OF April, 2026, BY NICHOLAS NASH AS VICE PRESIDENT FOR UNION BANK & TRUST COMPANY, ON BEHALF OF THE COMPANY, WHO ☒ IS PERSONALLY KNOWN TO ME OR ☐ HAS PRODUCED ☐ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 09/23/2028

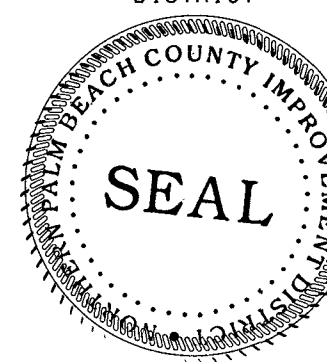


Jacques D. Kijowski
NOTARY PUBLIC
PRINT NAME: Jacques D. Kijowski
COMMISSION NUMBER: 1224260

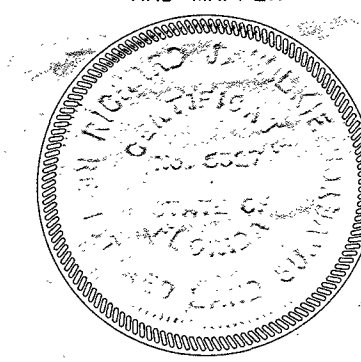
UNION BANK & TRUST COMPANY



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



RICHARD JEROME WILKIE
PROFESSIONAL SURVEYOR
AND MAPPER



LIDBERG LAND SURVEYING, INC.

3780 Burns Road, Suite 6,
Palm Beach Gardens, Florida, 33410 TEL: 561-746-8454

CAD: K:\UST \ 244142 \ 132-141 \ 05-053L-REPLAT \ 05-053L-REPLAT.DGN			
REF.			
FLD.	FB.	PG.	JOB 05-053L
OFF. R.J.W.			DATE OCTOBER 23, 2025
CKD. K.B.	SHEET 2 OF 6	DWG. D05-053PPPP	