



158

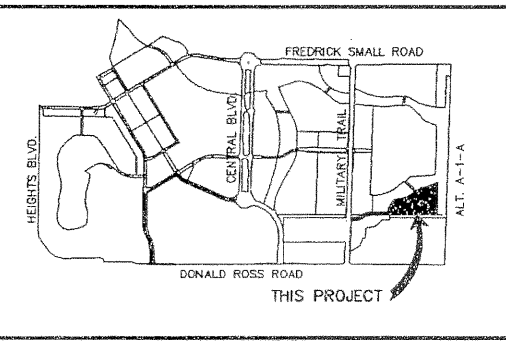
ABACOA - REPLAT OF TRACT PC1

BEING A REPLAT OF ALL OF TRACT PC1 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

MARCH 2000

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.S.M.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 2



LOCATION MAP

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 9:00 AM
This 31 day of March, 2000
and duly recorded in Plat Book No. 87
on page 158-159
DOROTHY H. WILKIN, Clerk of Circuit Court
Dorothy H. Wilkin, D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF TRACT PC1 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA - REPLAT OF TRACT PC1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT PC1 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 17.08 ACRES, MORE OR LESS;

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

- 1. TRACT R-60, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF March, 2000.

WITNESS: Donna M. Cesaro-Pengue BY: Nader Salour
SP6/COMM Nader Salour
PRINTED NAME: Nader Salour
TITLE: PRESIDENT

ABACOA DEVELOPMENT COMPANY
A DELAWARE CORPORATION

ACKNOWLEDGMENT

STATE OF COUNTY OF BEFORE ME PERSONALLY APPEARED Nader Salour, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President of Abacoa Development Company AND 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 27 DAY OF March, 2000.

MY COMMISSION EXPIRES: 3/27/00 Donna M. Cesaro-Pengue
NOTARY PUBLIC
Donna M. Cesaro-Pengue
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, ALYS NAGLER DANIELS, A DULY LICENSED ATTORNEY 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 THE ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 2/8/00 BY: Alys Nagler Daniels
ALYS NAGLER DANIELS, ATTORNEY AT LAW
FOR THE FIRM: GARY, DYTRYCH & RYAN
LICENSED IN FLORIDA
LICENSE NO. 354600

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH

THE PLAT 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 22 DAY OF March, 2000, 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, P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

"ABACOA - REPLAT OF TRACT PC 1" IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF March, 2000.

BY: Karen Golonka
KAREN GOLONKA
BY: MAYOR
ATTEST: Sally Boylan
SALLY BOYLAN
TOWN CLERK

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 SEC. 177.081(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, 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.

James E. Park
JAMES E. PARK, P.S.M.
LICENSE NO. 3815
STATE OF FLORIDA

NOTES

- 1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO ABACOA PLAT NO.1 AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE SOUTH LINE OF TRACT PC1 HAVING A BEARING OF N89°57'29"E.
- 2. 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.

- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915)
- U.E. - DENOTES UTILITY EASEMENT
- O.R. BOOK - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY RECORDS

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

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

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY TESULA N. STEWART, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 22 DAY OF March, 2000.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: Peter L. Pimentel BY: Tesula N. Stewart
PETER L. PIMENTEL, SECRETARY TESULA N. STEWART, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

AREA TABULATION

TRACT DESIGNATION	ACREAGE	FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT	
		LAND USE CLASSIFICATION	GROSS ACREAGE
PC1-A	14.69 ACRES	EXZ	14.69 ACRES
R60	2.39 ACRES	EXZ	2.39 ACRES

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION CODE "EXZ" DENOTES EXEMPT ACREAGE.

