



LOCATION MAP N.T.S.

SAN PALERMO BEING A REPLAT OF TRACT RN6A1 ACCORDING TO THE PLAT OF ABACOA PLAT NO. 2, AS RECORDED IN PLAT BOOK 86, PAGES 16 THROUGH 28 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2 FEBRUARY, 2002

COUNTY OF PALM BEACH ) SS STATE OF FLORIDA ) This Plat was filed for record at 8:56 A.M. This 12th day of October 2002 and duly recorded in Plat Book No. 96 on page 98 thru 99 DOROTHY H. WILKEN, Clerk of Circuit Court by [Signature]



ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED HARMON D. SMITH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ABACOA HOMES, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 24th DAY OF Sept., 2002. MY COMMISSION EXPIRES: 8/24/06

NOTARY PUBLIC: Christine Scalomandre PRINTED NAME: Christine Scalomandre MY COMMISSION NUMBER: DD118351

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS: STATE OF FLORIDA COUNTY OF PALM BEACH THE SAN PALERMO HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23rd DAY OF Sept., 2002.

BY: Richard E. Greene, President WITNESS: William E. Shannon, Christine Scalomandre

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAN PALERMO HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 23rd DAY OF September, 2002. MY COMMISSION EXPIRES: 8/31/06

NOTARY PUBLIC: Christine Scalomandre PRINTED NAME: Christine Scalomandre MY COMMISSION NUMBER: DD118351

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS: STATE OF FLORIDA COUNTY OF PALM BEACH THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., HEREBY ACCEPTS THE DEDICATIONS RESERVATIONS OR RIGHTS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON. DATED THIS 20th DAY OF September, 2002.

BY: Nader G.M. Salour, President WITNESS: Donna M. Cesar-Rengue, Angela Shepherd

ACKNOWLEDGEMENT: STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED NADER G.M. SALOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 20th DAY OF September, 2002. MY COMMISSION EXPIRES: 3/27/03

NOTARY PUBLIC: Donna M. Cesar-Rengue PRINTED NAME: Donna M. Cesar-Rengue MY COMMISSION NUMBER: 02816193

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE 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; AND HEREBY ACKNOWLEDGES THAT NORTHERN'S EXISTING WATER MANAGEMENT MAINTENANCE EASEMENTS AS RECORDED IN PLAT BOOK 86 AT PAGES 16 THROUGH 28 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ARE SHOWN HEREON.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAMELA M. RAUCH, 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 23rd DAY OF September, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY: Pamela Rauch, Peter Pimentel

TITLE CERTIFICATION: STATE OF FLORIDA COUNTY OF PALM BEACH WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO ABACOA HOMES, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD. AMERICAN TITLE OF THE PALM BEACHES CORPORATION. DATE: Sept. 23, 2002 BY: William B. Shannon, President

AREA TABULATION table with columns for Tract, Acreage, Land Use, and Grand Total (8.0542 AC).

- SURVEYOR'S NOTES: 1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 13-41-42, SAID LINE IS ASSUMED TO BEAR N01°33'18"E ALL BEARINGS ARE RELATIVE THERETO. 2. CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR WRITTEN APPROVAL OF ALL UTILITIES OCCUPYING SAME AS WELL AS APPROVAL OF THE TOWN ENGINEER, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION. 3. IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES. 4. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000077 N 01°33'18" E (PLAT BEARING) N 01°33'20" E (GRID BEARING) 00°00'02" COUNTERCLOCKWISE BEARING ROTATION (PLAT TO GRID) 5. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS AND DEDICATIONS WITHIN TRACT RN6A1 AS SHOWN ON ABACOA PLAT NO. 2 SHALL SURVIVE THIS REPLAT. 6. "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 PALM BEACH COUNTY, FLORIDA. 7. SCALE FACTOR SHOWN ON SURVEYORS NOTE NO. 4 WAS TAKEN FROM "ABACOA PLAT NO. 2", RECORDED IN PLAT BOOK 86, PAGES 16 - 28, PUBLIC RECORDS OF PALM BEACH COUNTY

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER. DATE: 9/24/02 DAVID L. SMITH, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4951, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA 33409 LB 6674

TOWN OF JUPITER ACCEPTANCE STATE OF FLORIDA COUNTY OF PALM BEACH THE PLAT, "SAN PALERMO", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 11th DAY OF October, 2002, 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 Koennike, P.E., Karen J. Golonka, Mayor, Sally M. Boylan, Town Clerk

THIS INSTRUMENT PREPARED BY DAVID L. SMITH, P.S.M. 4951, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA 33409 LB 6674

