COUNTY OF PALM BEACH)

This Plat was filed for record at 8.56 A

and duly recorded in Plat Book No. 96

DOROTHY H. WICKEN, Clerk of Circuit Court by D.C.

STATE OF FLORIDA

This 24th day of October

on pages 98 thru 99

LOCATION MAP

DONALD

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA HOMES, INC., A FLORIDA CORPORATION. OWNER OF THE LAND SHOWN HEREON AS "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,

AND DO HEREBY DEDICATE AS FOLLOWS:

COUNTY, FLORIDA.

CONTAINING 8.05 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON

INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER AS ROAD RIGHT-OF-WAY FOR PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE DRAINAGE FACILITIES LYING WITHIN TRACT A SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. THE SAN PALERMO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL PAVER BRICK CROSSWALK SYSTEMS, LANDSCAPING, (PLANTINGS AND SOD) AND IRRIGATION FACILITIES WITHIN TRACT A, AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED. APPROVED AND PERMITTED PER THE TOWN OF JUPITER. AND SAID FACILITIES 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.
- 2. TRACTS OS1 THROUGH OS3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SAN PALERMO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 3.TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SAN PALERMO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS-EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT
- 4. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY 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 SHOWN ON THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS AND SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE SAN PALERMO HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER. THE TOWN OF JUPITER AND THE ABACOA PROPERTY OWNERS ASSEMBLY, INC. SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO REPAIR AND/OR CLEAN ANY PORTION OF THE DRAINAGE FACILITIES THAT ARE CONNECTED TO THE TOWN'S DRAINAGE SYSTEM. ALL COSTS ASSOCIATED WITH SUCH REPAIR AND/OR CLEANING SHALL BE PAID BY SAN PALERMO HOMEOWNER ASSOCIATION. INC.
- 6. 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.
- 7. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

IN WITNESS WHEREOF, ABACOA HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21th DAY OF September, 2002.

Harmon D. Amit an 1 HARMON D. SMITH, VICE PRESIDENT

PRINT NAME: Christine Scalamandu PRINT NAME: WHILAM E. SHANDON

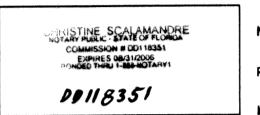
SAN PALERMO

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 FEBRUARY, 2002 SHEET 1 OF 2

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, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR

WITHESS MY HAND AND OFFICIAL SEAL THIS TOAY OF Supt. , 2002. MY COMMISSION EXPIRES: 8/24/06



NOTARY SEAL

COUNTY OF PALM BEACH

PRINTED NAME: Christine Scalamandry

MY COMMISSION NUMBER: \$\(\Delta/1835\)/

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS: STATE OF FLORIDA

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 23 DAY OF SECT.

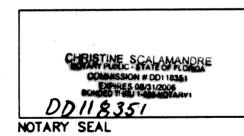
SAN PALERMO HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT RICHARD E. GREENE, PRESIDENT

PRINTED NAME: WILLIAM E. SHANNON PRINTED NAME: Christias Scalamanda

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 3 DAY OF September, 2002 MY COMMISSION EXPIRES: 8/31/06



NOTARY PUBLICIPLIANCE Salamante PRINTED NAME: Christine Scalamandal MY COMMISSION NUMBER: DD1/835/

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

DATED THIS 20 DAY OF September THE ABACOA PROPERTY DWNERS' ASSEMBLY, INC. A FLORIDA CORPORATION NOT FOR PROFIT

NADER G.M. SALOUR PRESIDENT

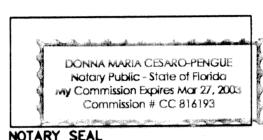
DOMAN CESARO- PRINTED NAME: ANGELA SHEPHERD

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 ____ 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 20 DAY OF September, 2002. MY COMMISSION EXPIRES: 3/27/03



MY COMMISSION NUMBER: (28/6/93

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

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

OBLIGATIONS BEING INCURRED BY, SAID NORTHERN ON THIS PLAT; AND

DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAMELA M. RAUCH , ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND BOARD OF SUPERVISORS, THIS 25 DAY OF SEPTEMBER., 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

Tamela Dauch PAMELA M. RAUCH , PRESIDENT BOARD OF SUPERVISORS Eder Himenter PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS

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 OF 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 E. Showen a Pren. WILLIAM B. SHANNON, PRESIDENT

AREA TABULATION:

TRACT ACREAGE LAND USE	TRACT ACREAGE LAND USE
LOT 1 0.0958 AC. REZ	LOT 29 0.0713 AC. REZ
LOT 2 0.0763 AC. REZ	LOT 30 0.1141 AC. REZ
LOT 3 0.0763 AC. REZ	LOT 31 0.0862 AC. REZ
LOT 4 0.0763 AC. REZ	LOT 32 0.0713 AC. REZ
LOT 5 0.0763 AC. REZ	LOT 33 0.0713 AC. REZ
LOT 6 0.0763 AC. REZ	LOT 34 0.0848 AC. REZ
LOT 7 0.0763 AC. REZ	TOTAL LOTS 1-34 2.7356 AC.
LOT 8 0.0763 AC. REZ	
LOT 9 0.0763 AC. REZ	TRACT ACREAGE LAND USE
LOT 10 0.0763 AC. REZ	"A" 1.9042 AC. EXZ
LOT 11 0.0763 AC. REZ	"B" 0.3252 AC. EXZ
LOT 12 0.1041 AC. REZ	"C" 0.4081 AC. EXZ
LOT 13 0.1087 AC. REZ	TOTAL TRACTS "A-C"
LOT 14 0.0760 AC. REZ	2.6375 AC.
LOT 15 0.0760 AC. REZ	
LOT 16 0.0760 AC. REZ	TRACT ACREAGE LAND USE
LOT 17 0.0760 AC. REZ	OS1 1.4582 AC. EXZ
LOT 18 0.0760 AC. REZ	0S2 1.0578 AC. EXZ
LOT 19 0.0760 AC. REZ	OS3 0.1651 AC. EXZ
LOT 20 0.0760 AC. REZ	TOTAL "OS" TRACTS
LOT 21 0.0760 AC. REZ	2.6811 AC.
LOT 22 0.0760 AC. REZ	2.0011 AC.
LOT 23 0.0760 AC. REZ	
LOT 24 0.0760 AC. REZ	
LOT 25 0.0760 AC. REZ	GRAND TOTAL: 8.0542 AC.
LOT 26 0.0931 AC. REZ	
LOT 27 0.0886 AC. REZ	EXZ = EXEMPT ACREAGE
LOT 28 0.0713 AC. REZ	REZ = RESIDENTIAL

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 NO1 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 = NAD 83 (1990 ADJUSTMENT) = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.0000077 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.
- 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: 9/24/0Z

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 DAY OF OCTODED, 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: Dong Koennich, P.E. DOUG KOENNICKE, P.E.

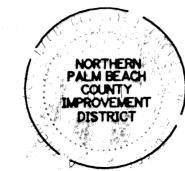
TOWN ENGINEER

"SAN PALERMO" IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF

October 2002. . Kan KAREN J. GOLONKA, MAYOF

SALLY M. BOYLAN TOWN CLERK

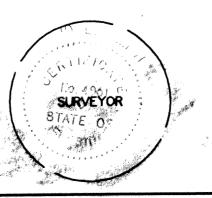
THIS INSTRUMENT PREPARED BY DAVID L. SMITH, P.S.M. 4951, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA 33409















LB 6674