

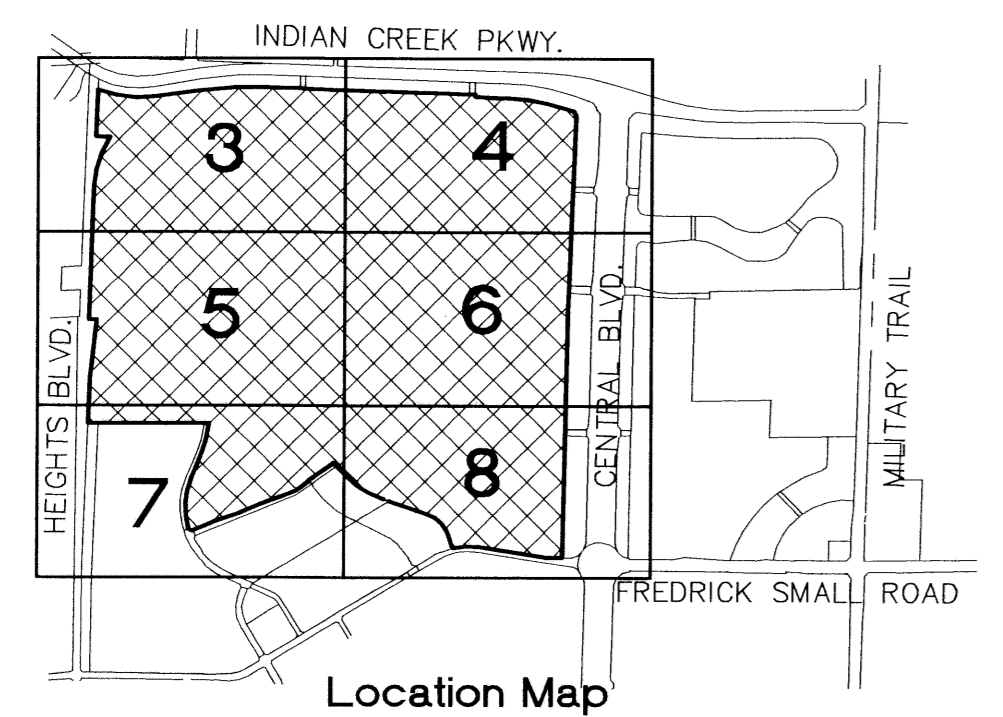
Abacoa - Plat No. 4 Replat

A Portion of Section 14, Township 41 South, Range 42 East and Being a Replat of ABACOA PLAT NO. 4, as recorded in Plat Book 90, Pages 82 through 89, inclusive of the Public Records of Palm Beach County, Florida lying in the Town of Jupiter, Palm Beach County, Florida

This Instrument prepared by Brent A Spencer, P.S.M. of Tetra Tech - WHS 2101 North Andrews Avenue, Suite 300, Fort Lauderdale, Florida 33311 Tetra Tech WHS (Williams, Hatfield and Stoner, Inc.) Authorization No. LB-26

May, 2003

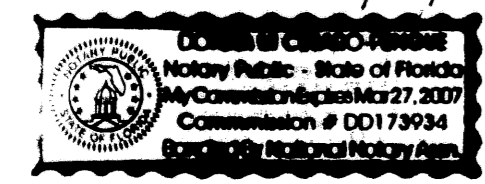
Sheet 2 of 8



Acknowledgment

STATE OF FLORIDA COUNTY OF PALM BEACH
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, A DELAWARE CORPORATION, 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 SEAL THIS 22 DAY OF June, 2003.

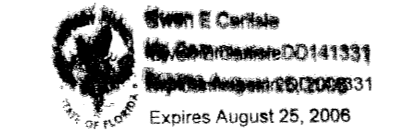
MY COMMISSION EXPIRES: 3/27/07
Notary Public - State of Florida
Danna H. Cesaro-Rengue
PRINTED NAME



Acknowledgment

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED KAREN J. GALONKA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE TOWN OF JUPITER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID TOWN, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE TOWN SEAL OF SAID TOWN AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR TOWN AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID TOWN.
WITNESS MY HAND AND SEAL THIS 22 DAY OF June, 2003.

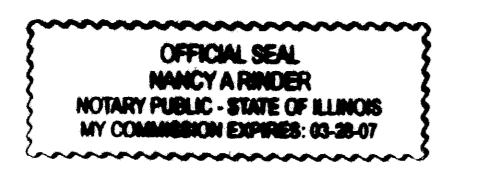
MY COMMISSION EXPIRES: 8/25/2006
Notary Public
Gwen E. Carlisle
PRINTED NAME



Acknowledgment

STATE OF ILLINOIS COUNTY OF COOK
BEFORE ME PERSONALLY APPEARED JOSHUA S. MINTZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, 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 SEAL THIS 23 DAY OF May, 2003.

MY COMMISSION EXPIRES: March 28, 2007
Notary Public
Nancy A. Rinder
PRINTED NAME
Commission No. 396322



Town of Jupiter Acceptance

STATE OF FLORIDA COUNTY OF PALM BEACH
THE TOWN OF JUPITER, FLORIDA HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREIN.

THIS 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 28 DAY OF MAY, 2003, 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 - PLAT NO. 4 REPLAT" IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF MAY, 2003.

BY: KAREN J. GALONKA
MAYOR
ATTEST: Sally M. 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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'s), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; 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.

Brent A. Spencer
PROFESSIONAL SURVEYOR AND MAPPER NO. 6388
STATE OF FLORIDA
WILLIAMS, HATFIELD & STONER, INC.
2101 NORTH ANDREWS AVENUE, SUITE 300
FORT LAUDERDALE, FLORIDA 33311
AUTHORIZATION NO. LB-26

Northern Palm Beach County Improvement District Acceptance

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREIN.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAMELA M. RAUCH, ITS PRESIDENT, AND O'NEAL BARBIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS
THIS 28 DAY OF May, 2003.

ATTEST: O'Neal Barbin, Jr., Secretary
Pamela M. Rauch, President
BOARD OF SUPERVISORS

Notes

- 1. STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE SOUTH-WEST ONE-QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF S02°12'02"W. THE PLAT BEARINGS ARE RELATIVE TO THE SAME WEST LINE BEING S02°12'00"W.
COORDINATES SHOWN ARE GRID
DATUM = NAD '83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000077
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
S02°12'00"W (PLAT BEARING) = 00°00'02" COUNTERCLOCKWISE BEARING ROTATION
S02°12'02"W (GRID BEARING) = (GRID TO PLAT)
- 2. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3. 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. CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
 - o - DENOTES PERMANENT CONTROL POINT (P.C.P. NO. 3915) UNLESS OTHERWISE NOTED
 - ⊠ - DENOTES FOUND PERMANENT REFERENCE MONUMENT, 4"x4" CONCRETE MONUMENT WITH BRASS DISK STAMPED "P.R.M. #3915 LB26", UNLESS OTHERWISE NOTED
 - ⊙ - DENOTES SET PERMANENT REFERENCE MONUMENT, PK NAIL AND BRASS WASHER STAMPED "P.R.M. #6388", UNLESS OTHERWISE NOTED
 - UE - DENOTES UTILITY EASEMENT
 - SE - DENOTES SIDEWALK EASEMENT
 - TSE - DENOTES TEMPORARY SIDEWALK EASEMENT
 - LAE - DENOTES LIMITED ACCESS EASEMENT
 - OR BOOK - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
 - * - DENOTES PER PLAT OF "ABACOA PLAT NO.1" (PLAT BOOK 78, PAGES 145-163)
 - ** - DENOTES PER PLAT OF "ABACOA PLAT NO.2" (PLAT BOOK 86, PAGES 16-28)
 - *** - DENOTES PER PLAT OF "ABACOA PLAT NO.3" (PLAT BOOK 88, PAGES 154-159)

State Plane Coordinates

POINT NUMBER	NORTHING	EASTING	POINT NUMBER	NORTHING	EASTING
1	937850.2425	940609.8058	28	933809.4187	942808.5111
2	937783.7379	941200.9066	29	933805.2462	942811.2774
3	937842.4829	941655.3642	30	933704.0329	942673.9047
4	937877.2650	942377.6379	31	933681.9232	942634.4877
5	937866.7688	942702.3609	32	933626.3601	942498.3059
6	937863.1486	942752.3613	33	933553.0092	942296.0266
7	937806.2947	944511.6745	34	933458.6054	942064.6482
8	937781.2805	944511.7015	35	933373.4213	941829.3958
9	937770.2979	944851.5625	36	933278.9535	941597.8606
10	937662.4832	945451.1763	37	933294.4910	941564.6027
11	937635.5163	945532.2615	38	933829.7157	941587.9562
12	937619.0344	945548.3006	39	934039.3947	941675.7477
13	937584.1683	945560.7346	40	934393.2932	941770.0634
14	937573.6818	945562.6061	41	934393.2902	940516.6709
15	935523.4434	945484.4764	42	934882.3499	940535.4548
16	933002.1399	945434.5210	43	935171.9671	940566.2283
17	933004.9362	945293.1331	44	935471.9395	940598.1272
18	933012.6342	945206.3468	45	935475.5769	940598.2675
19	933113.0605	944572.4691	46	935475.0225	940518.2386
20	933099.9133	944294.6725	47	936844.4179	940571.0090
21	933191.5890	944271.0968	48	937355.1228	940735.4713
22	933453.1884	944028.7579	49	937360.6984	940590.9231
23	933587.9188	943632.9767	50	936714.2302	940746.1228
24	933606.0446	943579.7328	51	936614.3037	940742.2682
25	933848.9802	943192.9914	52	936618.1583	940642.3416
26	933956.4348	943087.2908	53	936718.0849	940646.1963
27	933990.4695	943054.2486			

Area Tabulation - Unit of Development 9B

TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION *	GROSS ACREAGE *
RN1B2	27.79 ACRES	REZ	27.79 ACRES
RN2R	100.05 ACRES	REZ	101.52 ACRES
RN3R	112.04 ACRES	REZ	112.25 ACRES
RN4R	145.68 ACRES	REZ	145.90 ACRES
GW35	2.69 ACRES	EXZ	2.69 ACRES
GW36	16.57 ACRES	EXZ	16.57 ACRES
GW37	33.36 ACRES	EXZ	33.36 ACRES
GW40R	4.09 ACRES	EXZ	4.09 ACRES
GW41	4.28 ACRES	EXZ	4.28 ACRES
GW42	5.47 ACRES	EXZ	5.47 ACRES
NC1R	4.50 ACRES	COZ	4.50 ACRES
NC2R	4.50 ACRES	COZ	4.50 ACRES
R111R	5.04 ACRES	EXZ	5.04 ACRES
R112R	4.90 ACRES	EXZ	4.90 ACRES
R122	1.45 ACRES	EXZ	1.45 ACRES
R123	0.04 ACRES	EXZ	0.04 ACRES
TRACT D	0.11 ACRES	EXZ	0.11 ACRES
TRACT E	0.10 ACRES	EXZ	0.10 ACRES
TOTAL	472.66 ACRES		474.56 ACRES

* LAND USE CLASSIFICATION AND GROSS ACREAGE INFORMATION ARE FOR THE SOLE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
CODE "EXZ" DENOTES EXEMPT ACREAGE.
CODE "REZ" DENOTES RESIDENTIAL ACREAGE.
CODE "COZ" DENOTES COMMERCIAL ACREAGE.

Acknowledgment

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED PAMELA M. RAUCH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.
WITNESS MY HAND AND SEAL THIS 28 DAY OF May, 2003.

MY COMMISSION EXPIRES: 6/22/07
Notary Public
Roberta Anne Macleod
PRINTED NAME

