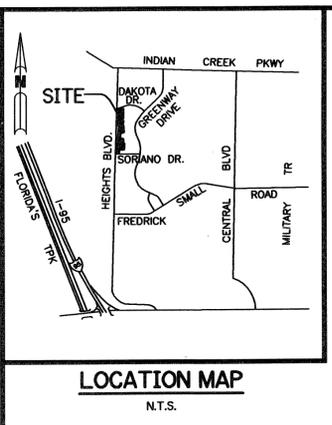


MARTINIQUE AT ABACOA REPLAT OF LOTS 440, 442, 443, 446, 454, 455, TRACTS 'WMT1', 'WMT2', 'WMT3', 'OS8' AND 'OS9' BEING A REPLAT OF LOTS 440, 442, 443, 446, 454, 455, TRACTS "WMT1", "WMT2", "WMT3", "OS8" AND "OS9" ACCORDING TO MARTINIQUE AT ABACOA - PLAT ONE AS RECORDED IN PLAT BOOK 103, PAGES 47 THROUGH 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHEET 2 OF 5 MAY, 2005



ACCEPTANCE OF DEDICATIONS AND RESERVATIONS: COUNTY OF PALM BEACH STATE OF FLORIDA THE MARTINIQUE HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF May, 2005. MARTINIQUE HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: Richard E. Greene, President RICHARD E. GREENE, PRESIDENT WITNESS: Mikel D. Greene WITNESS: Christine Scalomandra PRINTED NAME: Mikel D. Greene PRINTED NAME: Christine Scalomandra

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 MARTINIQUE 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 12 DAY OF May, 2005 MY COMMISSION EXPIRES: 2/3/10

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

ACCEPTANCE OF DEDICATIONS OR RESERVATIONS: STATE OF FLORIDA COUNTY OF PALM BEACH ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION SHOWN HEREON, THIS 13 DAY OF May, 2005. ABACOA PROPERTY OWNERS' ASSEMBLY, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: Nader G. M. Salour, President NADER G. M. SALOUR, PRESIDENT WITNESS: Phillip Webber WITNESS: Donna M. Casario-Bryce PRINT NAME: Phillip Webber PRINT NAME: Donna M. Casario-Bryce

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 13 DAY OF May, 2005. MY COMMISSION EXPIRES: 3/21/07

NOTARY PUBLIC Donna M. Casario-Bryce PRINTED NAME: Donna M. Casario-Bryce MY COMMISSION NUMBER: DD173934

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF TRACTS "WMT1A", "WMT1B", "WMT2A", "WMT3A", "WMT3B" AND "WMT3C" AS SHOWN HEREON; AND HEREBY ACCEPTS THE DEDICATION OF, AND THE PERPETUAL MAINTENANCE OBLIGATION OF, THE WATER MANAGEMENT EASEMENTS AS SHOWN HEREON AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID WATER MANAGEMENT EASEMENTS.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY HUGO P. UNRUH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 25 DAY OF May, 2005.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY: Hugo P. Unruh, President HUGO P. UNRUH, PRESIDENT BOARD OF SUPERVISORS ATTEST: O'Neal Bardin, Jr., Secretary O'NEAL BARDIN, JR., SECRETARY BOARD OF SUPERVISORS

MORTGAGEE'S CONSENT STATE OF Florida COUNTY OF Palm Beach 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 18550 AT PAGE 1952 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF May, 2005.

PULTE MORTGAGE, LLC D/B/A/ DIVOSTA MORTGAGE BY: Linda M. Sander

PRINT NAME: Linda M. Sander WITNESS: Richard E. Greene PRINT NAME: Richard E. Greene WITNESS: Mikel D. Greene PRINT NAME: Mikel D. Greene

ACKNOWLEDGMENT STATE OF Florida COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED Linda M. Sander WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President of PULTE MORTGAGE, LLC, D/B/A/ DIVOSTA MORTGAGE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF May, 2005.

10/27/07 NOTARY PUBLIC - STATE OF FLORIDA Mikel D. Greene Commission #DD250990 Expires: Oct 27, 2007 Notary Seal

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 IN DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ANDREA LAMACK AND KENNETH NORBYLLE, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, 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. BY: Mikel D. Greene, Vice President DATE: 5/13/05

SURVEYOR'S NOTES:

- 1. ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED, 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 SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF SOUTH 02°12'02"WEST. THE PLAT BEARING IS RELATIVE TO THE SAME WEST LINE BEING SOUTH 02°12'00" WEST.
2. 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
3. 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)
4. "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.
5. SCALE FACTOR SHOWN ON SURVEYORS NOTE NO. 4 WAS TAKEN FROM "ABACOA PLAT NO. 4 REPLAT" RECORDED IN PLAT BOOK 99, PAGES 14-21, PUBLIC RECORDS OF PALM BEACH COUNTY.
6. THE TOWN OF JUPITER AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT 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 BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

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.

DAVID L. SMITH, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. LS-4951, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA 33409 LB #6674 DATE: 5/13/05

TOWN OF JUPITER ACCEPTANCE STATE OF FLORIDA COUNTY OF PALM BEACH THE PLAT, " MARTINIQUE AT ABACOA REPLAT OF LOTS 440, 442, 443, 446, 454, 455, TRACTS "WMT1", "WMT2", "WMT3", "OS8" AND "OS9", 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 25 DAY OF May, 2005, 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 Koennicke, P.E. TOWN ENGINEER

"MARTINIQUE AT ABACOA REPLAT OF LOTS 440, 442, 443, 446, 454, 455" TRACTS "WMT1", "WMT2", "WMT3", "OS8" AND "OS9", IS HEREBY APPROVED FOR RECORD.

THIS 25 DAY OF May, 2005. BY: Karen J. Golonka, Mayor KAREN J. GOLOMKA, MAYOR BY: Sally M. Boylan, Town Clerk SALLY M. BOYLAN, TOWN CLERK Lori McWilliams, Deputy Town Clerk

AREA TABULATION: NORTHERN UNIT DEVELOPMENT NO. 09B

Table with columns: TRACT, ACREAGE, LAND USE. Lists various tracts (LOT 440A, LOT 442A, etc.) and their corresponding acreages and land uses (EXZ, REZ).

EXZ. = EXEMPT ACREAGE REZ. = RESIDENTIAL

