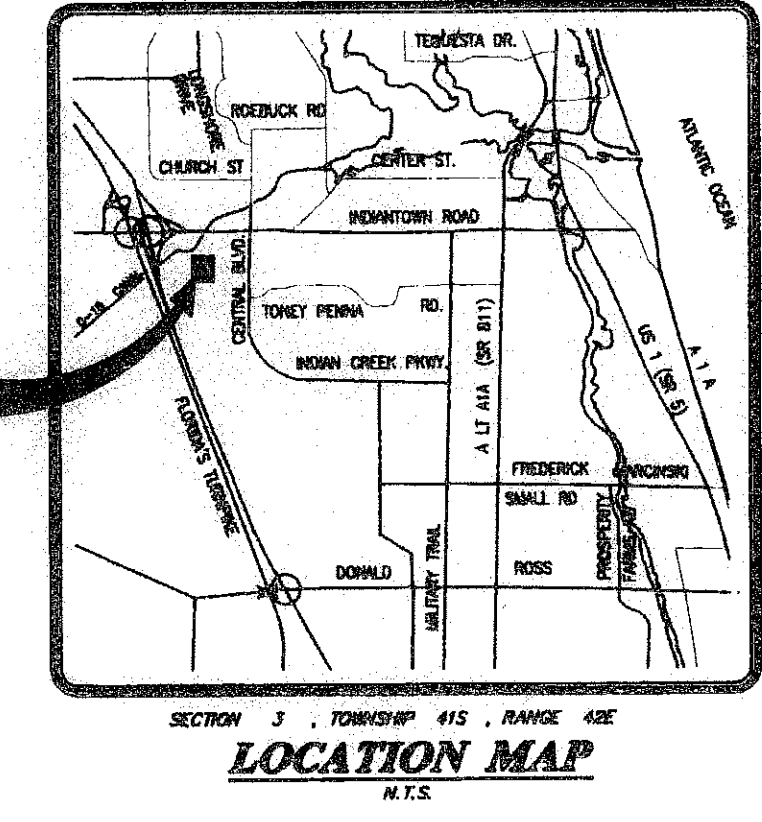


WEST JUPITER HOUSING

BEING A PLAT OF A PORTION OF SECTION 3,
TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
OCTOBER 2007
SHEET 1 OF 2

SITE



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 3:21 PM this 03rd
day of JANUARY, 2008
and duly recorded in Plat Book
14 Pages 3 Through
4

SHARON R. BOCK
Clerk & Controller
By: *[Signature]*

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, OWNERS OF THE LAND SHOWN HEREON AS WEST JUPITER HOUSING, BEING A PLAT OF A PORTION OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED IN QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 10128, PAGES 830 THROUGH 832, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

COMMENCE AT THE WEST ONE-QUARTER CORNER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, THENCE SOUTH 89°24'50" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 1635.67 FEET TO A POINT ON THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, SAID POINT BEING ON THE NORTHERLY EXTENSION OF THE WEST LINE OF JUPITER GARDENS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGES 146 AND 147 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°25'22" WEST ALONG SAID WEST LINE, A DISTANCE OF 440.07 FEET TO A POINT ON A LINE PARALLEL WITH AND 400.00 FEET SOUTH OF, WHEN MEASURED AT RIGHT ANGLES TO, THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 706, SAID SOUTH RIGHT-OF-WAY LINE BEING 70.00 FEET SOUTH OF THE CENTERLINE OF STATE ROAD 706 AS SHOWN ON DEPARTMENT OF TRANSPORTATION DRAWING No. 9375-110, SHEET 2 OF 5 AND SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE SAID POINT OF BEGINNING; THENCE SOUTH 88°22'24" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 746.99 FEET TO A POINT ON A LINE PARALLEL WITH AND 420 FEET WEST OF, WHEN MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 01°15'40" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 185.15 FEET TO A POINT ON A LINE PARALLEL WITH AND 15.00 FEET NORTH OF, WHEN MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°17'20" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 316.51 FEET; THENCE SOUTH 01°15'40" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, THENCE SOUTH 89°17'20" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 103.50 FEET TO THE NORTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 01°15'40" WEST, A DISTANCE OF 669.96 FEET TO THE SOUTHWEST CORNER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°09'44" EAST, ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 111.67 FEET; THENCE NORTH 01°20'31" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 89°09'44" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 01°20'31" WEST, A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3; THENCE SOUTH 89°09'44" EAST, ALONG THE SOUTH LINE, A DISTANCE OF 25.16 FEET TO THE SOUTHWEST CORNER OF THE WEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 516.09 FEET; THENCE SOUTH 89°24'50" EAST, ALONG A LINE PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 3, A DISTANCE OF 162.42 FEET TO A POINT ON THE WEST LINE OF SAID JUPITER GARDENS; THENCE NORTH 01°25'22" EAST, ALONG SAID WEST LINE, A DISTANCE OF 384.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 289,038 SQUARE FEET OR 6.64 ACRES, MORE OR LESS.

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

TRACT "A", KENNEDY ESTATES BOULEVARD AND HURSTON COURT, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES, DRAINAGE AND UTILITY PURPOSES.

TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM.

OPEN SPACE 1, OPEN SPACE 2, OPEN SPACE 3, OPEN SPACE 4 AND OPEN SPACE 5, AS SHOWN HEREON, ARE HEREBY RESERVED FOR KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PUBLIC PARK AND RECREATIONAL PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED, INDIVIDUALLY TO THE OWNER OF THE LOT ABUTTING EACH EASEMENT, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES.

THE PEDESTRIAN EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC FOR ACCESS TO TRACT "D" AND BOOKER T. BOULEVARD AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE DRAINAGE TRACT AS SHOWN HEREON, IS HEREBY RESERVED FOR KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 26th DAY OF November, 2007.

BY: HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

BY: *[Signature]*
PRINT NAME: MICHAEL J. SABATELLO
PRESIDENT

HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: *[Signature]*
PRINT NAME: BERNARD J. CODEX

WITNESS: *[Signature]*
PRINT NAME: ELIZABETH L. BARR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. SABATELLO, PRESIDENT, OF HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, WHO IS PERSONALLY KNOWN TO ME OR (HAS) (HAVE) PRODUCED *[Signature]* (AND *[Signature]*) RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT (HE) EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF November, 2007.

MY COMMISSION EXPIRES: May 02, 2008

[Signature]
NOTARY PUBLIC

DD 510386
COMMISSION NUMBER

[Signature]
PRINTED NAME



ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS IT MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 26th DAY OF November, 2007.

KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

BY: *[Signature]*
MICHAEL J. SABATELLO, PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: BERNARD J. CODEX

WITNESS: *[Signature]*
PRINT NAME: ELIZABETH L. BARR

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. SABATELLO

WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE KENNEDY ESTATES HOMEOWNERS' ASSOCIATION, INC.

A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (SHE) 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.

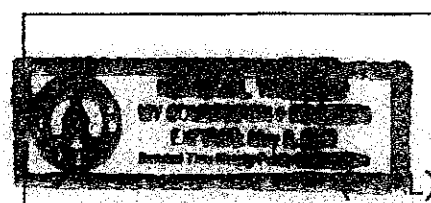
WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF November, 2007.

MY COMMISSION EXPIRES: May 02, 2008

[Signature]
NOTARY PUBLIC

DD 510386
COMMISSION NUMBER

[Signature]
PRINTED NAME



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WE, SOUTHEAST GUARANTY & TITLE, A TITLE INSURANCE COMPANY AS DULY LICENSED THEREUNDER 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 IN HABITAT FOR HUMANITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, NOT FOR PROFIT; 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 DERIVED BY THIS PLAT.

NOVEMBER 26, 2007
DATE

[Signature]
KENNETH L. TOWNSEND, TRIBUTOR
PRINTED NAME TITLE

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 THE 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

[Signature]
DAVID L. SMITH, P.S.M.
LICENSE No. 4951
STATE OF FLORIDA
MILLER LEGG AND ASSOCIATES, INC.
2005 VISTA PARKWAY, SUITE 100
WEST PALM BEACH, FLORIDA
CERTIFICATE OF AUTHORIZATION No. LB 6680

COUNTY OF PALM BEACH ACCEPTANCE

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 20th DAY OF January, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

[Signature]
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

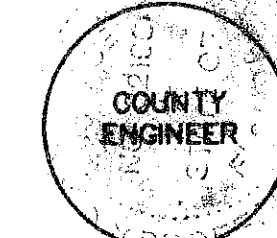
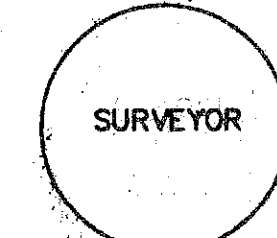
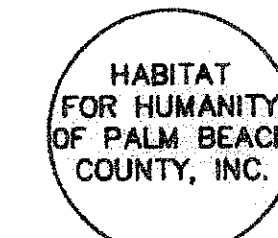
SURVEYOR'S NOTES:

- PERMANENT REFERENCE MONUMENT ARE SHOWN THUS: LB 6680 (UNLESS OTHERWISE NOTED)
PERMANENT CONTROL POINTS ARE SHOWN THUS: LB 6689
- THE BEARINGS SHOWN HEREON ARE REFERENCE TO A BEARING OF SOUTH 89°24'50" EAST ALONG THE NORTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- BUILDING SETBACKS SHALL BE AS REQUIRED BY PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDED OF THIS PLAT EXCEPT PREVIOUSLY PLATTED EASEMENTS AS SHOWN HEREON.
- PLAT POSITION AND ORIENTATION:
A. COORDINATES SHOWN ARE GRID
B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
C. ZONE = FLORIDA EAST ZONE
D. LINEAR UNIT = U.S. SURVEY FOOT
E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
F. ALL DISTANCES SHOWN ARE GROUND DISTANCES.
G. SCALE FACTOR = 1.000030719
H. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

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 MY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LOT NUMBER	SQUARE FEET	ACRES
1	4996.390	0.11
2	4833.686	0.11
3	4588.554	0.11
4	4595.257	0.11
5	4598.115	0.11
6	4600.972	0.11
7	4603.829	0.11
8	4606.686	0.11
9	4609.543	0.11
10	4612.400	0.11
11	4615.257	0.11
12	4618.114	0.11
13	4620.971	0.11
14	6906.953	0.16
15	8499.467	0.20
16	8483.655	0.19
17	8703.868	0.20
18	5810.288	0.13
19	7103.494	0.16
20	6844.901	0.16
21	5030.661	0.12
22	5376.954	0.12
23	5249.656	0.12
24	5019.496	0.12
25	4789.336	0.11
26	4692.505	0.11
27	4952.764	0.11
TOTAL	147963.772	3.40
Roads		
Kennedy Estates Boulevard & Hurston Court	67759.546	1.56
TOTAL	67759.546	1.56
Open Space		
1	503.980	0.01
2	559.950	0.01
3	1330.910	0.03
4	3553.640	0.08
5	3839.420	0.09
Landscape Tract	412.150	0.01
Drainage Tract	1355.820	0.03
Tract B	18197.840	0.42
Park	43561.730	1.00
TOTAL	73315.440	1.68
Total	289038.798	6.64

PETITION NO. 01063
4.1 D.U./ACRE
TYPE ZLO



Palm Beach Office: 2005 Vista Parkway - Suite 100
West Palm Beach, Florida - 33411-2719
Ph: 561-689-1138 Fax: 561-689-8108
www.millerlegg.com
Certificates of Authorization: EB7318, LB6680, LC0337