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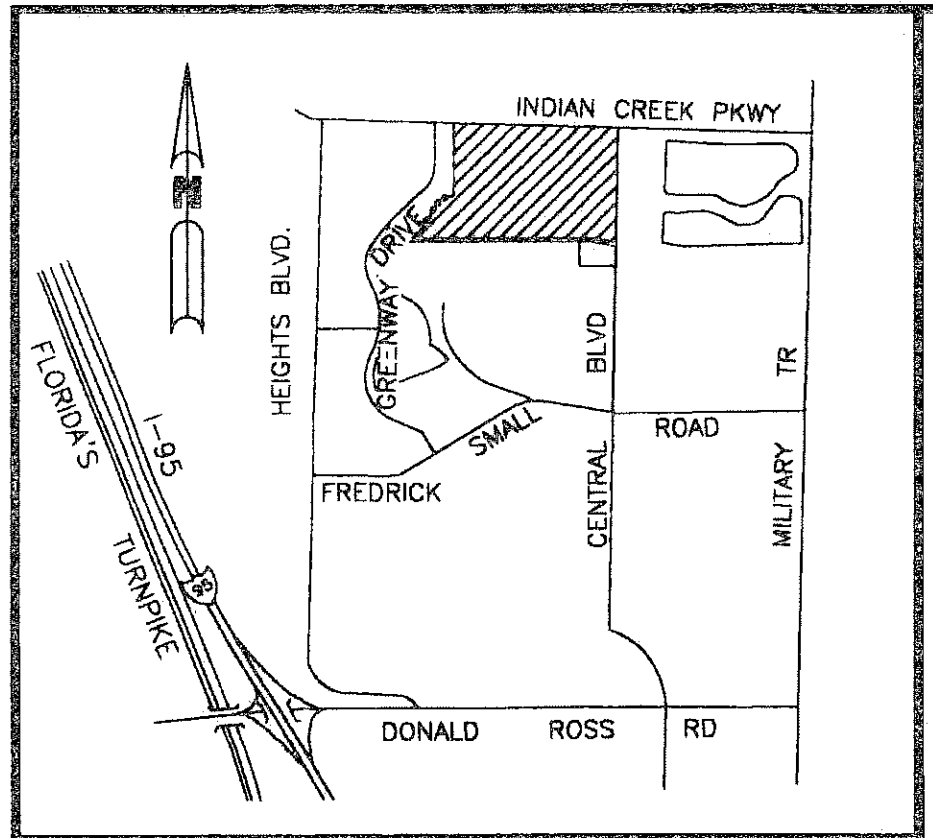
116

TRACT RN3R AT ABACOA - REPLAT

BEING A REPLAT OF TRACT RN3R ACCORDING TO AT ABACOA - PLAT NO. 4 REPLAT AS RECORDED IN PLAT BOOK 99, PAGES - 14 THROUGH 21 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 1 OF 4 JANUARY, 2009

THIS INSTRUMENT PREPARED BY
WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA
ARCADIS U.S., INC.
ENGINEERS PLANNERS SURVEYORS
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
LB7062 / EB7917

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on this 8 day of April 2009 and duly recorded in Plat Book on Page(s) 116-117-118
Sharon R. Wood, Clerk & Comptroller
By: [Signature]



LOCATION MAP
N.T.S.

DEDICATION:
KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND LIFESONG COMMUNITY CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, OWNERS OF THE LANDS SHOWN HEREON AS "TRACT RN3R AT ABACOA - REPLAT", BEING A REPLAT OF TRACT RN3R, ABACOA PLAT NO. 4 REPLAT, AS RECORDED IN PLAT BOOK 99, PAGES 14 THROUGH 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LAND LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

CONTAINING 112.032 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR DIVOSTA HOMES, L.P. FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DIVOSTA HOMES L.P. WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR TO THE TOWN OF JUPITER.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR LIFESONG COMMUNITY CHURCH, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIFESONG COMMUNITY CHURCH, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS.
- TRACTS "D" AND "E", AS SHOWN HEREON, ARE 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 TRACTS "D" AND "E", SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER, THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., AND DIVOSTA HOMES L.P., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL PAVEMENT BRICK SYSTEMS, LANDSCAPING, (PLANTING AND SOO) AND IRRIGATION FACILITIES WITHIN TRACTS "D" AND "E" AS SHOWN HEREON. PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED BY 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 TO THE TOWN OF JUPITER.
- TRACT "F", AS SHOWN HEREON, IS HEREBY DEDICATED TO LIFESONG COMMUNITY CHURCH, INC., ITS SUCCESSORS AND ASSIGNS, AS ALLEY RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIFESONG COMMUNITY CHURCH, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- TRACT "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS ALLEY RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS AND EGRESS, UTILITY AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WINDSOR PARK HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- 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.
- EASEMENTS SHOWN HEREON, PREVIOUSLY DEDICATED BY PLAT SHALL REMAIN IN PLACE AND SHALL NOT BE ABANDONED BY THIS PLAT.
- 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.
NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- PUBLIC DRAINAGE EASEMENTS, (P.D.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

DEDICATION: (CONTINUED)
12. 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, DECORATIVE SIGNS, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF FEBRUARY, 2009.

DIVOSTA HOMES, L.P.,
A DELAWARE LIMITED PARTNERSHIP
BY: DIVOSTA HOMES HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER.

BY: David A. Koon
DAVID A. KOON, VICE PRESIDENT

WITNESS: Alisha Cromie WITNESS: Rachel Blackwell

PRINT NAME: Alisha Cromie PRINT NAME: Rachel Blackwell

IN WITNESS WHEREOF, LIFESONG COMMUNITY CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF FEBRUARY, 2009.

LIFESONG COMMUNITY CHURCH, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT
BY: Roy Palatt
ROY PALATT, PRESIDENT

WITNESS: Harilyn Black WITNESS: Mark Smeay

PRINT NAME: Harilyn Black PRINT NAME: Mark Smeay

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF APRIL, 2009.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
BY: Deborah Diaz
DEBORAH DIAZ, PRESIDENT,
BOARD OF SUPERVISORS

ATTEST: Sharon R. Wood
O'NEAL BARDIN, JR., SECRETARY BOARD OF SUPERVISORS

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF FEBRUARY, 2009 BY DAVID A. KOON, VICE PRESIDENT OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP. THE SUBSCRIBING PARTY IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: APRIL 4, 2009

Diana M. Cabrera
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: DIANA M. CABRERA
MY COMMISSION NUMBER: DD 376969

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROY PALATT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED El Dorado Licenses AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LIFESONG COMMUNITY CHURCH, 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 26th DAY OF FEBRUARY, 2009.

MY COMMISSION EXPIRES: 10-09-2009

Sandra Brindley
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: Sandra Brindley
MY COMMISSION NUMBER: DD 439809

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF FEBRUARY, 2009 BY DAVID A. KOON, VICE PRESIDENT OF WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION. THE SUBSCRIBING PARTY IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: APRIL 4, 2009

Diana M. Cabrera
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: DIANA M. CABRERA
MY COMMISSION NUMBER: DD 376969

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DEBORAH DIAZ, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, BOARD OF SUPERVISORS OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID IMPROVEMENT DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID IMPROVEMENT 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 IMPROVEMENT DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF April, 2009.

MY COMMISSION EXPIRES: 08/19/2011

Susan P. Schell
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: SUSAN P. SCHELL
MY COMMISSION NUMBER: DD 79951

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 3rd DAY OF March, 2009.

ABACOA PROPERTY OWNERS ASSEMBLY, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: Peter R. Lippman
PETER R. LIPPMAN, PRESIDENT

WITNESS: Barbara Best WITNESS: Both Kelson

PRINT NAME: BARBARA BEST PRINT NAME: Both Kelson

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER R. LIPPMAN 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 3rd DAY OF March, 2009.

MY COMMISSION EXPIRES: 7/25/2010

Barbara Best
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: BARBARA BEST
MY COMMISSION NUMBER: DD 57828

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINDSOR PARK ABACOA 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 28th DAY OF FEBRUARY, 2009.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC.

BY: David A. Koon
DAVID A. KOON, VICE PRESIDENT

WITNESS: Alisha Cromie WITNESS: Rachel Blackwell

PRINT NAME: Alisha Cromie PRINT NAME: Rachel Blackwell

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 23rd DAY OF FEBRUARY, 2009 BY DAVID A. KOON, VICE PRESIDENT OF WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION. THE SUBSCRIBING PARTY IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: APRIL 4, 2009

Diana M. Cabrera
NOTARY PUBLIC STATE OF FLORIDA
PRINTED NAME: DIANA M. CABRERA
MY COMMISSION NUMBER: DD 376969

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PLAT, "TRACT RN3R AT ABACOA - REPLAT", 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 14th DAY OF April, 2009, 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
DOUG KOENNICKE, P.E. TOWN ENGINEER

"TRACT RN3R AT ABACOA - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF April, 2009.

BY: Karen J. Colonna
KAREN J. COLONNA, MAYOR

BY: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) HEREBY ACCEPTS THE RESERVATION OF TRACT "C", AS SHOWN HEREON, AND ACKNOWLEDGES SAID NORTHERN HAS MAINTENANCE OBLIGATIONS IN CONNECTION WITH SAID TRACT "C", AND SAID NORTHERN ACKNOWLEDGES THAT THERE ARE NO OTHER DEDICATIONS TO NOR OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID NORTHERN ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBORAH DIAZ, ITS PRESIDENT, AND ATTESTED BY O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 13th DAY OF April, 2009.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT NO. 98

BY: Deborah Diaz
DEBORAH DIAZ, PRESIDENT BOARD OF SUPERVISORS

ATTEST: Sharon R. Wood
O'NEAL BARDIN, JR., SECRETARY BOARD OF SUPERVISORS

TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK D. THOMSON, ESQUIRE, ATTORNEY AT LAW, LICENSED 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 DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LIFESONG COMMUNITY CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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 DEPICTED BY THIS PLAT.
DATE: February 17, 2009

BY: Mark D. Thomson
MARK D. THOMSON, ESQUIRE, FLORIDA BAR NO. 0845019

SURVEYOR'S NOTES:
1. ALL BEARINGS SHOWN HEREON ARE PLAT UNLESS OTHERWISE NOTED AND ARE BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF SOUTH 01°53'30" WEST. THE PLAT BEARING IS RELATIVE TO THE SAME WEST LINE BEING SOUTH 01°53'28" WEST.

2. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
3. 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. "NOTICE"

4. 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.

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") AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; 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: 3/4/09

Wilbur F. Divine
WILBUR F. DIVINE,
P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS-4190, STATE OF FLORIDA
ARCADIS U.S., INC.
2081 VISTA PARKWAY
WEST PALM BEACH, FLORIDA 33411
LB 7062

TOWN OF JUPITER ACCEPTANCE
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE PLAT, "TRACT RN3R AT ABACOA - REPLAT", 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 14th DAY OF April, 2009, 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
DOUG KOENNICKE, P.E. TOWN ENGINEER

"TRACT RN3R AT ABACOA - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF April, 2009.

BY: Karen J. Colonna
KAREN J. COLONNA, MAYOR

BY: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

