

GREENWICH - REPLAT NO. 1

BEING A REPLAT OF TRACTS "M", "N", COMMON USE TRACT 2, CHIMNEY CORNER LANE AND PORTIONS OF TRACTS "K" AND "O" OF THE PLAT OF GREENWICH, RECORDED IN PLAT BOOK 106, PAGES 154 THROUGH 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

MARCH 2011 SHEET 2 OF 3

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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 23522, PAGE 1908, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF March, 2011.

WITNESS: _____
PRINT NAME: _____

STONEGATE BANK
A FLORIDA CORPORATION

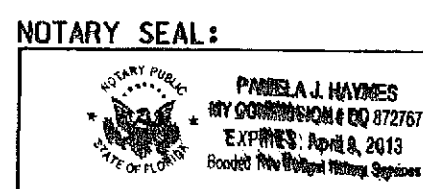
WITNESS: _____
PRINT NAME: _____

BY: _____
DANIELLE WEBEL
SENIOR VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 7th DAY OF March, 2011, BY DANIELLE WEBEL, AS SENIOR VICE PRESIDENT, OF STONEGATE BANK, A FLORIDA CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC - STATE OF FLORIDA
PRINTED NAME: _____
MY COMMISSION EXPIRES: 4
COMMISSION NO.: _____

SURVEYOR'S NOTES:

- DENOTES SET 4"x4" CONCRETE MONUMENT "PERMANENT REFERENCE MONUMENT" (P.R.M.) STAMPED "PRM LB 4431", UNLESS OTHERWISE NOTED.
 - DENOTES SET MAG NAIL AND DISC "PERMANENT REFERENCE MONUMENT" (P.R.M.) STAMPED "PRM LB 4431", UNLESS OTHERWISE NOTED.
 - DENOTES SET MAG NAIL AND DISC "PERMANENT CONTROL POINT" (P.C.P.) STAMPED "PCP LB 4431", UNLESS OTHERWISE NOTED.
 - △ DENOTES FOUND NAIL AND DISC "PERMANENT CONTROL POINT" (P.C.P.) STAMPED "PCP LB 6674", UNLESS OTHERWISE NOTED.
- BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF MARLBERRY CIRCLE AS SHOWN ON THE PLAT OF NEWHAVEN-7B PHASE 2 AT ABACOA AS RECORDED IN PLAT BOOK 89, AT PAGES 100-105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE IS ASSUMED TO BEAR NORTH 01° 24' 26" EAST. ALL OTHER BEARING ARE RELATIVE THERETO.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL UNDER 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.
- ABACOA REALTY PARTNERS, LLC, IS THE OWNER OF TRACTS "M" AND "N" AS SHOWN ON THE PLAT OF GREENWICH, AS RECORDED IN PLAT BOOK 106, PAGES 154 THROUGH 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND NEW URBAN WORKPLACE, LLC, IS THE OWNER OF CHIMNEY CORNER LANE, COMMON USE TRACT 2 AND PORTIONS OF TRACTS "K" AND "O", ALL SHOWN ON THE AFORESAID PLAT.
- THIS INSTRUMENT WAS PREPARED BY DAVID L. SMITH, P.S.M. IN AND FOR THE OFFICE OF LIDBERG LAND SURVEYING, INC.

SURVEYOR'S CERTIFICATION:

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 THE 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, FLORIDA.

DATE: _____

DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ROBERT M. GRAHAM, ESQ., AN ATTORNEY DULY LICENSED TO PRACTICE LAW IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND TITLE TO THE PROPERTY IS VESTED IN THE NAMES OF ABACOA REALTY PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, NEW URBAN WORKPLACE, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT REAL ESTATE TAXES FOR THE PROPERTY HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: MARCH 1, 2011 11:40 P.M.
Robert M. Graham
ROBERT M. GRAHAM, ESQ.
FLORIDA BAR NO. 0273562

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD ASH, PRESIDENT OF THE BOARD OF SUPERVISORS, 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 31 DAY OF March, 2011.

WITNESS: _____
PRINT NAME: _____

NORTHERN PALM BEACH COUNTY
IMPROVEMENT DISTRICT
UNIT NO. 9B

BY: _____
RONALD ASH
PRESIDENT BOARD OF SUPERVISORS

ABACOA PROPERTY OWNERS' ASSEMBLY, INC. ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY CONSENTS TO THE RECORDATION OF THIS PLAT AND ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID ASSEMBLY ON THIS PLAT THIS 15th DAY OF March, 2011.

WITNESS: _____
PRINT NAME: SAVY HEDGE

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

WITNESS: _____
PRINT NAME: BETH KELSO

BY: _____
PETER LIPPMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, THIS 15th DAY OF March, 2011, BY PETER LIPPMAN, AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION.



NOTARY PUBLIC - STATE OF FLORIDA
PRINTED NAME: Barbara Blyden
MY COMMISSION EXPIRES: 07-29-2014
COMMISSION NO.: EM 4421

TOWN OF JUPITER

STATE OF FLORIDA
COUNTY OF PALM BEACH

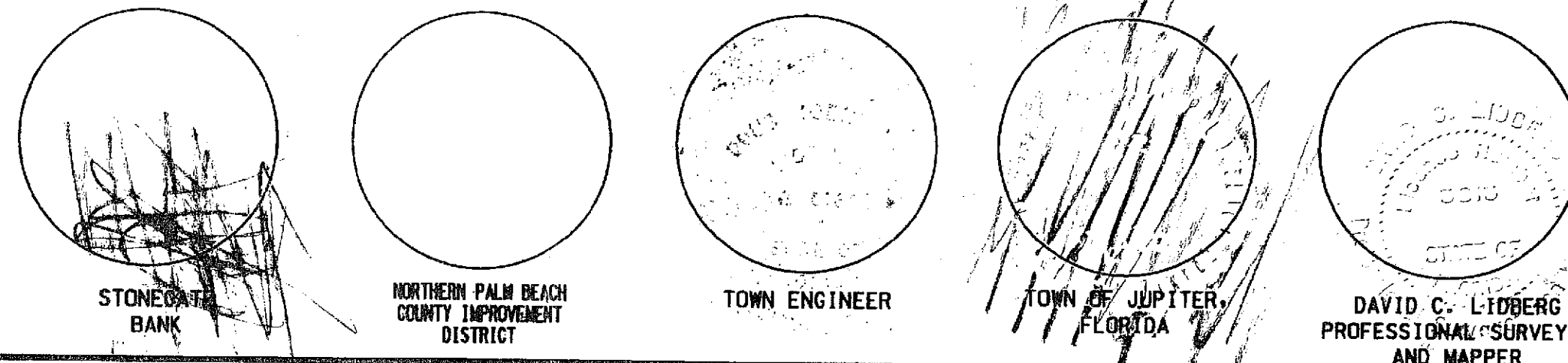
THE PLAT, "GREENWICH - REPLAT NO. 1", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 15th DAY OF March, 2011 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: _____
DOUG KOENNICKE, P.E.
TOWN ENGINEER

"GREENWICH - REPLAT NO. 1" IS HEREBY APPROVED FOR RECORD
THIS _____ DAY OF _____, 2011.

BY: _____
KAREN J. GOLDENKA
MAYOR

BY: _____
SALLY M. BOYLAN
TOWN CLERK



CAD:	K:\AUTOCAD\2000\24442\106-154\07-068\07-068-306.DWG			
REF:				
FLD:	J.P.	FB.	590	PG. 01
OFF:	L.J.C.	DATE		02/07/2010
CKD:	D.C.L.	SHEET	2 OF 3	DWG. 007-068P