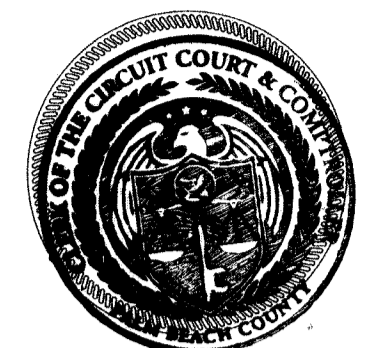


ABACOA - REPLAT OF PARCEL B OF TRACT WK4A

BEING A REPLAT OF PARCEL B, AS SHOWN ON ABACOA - REPLAT OF TRACT WK4A, RECORDED IN PLAT BOOK 114, PAGES 16 THROUGH 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2021



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

STATE OF FLORIDA) COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 3:37 P.M. THIS 22 DAY OF Sept 2021 AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 141 THRU 145.
JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY
BY: [Signature] D.C.
SHEET 1 OF 5

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "ABACOA - REPLAT OF PARCEL B OF TRACT WK4A", BEING A REPLAT OF PARCEL B, ACCORDING TO THE PLAT OF ABACOA - REPLAT OF TRACT WK4A, RECORDED IN PLAT BOOK 114, PAGES 16 THROUGH 20, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA,

CONTAINING 20.33 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

1.) LOTS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED BY WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP FOR COMMERCIAL DEVELOPMENT AND OTHER PROPER PURPOSES.

2.) TRACT R1 (INNOVATION WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES. THE ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL PAVERS, LANDSCAPE, SOD, IRRIGATION WITHIN SAID INNOVATION WAY, PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED THROUGH THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN LIMITS OF 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 WITHIN THE LIMITS OF THIS PLAT, OR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

4.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5.) THE PUBLIC ACCESS EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED FOR PUBLIC VEHICULAR ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

6.) THE PUBLIC CROSS ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR VEHICULAR CROSS ACCESS PURPOSES BETWEEN LOTS 2 AND 3 AND SHALL BE THE MAINTENANCE OBLIGATION OF WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7.) THE PUBLIC PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, WITH THE EXCEPTION OF THE 6 FOOT WIDE AND THE 14 FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENTS IN LOT 3, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND THE CONCRETE SIDEWALKS THEREIN ARE THE PERPETUAL MAINTENANCE OBLIGATION OF TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. ANY IMPROVEMENTS OTHER THAN CONCRETE SIDEWALKS, SUCH AS LANDSCAPING, SOD, IRRIGATION, AND PAVERS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC.

8.) THE 6 FOOT WIDE AND THE 14 FOOT WIDE PUBLIC PEDESTRIAN ACCESS EASEMENTS IN LOT 3, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT NOR THE TOWN OF JUPITER.

9.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDING, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITH THE SAFE SIGHT EASEMENTS.

10.) 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.

IN WITNESS WHEREOF, WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS PARTNERS, THIS 22 DAY OF September, 2021.

WORKPLACE FLORIDA, LTD., A FLORIDA LIMITED PARTNERSHIP,

BY: WORKPLACE HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WORKPLACE FLORIDA, LTD.

BY: WORKPLACE INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, GENERAL PARTNER OF WORKPLACE HOLDINGS, LTD.

BY: WORKPLACE EQUITY CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF WORKPLACE INVESTORS, LTD.

WITNESS: [Signature]
PRINT NAME: Laura A. Maher

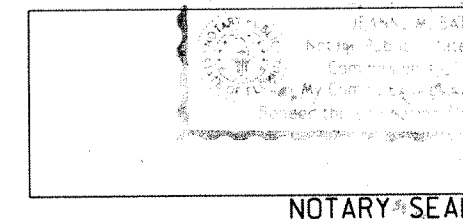
WITNESS: [Signature]
PRINT NAME: Orian M. Williams
VICE PRESIDENT

ACKNOWLEDGEMENT

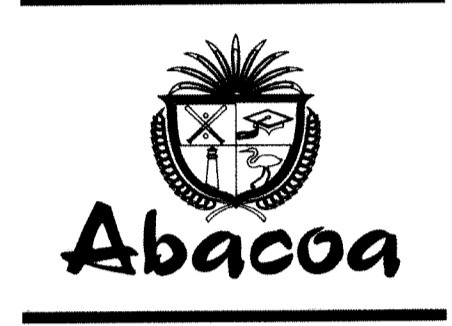
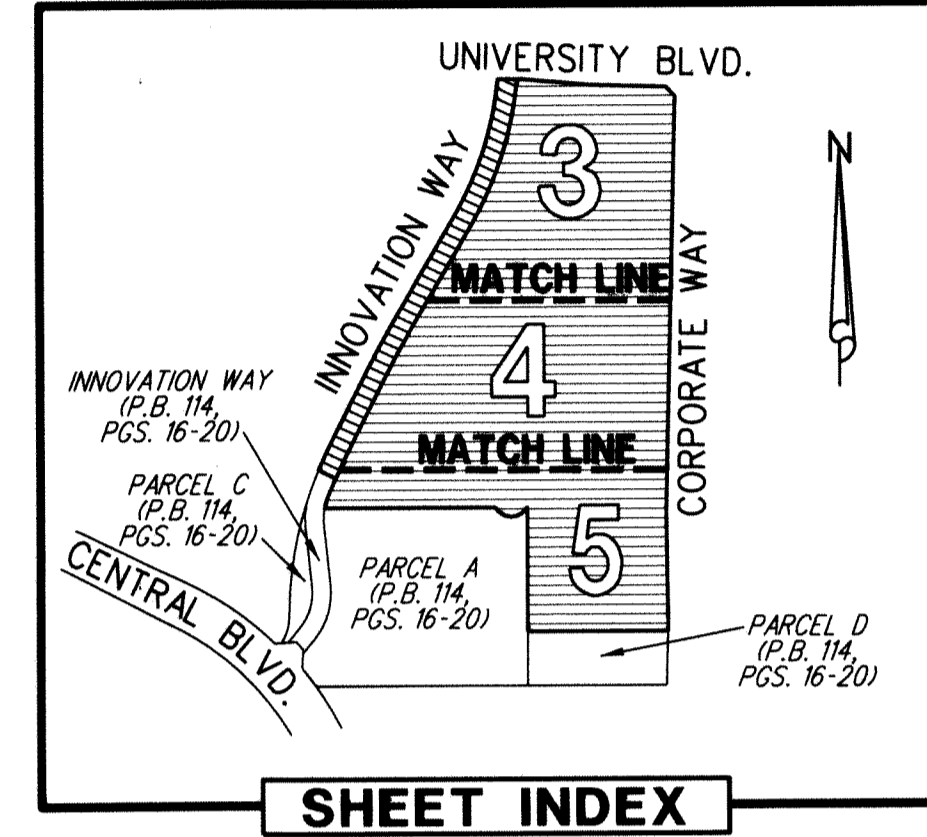
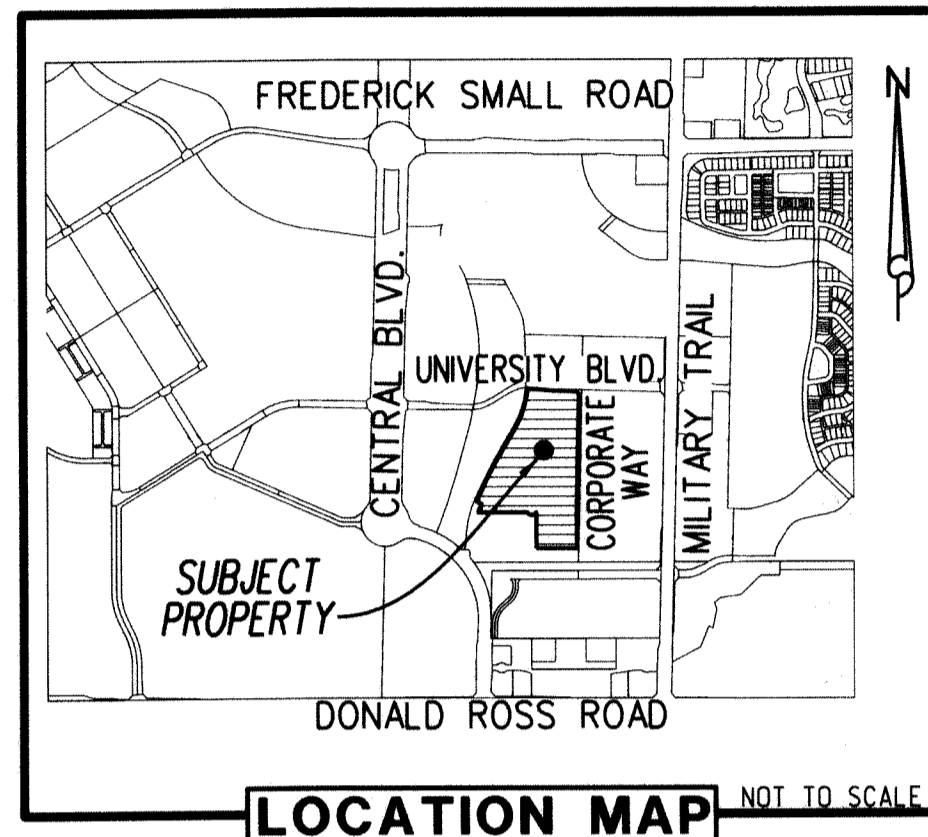
STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF September, 2021, BY Brian C. Cich AS VICE PRESIDENT FOR WORKPLACE EQUITY CORPORATION, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/14/2023



[Signature]
NOTARY PUBLIC
PRINT NAME: Jeanne M. Battles
COMMISSION NUMBER: GG 340931



ABACOA PROPERTY OWNERS' ASSEMBLY, INC. ACKNOWLEDGEMENT

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 TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID ASSOCIATION AS STATED HEREON, DATED THIS 22 DAY OF September, 2021.

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

WITNESS: [Signature]
PRINT NAME: Laura A. Maher

WITNESS: [Signature]
PRINT NAME: Brian C. Cich

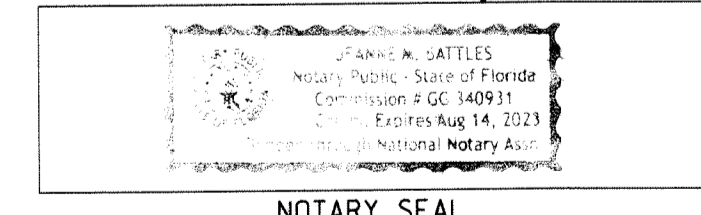
BY: [Signature]
PRINT NAME: TRAVIS CHEPIN
TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF September, 2021, BY Travis Chapin AS President FOR ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida drivers license AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/14/2023



[Signature]
NOTARY PUBLIC
PRINT NAME: Jeanne M. Battles
COMMISSION NUMBER: GG 340931

ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC. ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA) COUNTY OF PALM BEACH)

ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22 DAY OF September, 2021.

ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: [Signature]
PRINT NAME: Laura A. Maher

WITNESS: [Signature]
PRINT NAME: Orian M. Williams

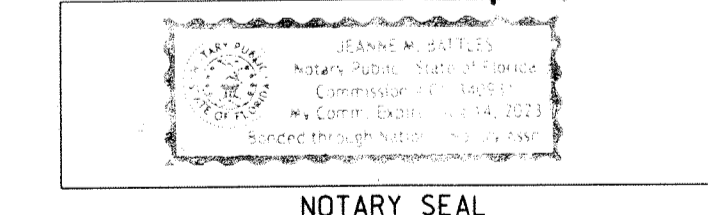
BY: [Signature]
BRIAN C. CICH
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 22 DAY OF September, 2021, BY Brian Cich AS vice president FOR ABACOA WORKPLACE MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/14/2023



[Signature]
NOTARY PUBLIC
PRINT NAME: Jeanne M. Battles
COMMISSION NUMBER: GG 340931

ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- R = CURVE'S RADIUS
- CL = CURVE'S ARC LENGTH
- CB = CURVE'S CHORD BEARING
- CL = CURVE'S CHORD LENGTH
- CONC. = CONCRETE
- FPL = FLORIDA POWER & LIGHT CO.
- L.A.E. = LIMITED ACCESS EASEMENT
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- PRM = PERMANENT REFERENCE MONUMENT
- W/ = WITH

LEGEND:

- = DENOTES FOUND "PRM" FOUND 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431" UNLESS OTHERWISE NOTED
- = DENOTES FOUND "PRM" FOUND 5/8" IRON ROD W/ METAL CAP STAMPED "PRM LB 4431"
- ⊙ = DENOTES SET "PRM" SET 5/8" IRON ROD W/ METAL CAP STAMPED "PRM LB 4431"
- = DENOTES FOUND "PRM" FOUND MAG NAIL & DISK STAMPED "PRM LB 4431"
- ⊖ = DENOTES SET "PRM" SET MAG NAIL & DISK STAMPED "PRM LB 4431"
- ⊕ = DENOTES FOUND "PCP" FOUND MAG NAIL W/ DISK STAMPED "PCP LB 4431"
- ⊗ = DENOTES SET "PCP" SET MAG NAIL W/ DISK STAMPED "PCP LB 4431"

TITLE CERTIFICATION

STATE OF FLORIDA) COUNTY OF PALM BEACH)

WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PURSUANT TO F.S. 177-041, A PROPERTY INFORMATION REPORT AS DEFINED IN F.S. 627.7843 HAS BEEN PROVIDED BY CHICAGO TITLE INSURANCE COMPANY DISCLOSING THE ENTITY VESTED WITH TITLE AND ALL UNSATISFIED AND UNRELEASED MORTGAGES OF RECORD. THE DEDICATION OF THIS PLAT IS EXECUTED BY ALL PARTIES DISCLOSED IN THE PROPERTY INFORMATION REPORT.

CHICAGO TITLE INSURANCE COMPANY

DATE: 9/8/2021

BY: [Signature]
PRINT NAME: Stacey J. Krone, V.P.
TITLE: AUTHORIZED SIGNATORY

TOWN OF JUPITER ACCEPTANCE:

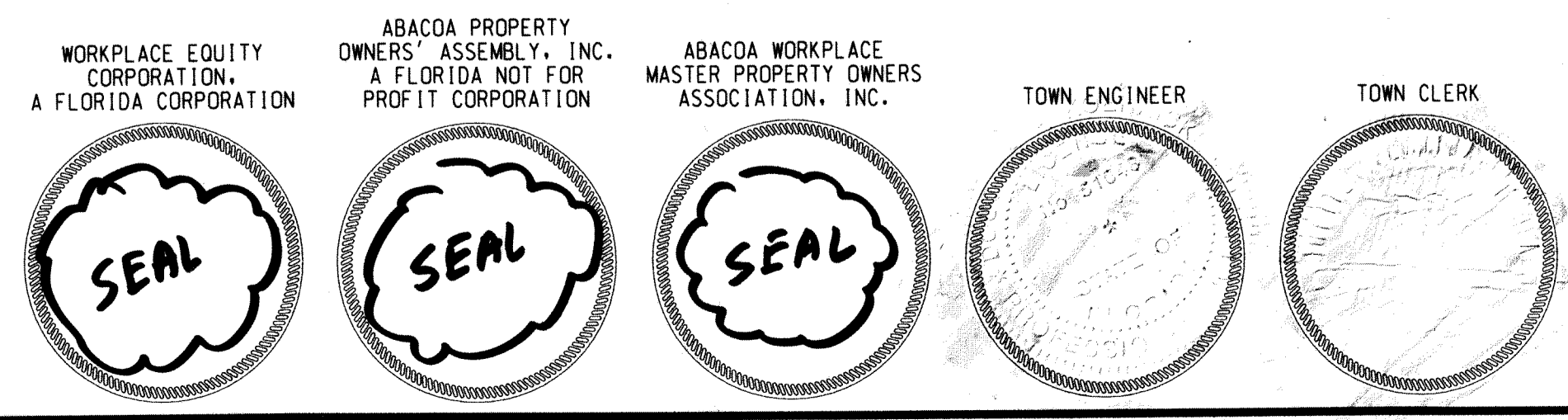
STATE OF FLORIDA) COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES. THIS 15th DAY OF September, 2021, 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: [Signature]
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

ABACOA - REPLAT OF PARCEL B OF TRACT WK4A IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF September, 2021.

BY: [Signature]
TODD R. WODRASKA, MAYOR
ATTEST: [Signature]
LAURA CAHILL, TOWN CLERK



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 244142 \ 114-16 \ 05-053G-306A \ 05-053G-306A.DGN				
REF.	FB.	PG.	JOB	05-053G-306A
FLD.			DATE	SEPTEMBER 2021
OFF. CASASUS			SHEET	1 OF 5
CKD. D.C.L.			DWG.	D05-053PPP