



ABACOA PLAT NO. 1

A PORTION OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 2 OF 19

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IN WITNESS WHEREOF, THE JOHN D. AND CATHERINE T MACARTHUR FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 26 DAY OF November, 1996.
ATTEST: [Signature] BY: [Signature]
JOSEPH J. HUNT, GENERAL COUNSEL AND ASSISTANT SECRETARY
Victor Rabinovitch
Senior Vice President

IN WITNESS WHEREOF, THE ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXEC. V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 27 DAY OF NOVEMBER, 1996.
ATTEST: [Signature] BY: [Signature]
BARRY J. WALKER, EXECUTIVE VICE PRESIDENT
George de Guardiola
Executive Vice President

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK
BEFORE ME PERSONALLY APPEARED VICTOR RABINOVITCH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION 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 26 DAY OF November, 1996.
MY COMMISSION EXPIRES: March 23, 1991
Nancy A. Rinder
NOTARY PUBLIC
Nancy A. Rinder
PRINTED NAME

ACKNOWLEDGEMENT

STATE OF ILLINOIS
COUNTY OF COOK
BEFORE ME PERSONALLY APPEARED George de Guardiola WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXEC. V.P. OF THE ABACOA DEVELOPMENT COMPANY 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 27 DAY OF NOVEMBER, 1996.
MY COMMISSION EXPIRES: 3/27/99
Donna H. Cesaro-Pengue
NOTARY PUBLIC
Donna H. Cesaro-Pengue
PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC. 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 27 DAY OF November, 1996.

WITNESS: [Signature]
PRINTED NAME: William L. Kerlake
WITNESS: [Signature]
PRINTED NAME: Judith A. Thomas
ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: [Signature]
PRESIDENT - BARRY J. WALKER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS ASSEMBLY, INC. AND SEVERALLY 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 27 DAY OF NOVEMBER, 1997.
MY COMMISSION EXPIRES: 3/27/99
Donna H. Cesaro-Pengue
NOTARY PUBLIC
Donna H. Cesaro-Pengue
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ALYS NAGLER DANIELS, A DULY LICENSED ATTORNEY 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 TO THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION; 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 DEPICTED BY THIS PLAT.
DATE: 11/26/96 BY: [Signature]
ALYS NAGLER DANIELS, ATTORNEY AT LAW
LICENSED IN FLORIDA
LICENSE NO. 354600

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, 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.

[Signature]
JAMES E. PARK
PROFESSIONAL SURVEYOR AND MAPPER NO. 3915
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREIN.
IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 20 DAY OF November, 1996.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: [Signature] BY: [Signature]
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS
WILLIAM L. KERSLAKE, PRESIDENT BOARD OF SUPERVISORS

COUNTY OF PALM BEACH ACCEPTANCE

COUNTY ENGINEER:
PALM BEACH COUNTY HEREBY ACCEPTS THE DEDICATIONS AS SHOWN HEREIN THIS 5 DAY OF December, 1996.
[Signature]
GEORGE WEBB, P.E. - COUNTY ENGINEER

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
"ABACOA PLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF December, 1996.
BY: [Signature] BY: [Signature]
KAREN GOLOWKA, MAYOR
RONALD M. ASH, P.E., TOWN ENGINEER
ATTEST: [Signature]
SALLY BOYLAN, TOWN CLERK

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE 15 FOOT UTILITY EASEMENT, AS SHOWN HEREIN, FOR PROPER PURPOSES THIS 17 DAY OF December, 1996.
BY: [Signature] BY: [Signature]
RICHARD C. DENT, EXECUTIVE DIRECTOR
RICHARD C. DENT, EXECUTIVE DIRECTOR

NOTES

- 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 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF N00°35'41"E.
- 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
N00°35'39"E (PLAT BEARING) = 00°00'02" COUNTERCLOCKWISE BEARING ROTATION
N00°35'41"E (GRID BEARING) (PLAT TO GRID)
- WEST LINE OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST PER PALM BEACH COUNTY RESURVEY
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- CURVILINEAR TRACT LINES AND EASEMENT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

- DE - DENOTES DRAINAGE EASEMENTS
- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
- U.E. - DENOTES UTILITY EASEMENT
- P.B. - DENOTES PLAT BOOK
- O.R.BOOK - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
- P.O.B. - DENOTES POINT OF BEGINNING
- P.O.C. - DENOTES POINT OF COMMENCEMENT
- LAE - DENOTES LIMITED ACCESS EASEMENT
- W.M.E. - DENOTES WATER MANAGEMENT MAINTENANCE EASEMENT

SUBDIVISION # ABACOA
 BOOK 78
 PAGE 144
 FLOOD MAP #
 FLOOD ZONE
 ZONING
 QUAD #
 SE
 ZIP CODE
 PUD NAME TOWN OF JUPITER
 TAZ - 37