



ABACOA - REPLAT OF TRACT WK5

A Replat of Tract WK5 of Abacoa Plat No. 1, as recorded in Plat Book 78, Pages 145 through 163, inclusive of the Public Records of Palm Beach County, Florida, lying in Section 24, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida



7

This Instrument prepared by James E. Park, P.S.M.
Williams, Hatfield Stoner, Inc. - Engineers Surveyors Planners Environmental Scientists
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

May 1999

Sheet 1 of 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 11:40 AM
this 24th day of MAY 1999
and duly recorded in Plat Book No. 78
on page 1-5
DO NOT WRITE IN THESE SPACES
By *James E. Park* P.S.M.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF TRACT WK5 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA - REPLAT OF TRACT WK5", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT WK5 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 16.50 ACRES, MORE OR LESS;

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

1. THE BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED AS EASEMENTS TO THE "ABACOA PROPERTY OWNERS' ASSEMBLY, INC.", ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT, BUT NOT THE OBLIGATION TO CONSTRUCT, OPERATE AND MAINTAIN, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS AND LANDSCAPING PURPOSES. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID BUFFERS.

IN WITNESS WHEREOF, THE ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF MAY, 1999.

WITNESS: *Kathleen Maloney* BY: *Nader Salour*
Anne Clayton Macleod
ABACOA DEVELOPMENT COMPANY
A DELAWARE CORPORATION
PRINTED NAME: NADER SALOUR
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF
COUNTY OF
BEFORE ME PERSONALLY APPEARED NADER SALOUR WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 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 SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF MAY, 1999
MY COMMISSION EXPIRES: 6/22/03
Roberta Anne Macleod
ROBERTA ANNE MACLEOD
NOTARY PUBLIC
PRINTED NAME
10000
10000
10000

AREA TABULATION

TRACT DESIGNATION	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
WK5-A	14.00 ACRES	COZ	15.24 ACRES
WK5-B	3.00 ACRES	COZ	3.26 ACRES
WK5-C	1.50 ACRES	EXZ	6.00 ACRES

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT LAND USE CLASSIFICATION CODE "EXZ" DENOTES EXEMPT ACREAGE AND "COZ" DENOTES COMMERCIAL ACREAGE.

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS TO THE DEDICATION OF THE BUFFER TRACT AND ACKNOWLEDGES THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON.
THIS 21st DAY OF MAY, 1999.

WITNESS: *Kathleen Maloney* BY: *Nader Salour*
Anne Clayton Macleod
ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
PRINTED NAME: NADER SALOUR
TITLE: PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 21st DAY OF MAY, 1999
MY COMMISSION EXPIRES: 6/22/03
Roberta Anne Macleod
ROBERTA ANNE MACLEOD
NOTARY PUBLIC
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ALYS NAISLER 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 ABACOA DEVELOPMENT COMPANY, A DELAWARE 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: 5/21/99
BY: *Alys Naisler Daniels*
ALYS NAISLER DANIELS, ATTORNEY AT LAW
FOR THE FIRM: GARY, DYTRYCH & RYAN
LICENSED IN FLORIDA
LICENSE NO. 354800

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

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 ROBERT D. NORRIS, 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 21st DAY OF MAY, 1999.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *Peter L. Pimentel* BY: *Robert D. Norris*
PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS
ROBERT D. NORRIS, PRESIDENT BOARD OF SUPERVISORS

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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

James E. Park
JAMES E. PARK, P.S.M.
LICENSE NO 3915
STATE OF FLORIDA

NOTES

1. ALL BEARINGS SHOWN HEREON ARE RELATIVE TO ABACOA PLAT NO.1 AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE WEST LINE OF TRACT RW7B HAVING A BEARING OF N01°24'28"E.
2. CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES.
3. 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.
 - - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915, FOUND)
 - U.E. - DENOTES UTILITY EASEMENT
 - D.E. - DENOTES DRAINAGE EASEMENT
 - O.R. BOOK - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY
 - * - DENOTES PER PLAT OF "ABACOA PLAT NO.1" (PLAT BOOK 78, PAGES 145-163)

PLAT APPROVAL

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER, WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: *David C. Loberg*
DAVID C. LOBERG, P.S.M.
FLORIDA LICENSE NO. 3613

DATE: MAY 24, 1999

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH

"ABACOA - REPLAT OF TRACT WK5" IS HEREBY APPROVED FOR RECORD
THIS 24th DAY OF MAY, 1999

BY: *David P. Koenig* BY: *Doug P. Koenig, P.E.*
KAREN GOLONKA MAYOR DOUG P. KOENIG, P.E. TOWN ENGINEER

ATTEST: *David Ruskay* BY: *David Ruskay*
DAVID RUSKAY, TOWN CLERK
GARY THOMPSON, DEPUTY TOWN CLERK

I HEREBY CERTIFY THE ABOVE AND FOREGOING IS A TRUE AND CORRECT COPY FROM THE RECORDS OF THE TOWN CLERK'S OFFICE, TOWN OF JUPITER, FLORIDA.
David Ruskay
GARY THOMPSON, DEPUTY TOWN CLERK
By: *Atty Ruskay*, Acting Deputy Town Clerk

SEAL ABACOA DEVELOPMENT COMPANY
SEAL NOTARY PUBLIC
SEAL ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
SEAL NOTARY PUBLIC
SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
SEAL TOWN OF JUPITER
SEAL TOWN OF JUPITER
SEAL PROFESSIONAL SURVEYOR AND MAPPER
SEAL TOWN OF JUPITER