

135



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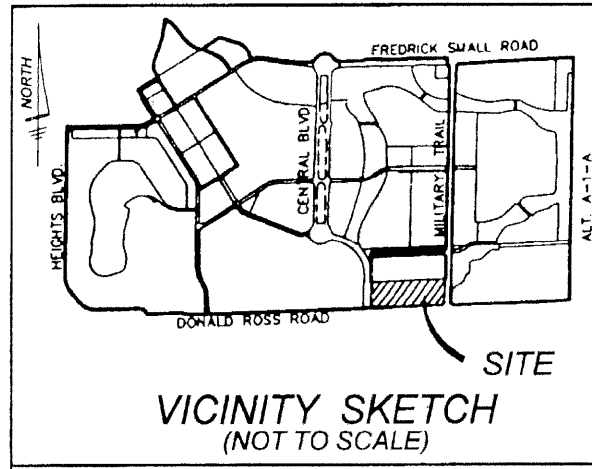
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Deed was filed on the 7th day of May 2001  
and duly recorded in Plat Book No. 83  
on page 135-137  
JOSEPH M. WILKEY, Clerk of Circuit Court  
by: Mable Rogers D.C.

# ABACOA PLAZA - REPLAT OF TRACT A

BEING A REPLAT OF TRACT A, ABACOA PLAZA, AS RECORDED IN PLAT BOOK 83, PAGES 9 & 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

APRIL, 2001

SHEET 1 OF 3



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Donross Associates, a Florida joint venture partnership, owner of the land shown hereon being in Section 24, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, shown hereon as Abacoa Plaza- Replat of Tract A, being more particularly described as follows:

### DESCRIPTION:

A parcel of land being a replat of Tract A, Abacoa Plaza, as recorded in Plat Book 83, Pages 9 and 10, 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 in all, 9.41 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract A is hereby reserved by Donross Associates, a Florida joint venture partnership, and its successors and assigns, for future development and other purposes not inconsistent with this reservation.
2. Parcel 9 is hereby reserved by Donross Associates, a Florida joint venture partnership, and its successors and assigns, for future development and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said Donross Associates, a Florida joint venture partnership, and its successors and assigns, without recourse to the Town of Jupiter.
3. An easement over, across and through Tract A is hereby dedicated to Abacoa Plaza Property Owners' Association, Inc., its successors and assigns, and to the owners of adjacent parcels within the plat of Abacoa Plaza, as recorded in Plat Book 83, Pages 9 and 10, Public Records of Palm Beach County, Florida, for ingress and egress, utilities, drainage and other purposes not inconsistent with this dedication, and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Jupiter.

IN WITNESS WHEREOF, the above-named joint venture partnership has caused these presents to be signed by its general partner, Cenross, Inc., a Florida corporation and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 7th day of MAY, 2001.

Donross Associates, a Florida joint venture partnership  
 BY: Cenross, Ltd., a Florida limited partnership, a joint venturer  
 BY: Cenross, Inc., a Florida corporation, general partner  
 BY: Andrew Brock, Vice President,

WITNESS: David J. Wiencz  
Printed Name

WITNESS: Joanne M. Capuano  
Printed Name

BY: Centrefund Development (Abacoa Plaza) LLC  
 a Delaware limited liability company, a joint venturer  
 BY: Lary Bernick, Manager

WITNESS: David J. Wiencz  
Printed Name

WITNESS: Joanne M. Capuano  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Broward PALM BEACH

Before me personally appeared Andrew Brock, who is personally known to me or has produced as identification and who executed the foregoing instrument as Vice President of Cenross Inc., a Florida Corporation, general partner of Cenross, Ltd., a Florida limited partnership, a joint venturer in Donross Associates, a Florida joint venture partnership, and severally acknowledged 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 7 day of MAY, 2001.

Joanne M. Capuano  
Notary Public  
My Commission Expires: 7-1-03  
Joanne M. Capuano  
Typed, printed, or stamped name of Notary Public

### ACKNOWLEDGEMENT

State of Florida  
County of Broward PALM BEACH

Before me personally appeared Lary Bernick, who is personally known to me or has produced as identification and who executed the foregoing instrument as Manager of Centrefund Development (Abacoa Plaza) LLC, a Delaware limited liability company, a joint venturer in Donross Associates, a Florida joint venture partnership, and severally acknowledged 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 7 day of MAY, 2001.

Joanne M. Capuano  
Notary Public  
My Commission Expires: 7-1-03  
Joanne M. Capuano  
Typed, printed, or stamped name of Notary Public

### ACCEPTANCE OF DEDICATIONS

State of Florida  
County of Palm Beach

Abacoa Plaza Property Owners' Association, Inc., a Florida not-for-profit corporation, hereby accepts the dedications to said association as stated and shown hereon, and hereby accepts the maintenance obligations for same as stated hereon, dated this 7 day of MAY, 2001.

Abacoa Plaza Property Owners' Association, Inc.,  
a Florida not-for-profit corporation  
BY: Lary Bernick, President

WITNESS: David J. Wiencz  
Printed Name

WITNESS: Joanne M. Capuano  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Lary Bernick, who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Abacoa Plaza Property Owners' Association, Inc., a Florida not-for-profit corporation, and severally acknowledged 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 7 day of MAY, 2001.

Joanne M. Capuano  
Notary Public  
My Commission Expires: 7-1-03  
Joanne M. Capuano  
Typed, printed, or stamped name of Notary Public

### ACKNOWLEDGEMENT OF DEDICATIONS AND RESERVATIONS

State of Florida  
County of Palm Beach

Abacoa Property Owners' Assembly, Inc., a Florida not-for-profit corporation, acknowledges that there are no dedications to, nor reservations by said assembly on this plat.

This 3rd day of May, 2001

Abacoa Property Owners' Assembly, Inc.,  
a Florida not-for-profit corporation

WITNESS: David J. Wiencz  
Printed Name

BY: Nader Salour, President

WITNESS: Donna M. Cesaro-Pergue  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

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 Property Owners' Assembly, Inc., a Florida not-for-profit corporation, and severally acknowledged 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 May, 2001.

Donna M. Cesaro-Pergue  
Notary Public  
My Commission Expires: 2/27/03  
Donna M. Cesaro-Pergue  
Typed, printed, or stamped name of Notary Public

CENROSS.	NOTARY.	NOTARY.	ABACOA PLAZA PROPERTY OWNERS ASSOCIATION.	NOTARY.	ABACOA PROPERTY OWNERS ASSEMBLY.	NOTARY.

ABACOA PLAZA - REPLAT OF TRACT A

**WALLACE SURVEYING**  
CORP. LICENSED SURVEYOR & MGR.

FIELD: D.W./G.W.    JOB No. 99-1335"A"    F.B. SJ96 PG. 29/46  
 OFFICE: R.C.    DATE: DEC., 2000    DWG No 99-1335-1  
 C.K.D.    REF.    SHEET 1 OF 3