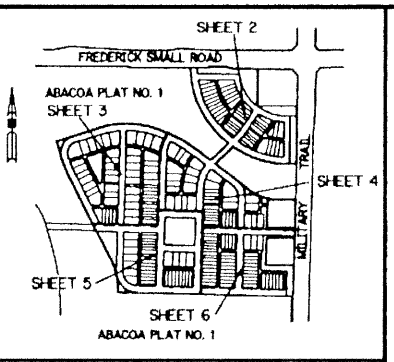
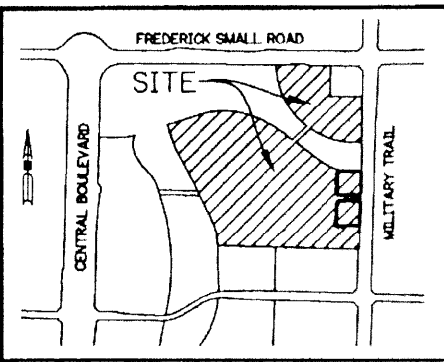


CAMBRIDGE AT ABACOA

BEING A REPLAT OF ALL OF TRACTS R52, RN6B1 AND RN6B2 ACCORDING TO THE PLAT OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163 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 SHEET 1 OF 7 JUNE, 2001



THIS INSTRUMENT PREPARED BY WILBUR F. DIVINE, P.S.M. 4190, STATE OF FLORIDA LAWSON, NOBLE AND WEBB, INC. ENGINEERS PLANNERS SURVEYORS 420 COLUMBIA DRIVE, SUITE 110 WEST PALM BEACH, FLORIDA 33409 LB 6674

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on the 17th day of August, 2001 and duly recorded in Plat Book No. 78 at page 145 through 163 of the Public Records of Palm Beach County, Florida by Wilbur F. Divine, P.S.M. State of Florida Notary Public License No. 4190 D.C.

LOCATION MAP N.T.S.

KEY MAP N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA HOMES, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "CAMBRIDGE AT ABACOA" BEING A REPLAT OF ALL OF TRACTS R52, RN6B1 AND RN6B2 ACCORDING TO THE PLAT 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.

CONTAINING 46.77 ACRES, MORE OR LESS. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SERVICES 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.

12. WATER MANAGEMENT TRACTS L1 AND L2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT PURPOSES. SAID WATER MANAGEMENT TRACTS BEHIND THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

13. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, IN FEE SIMPLE, ITS SUCCESSORS AND ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT.

14. THE BUFFERS AS SHOWN HEREON, WITH EXCEPTION TO BUFFERS ALONG MILITARY TRAIL AND FREDERICK SMALL ROAD, ARE HEREBY RESERVED TO CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN IMPRESS/EGRESS, SIDEWALKS, SIGNS, IRRIGATION AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE TOWN OF JUPITER OR ABACOA PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

15. THE BUFFERS ALONG MILITARY TRAIL AND FREDERICK SMALL ROAD, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN IMPRESS/EGRESS, SIDEWALKS, SIGNS AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE TOWN OF JUPITER OR ABACOA PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

16. TRACT "B" THROUGH "K", "L" THROUGH "O", "P" THROUGH "R", "S" THROUGH "T", AND "U" THROUGH "V", AS SHOWN HEREON, ARE HEREBY RESERVED TO INSTALL LANDSCAPING, PLANTINGS AND SOIL AND IRRIGATION FACILITIES WITHIN TRACT "A". AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED BY THE TOWN OF JUPITER, AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

17. TRACT "W" THROUGH "Y", AS SHOWN HEREON, ARE HEREBY RESERVED FOR CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR IMPRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT. THE IMPRESS/EGRESS EASEMENTS COVER ALL OF TRACTS "W" THROUGH "Y" AS SHOWN HEREON, AND ARE HEREBY DEDICATED IN PERPETUITY ON A NON-EXCLUSIVE BASIS TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR ACCESS TO AND FROM SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT FACILITIES, LANDS AND EASEMENTS FOR WATER MANAGEMENT PURPOSES, THE LANDS LYING UNDER SAID IMPRESS/EGRESS EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE TOWN OF JUPITER OR ABACOA PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS. BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROAD PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM PURPOSES, THE TOWN OF JUPITER, THE PROPERTY OWNERS, ASSIGNS OF SUCCESSORS TO OR PART OF THE MAINTENANCE COST.

18. TRACT "H" AS SHOWN HEREON, IS HEREBY RESERVED FOR CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, AS COMMON AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, WITHOUT DEDUCING THE PERPETUAL DEDICATION AND MAINTENANCE DUTIES, THE OPEN AREA OF TRACT "H" SHALL BE, AND REMAIN, ACCESSIBLE TO THE PUBLIC.

19. TRACT "I", AS SHOWN HEREON, IS HEREBY RESERVED FOR CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. FOR FUTURE RIGHT-OF-WAY DEDICATION TO PALM BEACH COUNTY BY SEPARATE INSTRUMENT, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION UNTIL SUCH TIME AS THE AFORESAID DEDICATION OCCURS.

20. THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

21. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS WITHIN SAID EASEMENTS, NO CONSTRUCTION, BUILDINGS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

22. 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.

23. THE WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS AND WATER MANAGEMENT MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THERE UNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THE TOWN OF JUPITER OR ABACOA PROPERTY OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS.

24. THESE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. PLACED ON OR INSTALLATION OF UTILITIES OR EXCAVATION ON SUCH EASEMENT DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AS SHOWN HEREON, UNLESS APPROVED, IN PERMANENT FORM, BY THE SAID DISTRICT.

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED RICHARD E. GREENE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CAMBRIDGE AT ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT, 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 17th DAY OF August 2001. MY COMMISSION EXPIRES: 8/31/02. NOTARY PUBLIC: Christine Scalapanda PRINTED NAME: Christine Scalapanda

ACCEPTANCE OF DEDICATIONS OR 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. DATED THIS 9th DAY OF August 2001. THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: NADEK G.M. SAIDOUR PRESIDENT

WITNESS: Darius D. Johnson PRINTED NAME: Darius D. Johnson

WITNESS: Robert W. Lawson PRINTED NAME: Robert W. Lawson

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED NADEK G.M. SAIDOUR, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC. A FLORIDA CORPORATION NOT FOR PROFIT, 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 17th DAY OF August 2001. MY COMMISSION EXPIRES: June 12, 2002. NOTARY PUBLIC: Julia Ann Schumaker PRINTED NAME: Julia Ann Schumaker

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE THEREON AS REPRESENTED BY SAID INSTRUMENT TO BE VALID, UNENCLINCHED, UNMORTGAGED AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES CORPORATION DATE: Aug 9 2001 BY: MIKEL D. GREENE, VICE PRESIDENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE DEDICATION OF TRACT "A", THE WATER MANAGEMENT EASEMENTS OVER ALL OF TRACTS "L1" AND "L2", WATER MANAGEMENT ACCESS EASEMENTS, WATER MANAGEMENT MAINTENANCE EASEMENTS AND THE IMPRESS/EGRESS EASEMENTS OVER ALL OF TRACTS "W" THROUGH "Y", AS SHOWN HEREON, AND ACKNOWLEDGES SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS MAINTENANCE OBLIGATIONS WITH CONNECTION WITH SAID TRACT "A", AND ACKNOWLEDGES THAT SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS MAINTENANCE OBLIGATIONS WITH CONNECTION WITH SAID WATER MANAGEMENT EASEMENTS, WATER MANAGEMENT ACCESS EASEMENTS, WATER MANAGEMENT MAINTENANCE EASEMENTS AND THE IMPRESS/EGRESS EASEMENTS AND SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS NO OTHER MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY A SALLY HAMADEH, ITS PRESIDENT, AND PETER L. FRIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 17th DAY OF August 2001. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT BY: Sally Hamadeh PRESIDENT BOARD OF SUPERVISORS ATTEST: Peter L. Frimentel, SECRETARY BOARD OF SUPERVISORS

Table with columns TRACT, ACREAGE, LAND USE. Rows include lots 1 through 97.

Table with columns TRACT, ACREAGE, LAND USE. Rows include lots 98 through 209.

Table with columns TRACT, ACREAGE, LAND USE. Rows include lots 1 through 56.

Table with columns TRACT, ACREAGE, LAND USE. Rows include lots 57 through 209.

TOTAL "A" TRACTS 6.266 AC.

TOTAL TRACTS "A-I" 17.5801 AC.

TOTAL TRACTS "L1-L2" 1.6442 AC.

GRAND TOTAL: 46.77 AC ACRES.

SURVEYOR'S NOTES:

- 1. 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 SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST. SAID WEST LINE HAVING A BEARING OF N00°35'41"E.
2. NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
3. 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.
4. COORDINATES SHOWN ARE GRID DATUM = NAD 83 1980 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION SCALE FACTOR = 1.0000077 GROUND DISTANCE * SCALE FACTOR = GRID DISTANCE (PLAT BEARING) = (GRID BEARING)
5. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED. AS FOLLOWS: (NRJ) = NON-RADIAL (RFJ) = RADIAL TO FRONT LOT LINE (RRJ) = RADIAL TO REAR LOT LINE
6. UNLESS OTHERWISE NOTED HEREIN, ALL EASEMENTS AND DEDICATIONS DESCRIBED IN ABACOA PLAT NO. 1, PLAT BOOK 78, PAGES 145-163, SHALL SURVIVE THIS REPLATING.
7. THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
8. SCALE FACTOR SHOWN ON SURVEYS NOTE NO. 5 WAS TAKEN FROM "ABACOA PLAT NO. 1", RECORDED IN PLAT BOOK 78, PAGES 145 - 163, PUBLIC RECORDS OF PALM BEACH COUNTY.

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH THE PLAT "CAMBRIDGE AT ABACOA", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 16th DAY OF August 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER WHO HAS MADE THE NECESSARY MEASUREMENTS AND CONTROL POINTS (PP-CPTS) WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.06(1)(1), FLORIDA STATUTES.

BY: Doug Kunita, P.E. TOWN ENGINEER

"CAMBRIDGE AT ABACOA" IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF August 2001. BY: Karen Golobok MAJOR

BY: Sally Boylan TOWN CLERK

DATE: 8/16/01 WILBUR F. DIVINE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4190 STATE OF FLORIDA

