

# ABACOA TOWN CENTER PLAT NO. 3

# 157

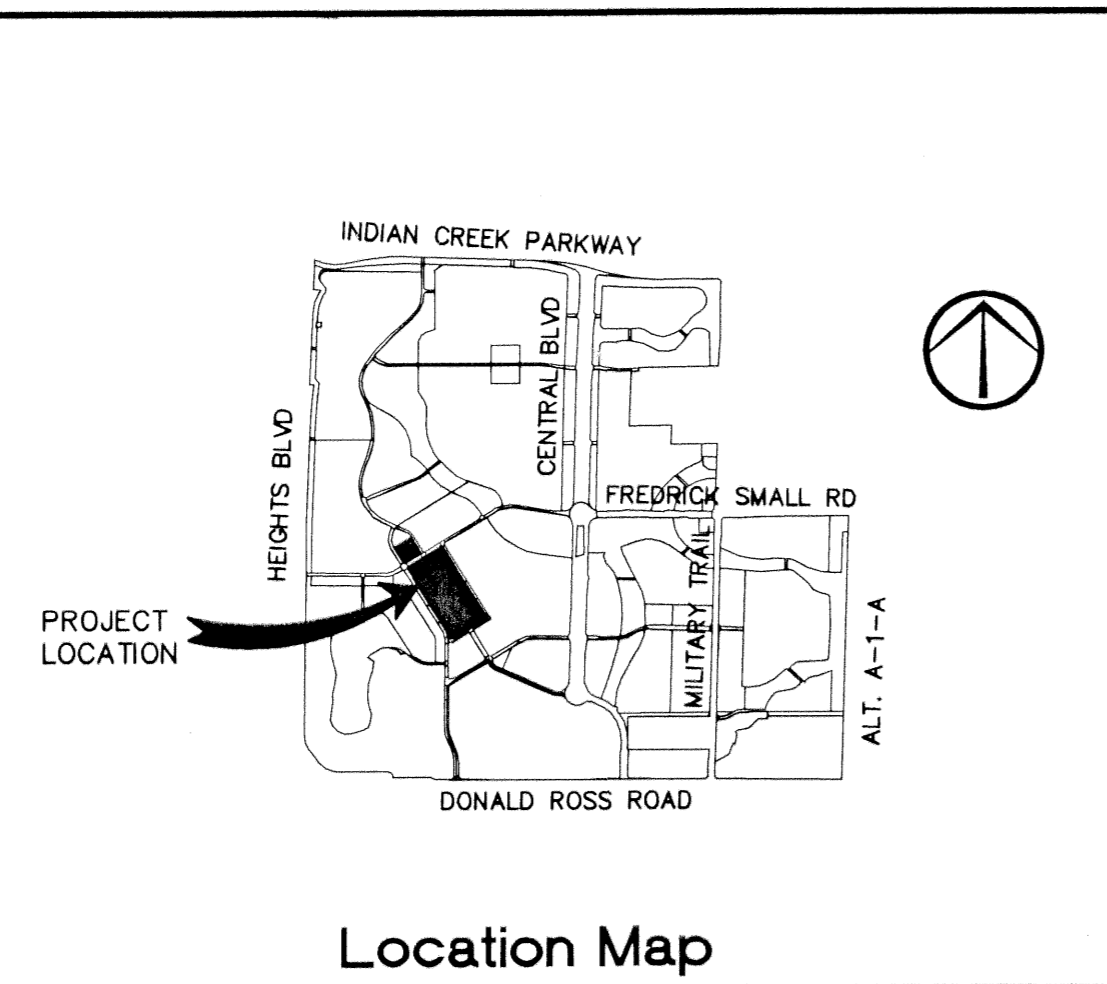
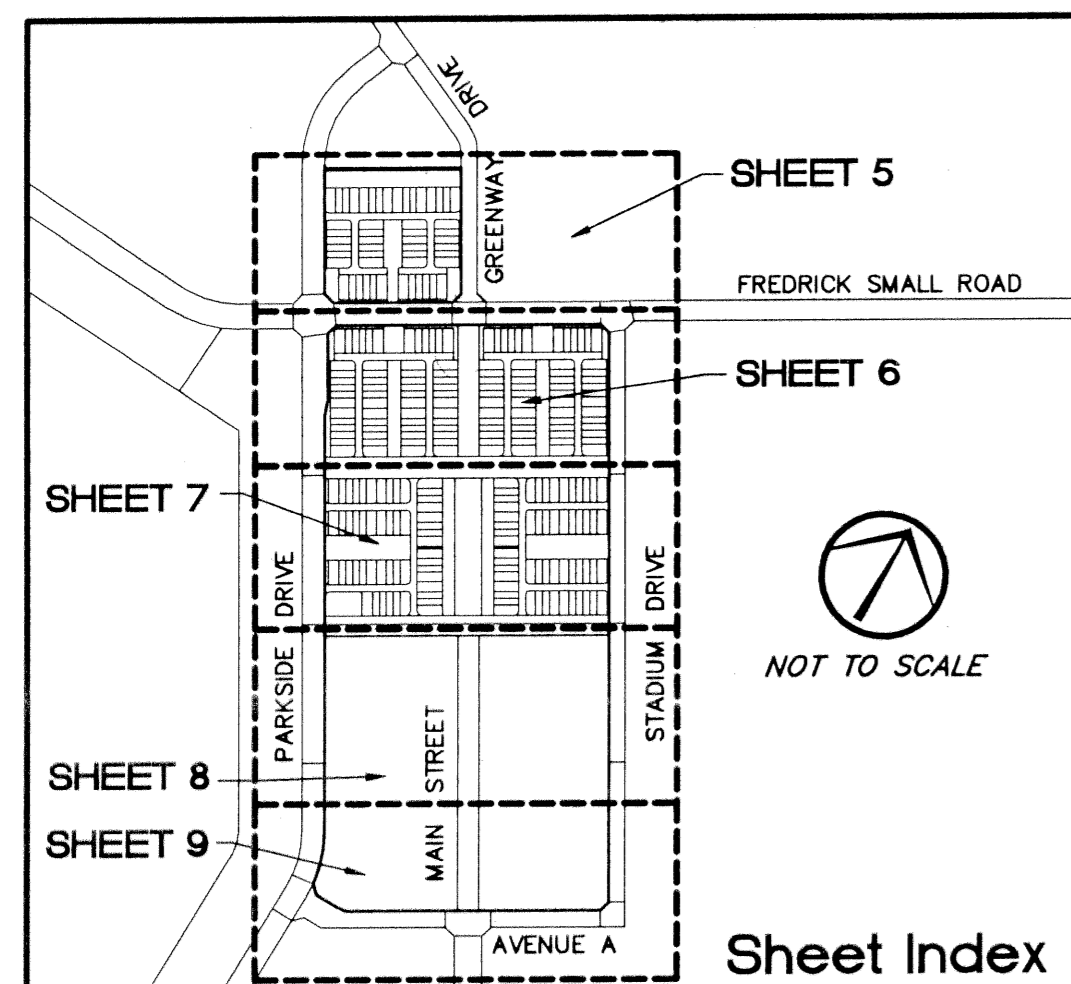
A Replat of all of Tracts TC1, TC2, TC3 and TC4 of Abacoa Plat No. 1, as recorded in Plat Book 78, Pages 145 through 163, inclusive, and Tract TC5R of Abacoa Plat No. 3, as recorded in Plat Book 88, Pages 154 through 159, inclusive, lying in the Town of Jupiter, Palm Beach County, Florida Section 23, Township 41 South, Range 42 East

This instrument prepared by James C. Jackson of Williams, Hatfield & Stoner, Inc. 1901 South Congress Avenue, Boynton Beach, Florida 33426  
Authorization No. LB-26

February, 2003

Sheet 1 of 9

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) SS  
This Plat was filed for record at 3:19 A. M.  
This 20 day of March 2003  
and duly recorded in Plat Book No. 97  
on page 157-165  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by *Joseph Mignone III* D.C.



Sheet Index

Location Map

### Dedication

KNOW ALL MEN BY THESE PRESENTS THAT TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, OWNER OF TRACTS TC1, TC2 AND TC5R, BEING A PORTION OF THE LANDS SHOWN HEREON AS "ABACOA TOWN CENTER PLAT NO. 3", AND ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, OWNER OF TRACTS TC3 AND TC4, BEING THE REMAINDER OF THE LANDS SHOWN HEREON AS "ABACOA TOWN CENTER PLAT NO. 3", BEING A PORTION OF THE NORTH ONE-HALF OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LYING IN THE TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS TC1 AND TC2 OF "ABACOA PLAT NO. 1", AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, AND ALL OF TRACT TC5R OF "ABACOA PLAT NO. 3", AS RECORDED IN PLAT BOOK 88, PAGES 154 THROUGH 159, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 20.01 ACRES, MORE OR LESS;

TOGETHER WITH:

ALL OF TRACTS TC3 AND TC4 OF THE AFOREMENTIONED "ABACOA PLAT NO. 1"

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 15.72 ACRES, MORE OR LESS

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

1. THE UTILITY EASEMENTS, SHOWN HEREON AS UE, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

2. THE SIDEWALK EASEMENTS ADJACENT TO PUBLIC ROADWAYS, SHOWN HEREON AS SE1, ARE DEDICATED TO THE TOWN OF JUPITER, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS FOR PUBLIC PEDESTRIAN INGRESS/EGRESS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

3. THE SIDEWALK EASEMENTS ADJACENT TO RESIDENTIAL LOTS, SHOWN HEREON AS SE2, ARE DEDICATED TO THE ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF SIDEWALKS FOR PUBLIC PEDESTRIAN INGRESS/EGRESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS.

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

5. TRACTS A, B, JJ, KK, MM, NN, AND QQ, AS SHOWN HEREON, ARE DEDICATED IN FEE SIMPLE TO THE TOWN OF JUPITER AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, AND DRAINAGE PURPOSES. THE RIGHT-OF-WAY IMPROVEMENTS INCLUDING DRAINAGE FACILITIES LYING WITHIN TRACTS A, B, JJ, KK, MM, NN, AND QQ SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. THE ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOD), PAVEMENT CROSSWALK SYSTEMS, AND IRRIGATION SYSTEMS WITHIN TRACTS A, B, JJ, KK, MM, NN, AND QQ PROVIDED THAT PLANS ARE SUBMITTED TO, APPROVED BY, 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.

6. TRACTS C, D, E, F AND G, AS SHOWN HEREON, ARE RESERVED FOR THE ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, PARKING, UTILITY, AND DRAINAGE PURPOSES. THE RIGHT-OF-WAY IMPROVEMENTS INCLUDING DRAINAGE FACILITIES LYING WITHIN TRACTS C, D, E, F AND G SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7. TRACTS H, J, K, L, M, N, P, Q, R, S, T, U, W, X, Y, Z, AA, CC, DD, EE, FF, GG, HH, LL, AND PP, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR NON-EXCLUSIVE OPEN SPACE PURPOSES, LANDSCAPING, PERPETUAL PUBLIC PEDESTRIAN ACCESS, DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

8. DRAINAGE EASEMENTS, SHOWN HEREON AS DE1, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

9. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES, ANY AND ALL DRAINAGE SYSTEMS, ROAD RIGHTS-OF-WAY, DRAINAGE EASEMENTS, AND OTHER TRACTS, UTILIZED OR ASSOCIATED WITH THE STORMWATER DRAINAGE SYSTEM WITHIN THE LIMITS OF THE PLAT. THE TOWN OF JUPITER MAY REQUIRE THE ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, TO REIMBURSE THE TOWN FOR ALL OR PART OF INCURRED MAINTENANCE COSTS FOR AREAS OUTSIDE THE RIGHT-OF-WAY TRACTS DEDICATED TO THE TOWN OF JUPITER.

10. THE SAFE SIGHT DISTANCE EASEMENTS, SHOWN HEREON AS SSDE, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONTROL OF LINE OF CLEAR SIGHT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN, ITS SUCCESSORS AND ASSIGNS. SAID EASEMENTS MUST PROVIDE UNOBSTRUCTED VISIBILITY AT A LEVEL BETWEEN 2.0 FEET AND 8.5 FEET ABOVE THE ADJACENT ROADWAY.

11. TRACTS TC3R AND TC4R ARE HEREBY RESERVED BY ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, FOR FUTURE DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, TOWN & COUNTRY BUILDERS, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.  
THIS 12<sup>th</sup> DAY OF February, 2003.

ATTEST: *Stephen B. Liller* BY: *Timothy R. Kelly*  
STEPHEN B. LILLER VICE PRESIDENT TIMOTHY R. KELLY PRESIDENT

TOWN & COUNTRY BUILDERS, INC.  
A FLORIDA CORPORATION

IN WITNESS WHEREOF, ARIES LAND EQUITY GP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHICH IS THE SOLE GENERAL PARTNER OF ARIES LAND HOLDINGS, LLLP A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, WHICH IS THE SOLE MEMBER OF ARIES LAND ACQUISITION, LLC, AN ALABAMA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ASSISTANT SECRETARY BY AND WITH THE AUTHORITY OF THE SOLE MEMBER,  
THIS 4<sup>th</sup> DAY OF March, 2003.

ATTEST: *Lawrence B. Juran* BY: *Patrick J. Disalvo*  
LAWRENCE B. JURAN ASSISTANT SECRETARY PATRICK J. DISALVO VICE PRESIDENT

ARIES LAND ACQUISITION, LLC  
AN ALABAMA LIMITED LIABILITY COMPANY

ATTEST: *Joseph Mignone III* BY: *Patrick J. Disalvo*  
JOSEPH MIGNONE III NOTARY PUBLIC PATRICK J. DISALVO VICE PRESIDENT

CC 996634  
00056497

SEAL TOWN & COUNTRY BUILDERS, INC.

SEAL ARIES LAND EQUITY GP, LLC

SEAL ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC.

DD 056497

SEAL ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

SEAL ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSEMBLY, INC.

SEAL NOTARY PUBLIC

WITNESS: *Stephen B. Liller* BY: *Timothy R. Kelly*  
PRINTED NAME: Stephen B. Liller TIMOTHY R. KELLY PRESIDENT

WITNESS: *Jalky Homenan* BY: *Timothy R. Kelly*  
PRINTED NAME: Jalky Homenan TIMOTHY R. KELLY PRESIDENT

WITNESS: *Joseph Mignone III* BY: *Patrick J. Disalvo*  
PRINTED NAME: Joseph Mignone III PATRICK J. DISALVO VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF February, 2003.  
MY COMMISSION EXPIRES: 9-11-05  
*Joseph Mignone III*  
NOTARY PUBLIC  
PRINTED NAME: Joseph Mignone III

### Acknowledgement

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO AND LAWRENCE B. JURAN WHO ARE PERSONALLY KNOWN TO ME, ~~OF ARIES LAND HOLDINGS, LLLP~~ AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF ARIES LAND EQUITY GP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 4<sup>th</sup> DAY OF March, 2003.  
MY COMMISSION EXPIRES: January 25, 2005  
*Catherine M. Scott*  
NOTARY PUBLIC  
Catherine M. Scott

### Acceptance of Dedications

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ANTIGUA AT TOWN CENTER HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON.  
THIS 12<sup>th</sup> DAY OF February, 2003.

WITNESS: *Stephen B. Liller* BY: *Timothy R. Kelly*  
PRINTED NAME: Stephen B. Liller TIMOTHY R. KELLY PRESIDENT

WITNESS: *Jalky Homenan* BY: *Timothy R. Kelly*  
PRINTED NAME: Jalky Homenan TIMOTHY R. KELLY PRESIDENT

WITNESS: *Joseph Mignone III* BY: *Patrick J. Disalvo*  
PRINTED NAME: Joseph Mignone III PATRICK J. DISALVO VICE PRESIDENT

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF February, 2003.  
MY COMMISSION EXPIRES: 9-11-05  
*Joseph Mignone III*  
NOTARY PUBLIC  
PRINTED NAME: Joseph Mignone III

### 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 AND ACKNOWLEDGES THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON.  
THIS 20<sup>th</sup> DAY OF February, 2003.

WITNESS: *Angela Sheppard* BY: *Nader Salour*  
PRINTED NAME: ANGELA SHEPPARD NADER SALOUR PRESIDENT  
WITNESS: *Donna M. Cosaro-Pengue*  
PRINTED NAME: Donna M. Cosaro-Pengue

### Acknowledgement

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 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 20<sup>th</sup> DAY OF February, 2003.  
MY COMMISSION EXPIRES: 3/21/07  
*Donna M. Cosaro-Pengue*  
NOTARY PUBLIC  
Donna M. Cosaro-Pengue  
PRINTED NAME

### Acceptance of Dedications

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS TO AND ACKNOWLEDGES THE DEDICATIONS AND RESERVATIONS AS STATED AND SHOWN HEREON.  
THIS 4<sup>th</sup> DAY OF March, 2003.

WITNESS: *Catherine M. Scott* BY: *Patrick J. Disalvo*  
PRINTED NAME: Catherine M. Scott PATRICK J. DISALVO PRESIDENT  
WITNESS: *Jackie Russinas*  
PRINTED NAME: Jackie Russinas

### Acknowledgement

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED PATRICK J. DISALVO, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 4<sup>th</sup> DAY OF March, 2003.  
MY COMMISSION EXPIRES: January 25, 2005  
*Catherine M. Scott*  
NOTARY PUBLIC  
Catherine M. Scott  
PRINTED NAME

CC 996634  
00056497

SEAL ABACOA TOWN CENTER MASTER PROPERTY OWNERS' ASSEMBLY, INC.

SEAL NOTARY PUBLIC