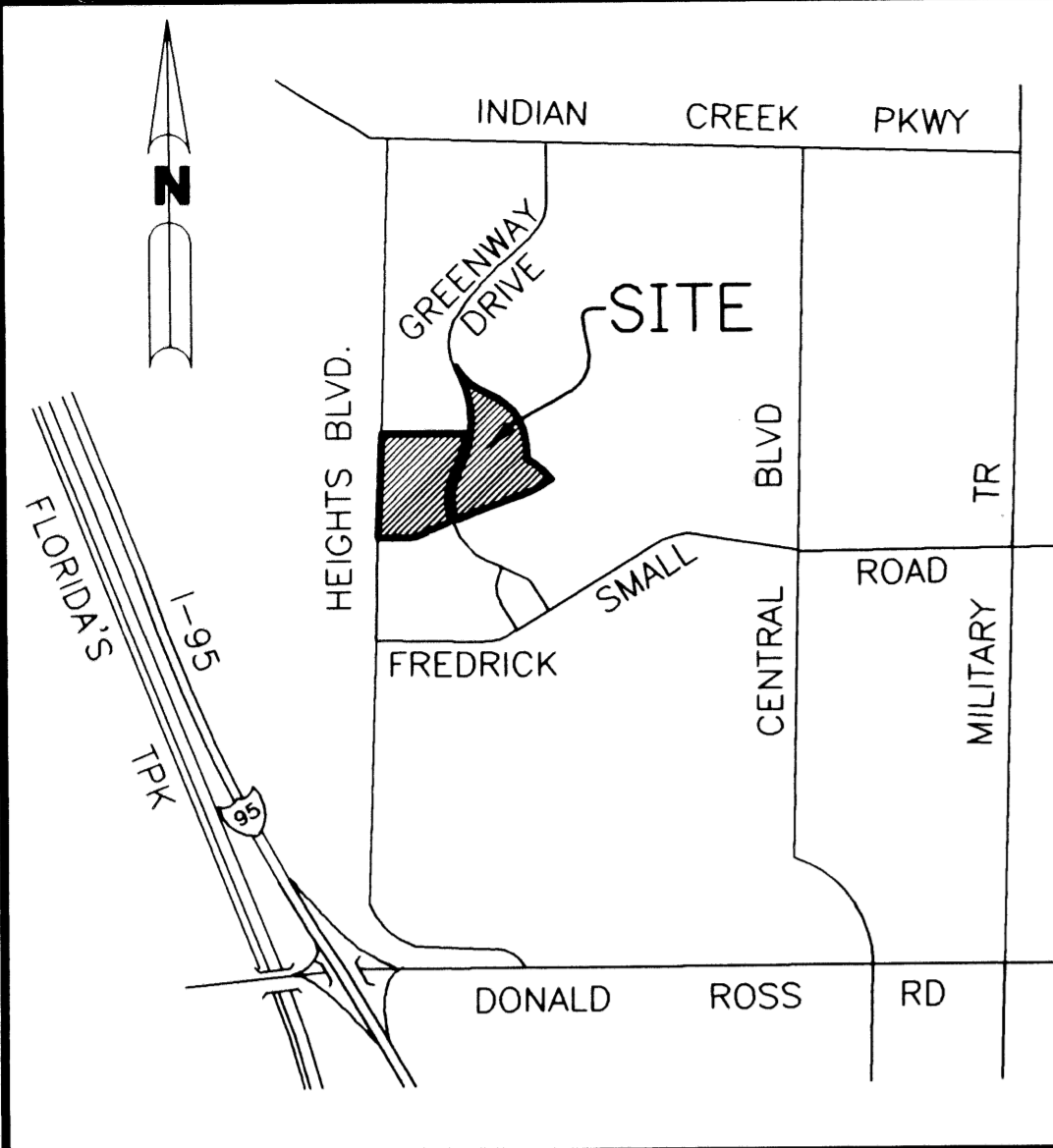


KEY MAP
N.T.S.

TUSCANY AT ABACOA - PLAT TWO

BEING A REPLAT OF TRACT "F" ACCORDING TO THE PLAT TUSCANY AT ABACOA AS RECORDED IN PLAT BOOK 96, PAGES 90 THROUGH 97, TOGETHER WITH TRACT RN1B2 ACCORDING TO THE PLAT OF ABACOA-PLAT NO. 4 REPLAT AS RECORDED IN PLAT BOOK 99, PAGES 14 THROUGH 21, AND A PORTION OF TRACT GW39 ACCORDING TO THE PLAT OF ABACOA-PLAT NO. 3 AS RECORDED IN PLAT BOOK 88, PAGES 154 THROUGH 159, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 10 JUNE, 2003



LOCATION MAP
N.T.S.

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 TO THE PROPERTY IS VESTED TO ABACOA HOMES, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES CORPORATION.
DATE: 6/27/03
BY: Candace Majewski, V.P.
CANDACE MAJEWSKI, VICE PRESIDENT

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 THE SOUTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF SOUTH 02°12'02"W. THE PLAT BEARING ARE RELATIVE TO THE SAME WEST LINE BEING NORTH 02°12'00"EAST.
- 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 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM =
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.0000077
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
S02°12'00"W (PLAT BEARING) 00°00'02" COUNTERCLOCKWISE BEARING ROTATION
S02°12'02"W (GRID BEARING) (GRID TO PLAT)
- 5. "NOTICE"
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.
- 6. SCALE FACTOR SHOWN ON SURVEYORS NOTE NO.4 WAS TAKEN FROM "ABACOA PLAT NO. 4" RECORDED IN PLAT BOOK 90, PAGES 82-89, PUBLIC RECORDS OF PALM BEACH COUNTY.
- 7. THE 10 FOOT UTILITY EASEMENT, THE 5 FOOT LIMITED ACCESS EASEMENT AND SIDEWALK EASEMENTS AS SHOWN ON ABACOA-PLAT NO. 4, PLAT BOOK 90, PAGES 82 - 89, ALONG THE SOUTH AND WEST LINES OF TRACT RN1B2, LYING WITHIN TRACTS "I" AND "J" WILL NOT SURVIVE THIS REPLAT.
- 8. THE 10 FOOT UTILITY EASEMENT, THE 5 FOOT LIMITED ACCESS EASEMENT AND SIDEWALK EASEMENTS AS SHOWN ON ABACOA-PLAT NO. 3, PLAT BOOK 88, PAGES 154 - 159, ALONG THE EAST LINE OF TRACT RN1B1, LYING WITHIN TRACT "G" WILL NOT SURVIVE THIS REPLAT.

THIS INSTRUMENT PREPARED BY
DAVID L. SMITH, P.S.M. LS-4951, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
ENGINEERS PLANNERS SURVEYORS
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB 6674

AREA TABULATION:

TRACT	ACREAGE	LAND USE	TRACT	ACREAGE	LAND USE	TRACT	ACREAGE	LAND USE
LOT 217	0.1882	REZ.	LOT 310	0.0789	REZ.	LOT 403	0.1501	REZ.
LOT 218	0.1882	REZ.	LOT 311	0.0789	REZ.	LOT 404	0.1641	REZ.
LOT 219	0.2031	REZ.	LOT 312	0.0789	REZ.	LOT 405	0.1833	REZ.
LOT 220	0.1871	REZ.	LOT 313	0.0789	REZ.	LOT 406	0.1560	REZ.
LOT 221	0.1891	REZ.	LOT 314	0.0789	REZ.	LOT 407	0.1241	REZ.
LOT 222	0.1900	REZ.	LOT 315	0.1079	REZ.	LOT 408	0.2217	REZ.
LOT 223	0.1900	REZ.	LOT 316	0.1087	REZ.	LOT 409	0.2224	REZ.
LOT 224	0.2191	REZ.	LOT 317	0.0789	REZ.	LOT 410	0.2311	REZ.
LOT 225	0.1833	REZ.	LOT 318	0.0789	REZ.	LOT 411	0.2433	REZ.
LOT 226	0.2062	REZ.	LOT 319	0.0789	REZ.	LOT 412	0.2425	REZ.
LOT 227	0.1556	REZ.	LOT 320	0.0789	REZ.	LOT 413	0.2013	REZ.
LOT 228	0.1753	REZ.	LOT 321	0.0789	REZ.	LOT 414	0.1895	REZ.
LOT 229	0.1779	REZ.	LOT 322	0.0789	REZ.	LOT 415	0.2332	REZ.
LOT 230	0.2236	REZ.	LOT 323	0.0789	REZ.	LOT 416	0.1791	REZ.
LOT 231	0.2124	REZ.	LOT 324	0.0789	REZ.	LOT 417	0.2157	REZ.
LOT 232	0.1424	REZ.	LOT 325	0.0789	REZ.	LOT 418	0.1918	REZ.
LOT 233	0.1642	REZ.	LOT 326	0.0789	REZ.	LOT 419	0.1888	REZ.
LOT 234	0.1656	REZ.	LOT 327	0.0789	REZ.	LOT 420	0.1922	REZ.
LOT 235	0.1654	REZ.	LOT 328	0.0789	REZ.	LOT 421	0.1956	REZ.
LOT 236	0.2936	REZ.	LOT 329	0.0789	REZ.	LOT 422	0.1858	REZ.
LOT 237	0.1788	REZ.	LOT 330	0.0789	REZ.	LOT 423	0.1872	REZ.
LOT 238	0.1911	REZ.	LOT 331	0.0789	REZ.	LOT 424	0.1845	REZ.
LOT 239	0.1493	REZ.	LOT 332	0.0789	REZ.	LOT 425	0.2370	REZ.
LOT 240	0.1493	REZ.	LOT 333	0.0789	REZ.	LOT 426	0.2283	REZ.
LOT 241	0.1533	REZ.	LOT 334	0.1359	REZ.	LOT 427	0.1868	REZ.
LOT 242	0.1260	REZ.	LOT 335	0.0806	REZ.	LOT 428	0.1861	REZ.
LOT 243	0.1625	REZ.	LOT 336	0.0806	REZ.	LOT 429	0.2185	REZ.
LOT 244	0.1541	REZ.	LOT 337	0.0806	REZ.	LOT 430	0.2319	REZ.
LOT 245	0.2936	REZ.	LOT 338	0.0806	REZ.	LOT 431	0.2215	REZ.
LOT 246	0.1713	REZ.	LOT 339	0.0806	REZ.	LOT 432	0.2063	REZ.
LOT 247	0.1651	REZ.	LOT 340	0.0806	REZ.	LOT 433	0.1946	REZ.
LOT 248	0.2251	REZ.	LOT 341	0.0806	REZ.	LOT 434	0.2092	REZ.
LOT 249	0.2117	REZ.	LOT 342	0.0806	REZ.	LOT 435	0.2127	REZ.
LOT 250	0.1564	REZ.	LOT 343	0.1220	REZ.	LOT 436	0.2153	REZ.
LOT 251	0.1628	REZ.	LOT 344	0.1146	REZ.	LOT 437	0.2088	REZ.
LOT 252	0.1651	REZ.	LOT 345	0.0749	REZ.	LOT 438	0.2143	REZ.
LOT 253	0.1854	REZ.	LOT 346	0.0750	REZ.	LOT 439	0.2108	REZ.
LOT 254	0.1475	REZ.	LOT 347	0.0756	REZ.	LOT 440	0.2285	REZ.
LOT 255	0.1278	REZ.	LOT 348	0.0762	REZ.	LOT 441	0.2155	REZ.
LOT 256	0.2112	REZ.	LOT 349	0.0768	REZ.	LOT 442	0.2284	REZ.
LOT 257	0.2377	REZ.	LOT 350	0.0774	REZ.	LOT 443	0.2102	REZ.
LOT 258	0.1932	REZ.	LOT 351	0.0781	REZ.	LOT 444	0.2208	REZ.
LOT 259	0.1932	REZ.	LOT 352	0.0782	REZ.	LOT 445	0.2036	REZ.
LOT 260	0.1932	REZ.	LOT 353	0.0793	REZ.	LOT 446	0.2647	REZ.
LOT 261	0.2567	REZ.	LOT 354	0.0799	REZ.			
LOT 262	0.2530	REZ.	LOT 355	0.0805	REZ.			
LOT 263	0.2734	REZ.	LOT 356	0.0809	REZ.			
LOT 264	0.2547	REZ.	LOT 357	0.0809	REZ.			
LOT 265	0.2751	REZ.	LOT 358	0.0809	REZ.			
LOT 266	0.2510	REZ.	LOT 359	0.0809	REZ.			
LOT 267	0.1938	REZ.	LOT 360	0.0809	REZ.			
LOT 268	0.2098	REZ.	LOT 361	0.1945	REZ.			
LOT 269	0.1938	REZ.	LOT 362	0.1340	REZ.			
LOT 270	0.2698	REZ.	LOT 363	0.0821	REZ.			
LOT 271	0.2645	REZ.	LOT 364	0.0827	REZ.			
LOT 272	0.2812	REZ.	LOT 365	0.0834	REZ.			
LOT 273	0.2775	REZ.	LOT 366	0.0840	REZ.			
LOT 274	0.2543	REZ.	LOT 367	0.0846	REZ.			
LOT 275	0.2054	REZ.	LOT 368	0.0852	REZ.			
LOT 276	0.1870	REZ.	LOT 369	0.0858	REZ.			
LOT 277	0.1865	REZ.	LOT 370	0.0860	REZ.			
LOT 278	0.2015	REZ.	LOT 371	0.0860	REZ.			
LOT 279	0.1856	REZ.	LOT 372	0.0860	REZ.			
LOT 280	0.1852	REZ.	LOT 373	0.0860	REZ.			
LOT 281	0.2001	REZ.	LOT 374	0.0860	REZ.			
LOT 282	0.1687	REZ.	LOT 375	0.1146	REZ.			
LOT 283	0.1679	REZ.	LOT 376	0.2027	REZ.			
LOT 284	0.1374	REZ.	LOT 377	0.1536	REZ.			
LOT 285	0.1679	REZ.	LOT 378	0.1536	REZ.			
LOT 286	0.1679	REZ.	LOT 379	0.1536	REZ.			
LOT 287	0.2059	REZ.	LOT 380	0.1536	REZ.			
LOT 288	0.2038	REZ.	LOT 381	0.1536	REZ.			
LOT 289	0.1557	REZ.	LOT 382	0.1536	REZ.			
LOT 290	0.1557	REZ.	LOT 383	0.1536	REZ.			
LOT 291	0.1557	REZ.	LOT 384	0.2143	REZ.			
LOT 292	0.1557	REZ.	LOT 385	0.2274	REZ.			
LOT 293	0.1812	REZ.	LOT 386	0.1805	REZ.			
LOT 294	0.1152	REZ.	LOT 387	0.1803	REZ.			
LOT 295	0.0786	REZ.	LOT 388	0.1749	REZ.			
LOT 296	0.0786	REZ.	LOT 389	0.1944	REZ.			
LOT 297	0.0786	REZ.	LOT 390	0.2670	REZ.			
LOT 298	0.0786	REZ.	LOT 391	0.2273	REZ.			
LOT 299	0.0786	REZ.	LOT 392	0.1822	REZ.			
LOT 300	0.0786	REZ.	LOT 393	0.1556	REZ.			
LOT 301	0.0786	REZ.	LOT 394	0.1555	REZ.			
LOT 302	0.0786	REZ.	LOT 395	0.1553	REZ.			
LOT 303	0.1085	REZ.	LOT 396	0.1552	REZ.			
LOT 304	0.1085	REZ.	LOT 397	0.1550	REZ.			
LOT 305	0.0789	REZ.	LOT 398	0.1542	REZ.			
LOT 306	0.0789	REZ.	LOT 399	0.2063	REZ.			
LOT 307	0.0789	REZ.	LOT 400	0.1499	REZ.			
LOT 308	0.0789	REZ.	LOT 401	0.1501	REZ.			
LOT 309	0.0789	REZ.	LOT 402	0.1501	REZ.			

NORTHERN UNIT DEVELOPMENT NO. 09B

TOTAL LOTS	35.6995 AC.
TRACT A	1.7231 EXZ.
TRACT B	2.1150 EXZ.
TRACT C	0.3685 EXZ.
TRACT D	1.2175 EXZ.
TRACT E	0.2884 EXZ.
TRACT F	5.6500 EXZ.
TRACT G	0.1311 EXZ.
TRACT H	0.0095 EXZ.
TRACT I	0.1281 EXZ.
TRACT J	0.1866 EXZ.
TRACT K	0.0066 EXZ.
TOTAL TRACTS A-K	11.8224 AC.
OS 9	1.8863 EXZ.
OS 10	0.3948 EXZ.
OS 11	0.0554 EXZ.
OS 12	0.1617 EXZ.
OS 13	0.0511 EXZ.
OS 14	0.1494 EXZ.
OS 15	0.2706 EXZ.
OS 16	0.2118 EXZ.
OS 17	0.1591 EXZ.
OS 18	0.4271 EXZ.
OS 19	0.1845 EXZ.
OS 20	0.0449 EXZ.
OS 21	0.5213 EXZ.
OS 22	1.1644 EXZ.
OS 23	0.1647 EXZ.
OS 24	0.0599 EXZ.
TOTAL OS9-OS24	5.9070 AC.
WMT 3	0.5011 EXZ.
WMT 4	0.9098 EXZ.
WMT 5	0.9594 EXZ.
GW37A	0.6380 EXZ.
TOTAL WATER MANAGEMENT AND GREENWAY TRACTS	3.0083 AC.
GRAND TOTAL	56.4372 AC.

EXZ. = EXEMPT ACREAGE
REZ. = RESIDENTIAL

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 THAT PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 7/2/03
DAVID L. SMITH, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS-4951, STATE OF FLORIDA
LAWSON, NOBLE AND WEBB, INC.
420 COLUMBIA DRIVE, SUITE 110
WEST PALM BEACH, FLORIDA 33409
LB 6674

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE PLAT, "TUSCANY AT ABACOA - PLAT TWO", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS 1 DAY OF AUGUST, 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.
BY: Doug Koennicke, P.E.
DOUG KOENNICKE, P.E.
TOWN ENGINEER

"TUSCANY AT ABACOA - PLAT TWO" IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF AUGUST, 2003.

BY: Karen J. Goldnicka, Mayor
KAREN J. GOLDNICKA, MAYOR
BY: Sally W. Boylan, Town Clerk
SALLY W. BOYLAN, TOWN CLERK

