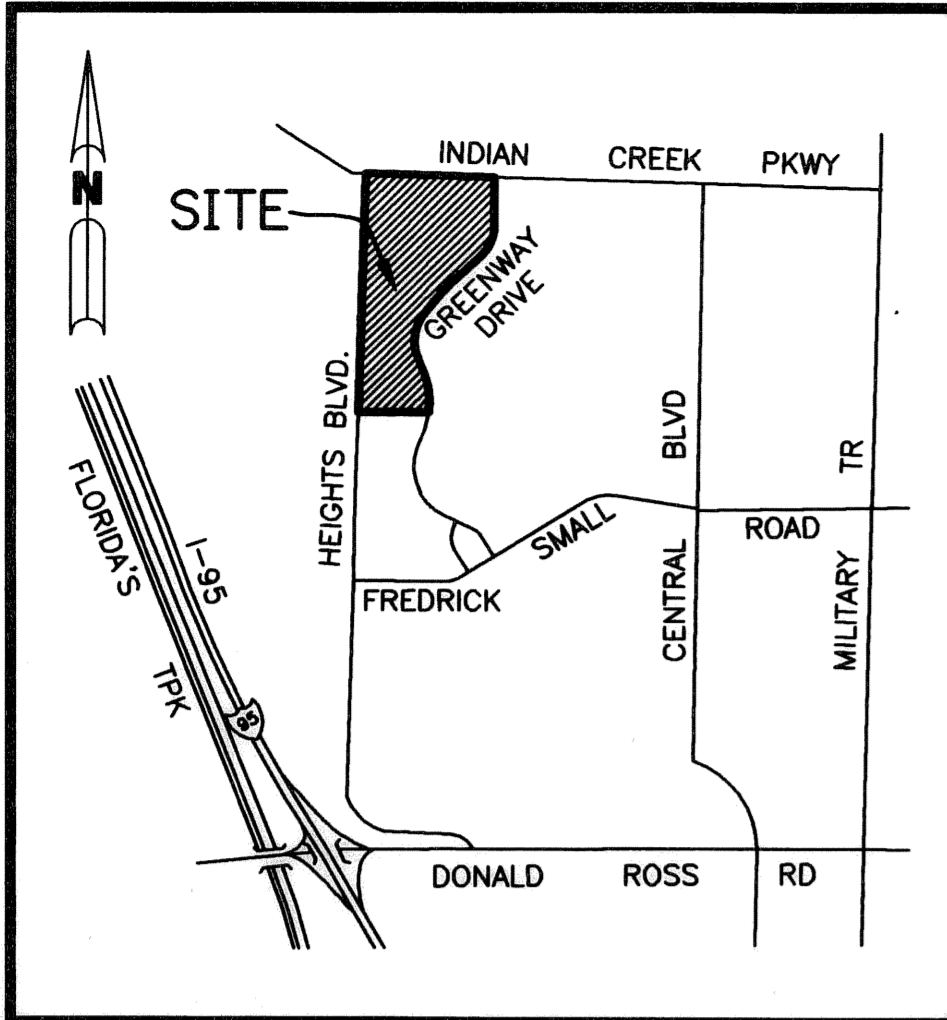


MARTINIQUE AT ABACOA - PLAT ONE

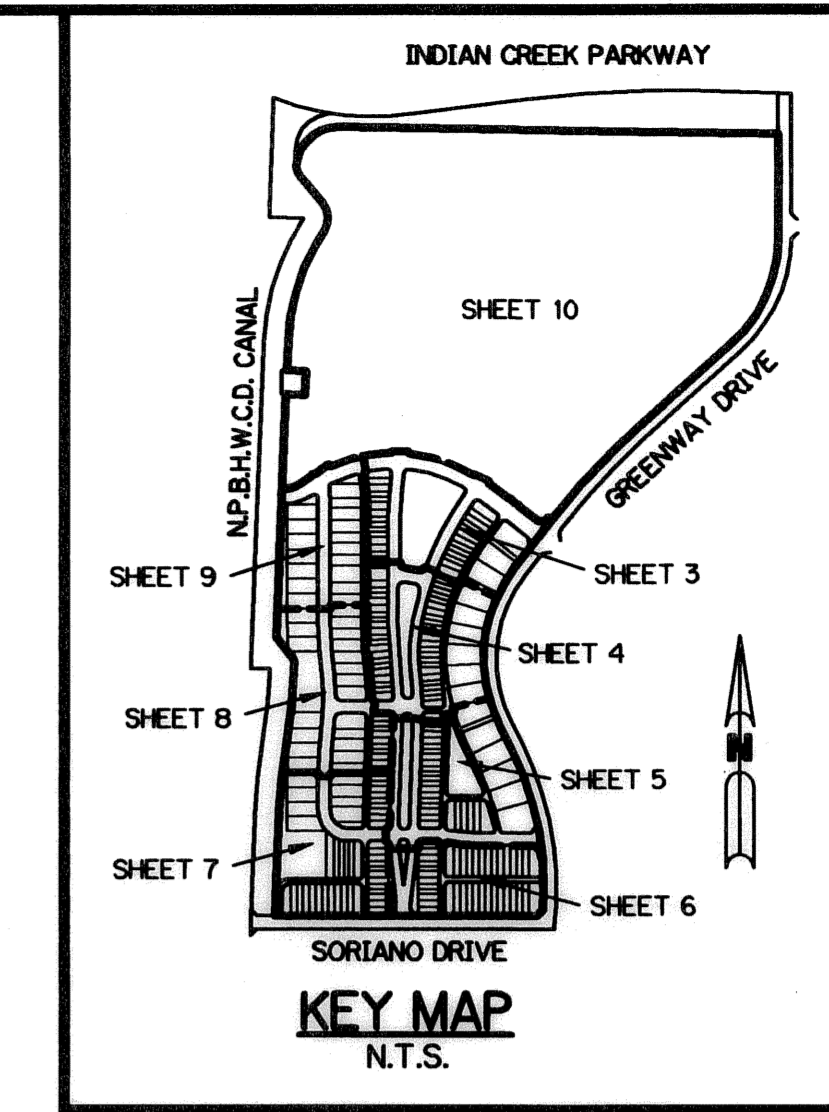
AS RECORDED IN PLAT BOOK 99, PAGES 14 THROUGH 21, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 2 OF 10 JULY, 2004

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



LOCATION MAP
N.T.S.



48

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 IN 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: 7/19/04

BY: William E. Shannon, Pres.
WILLIAM E. SHANNON, PRESIDENT

SURVEYOR'S NOTES:

- 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" WEST. THE PLAT BEARING IS RELATIVE TO THE SAME WEST LINE BEING SOUTH 02°12'00" WEST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS OVERLAP.
- COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
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)
- "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.
- SCALE FACTOR SHOWN ON SURVEYORS NOTE NO. 4 WAS TAKEN FROM "ABACOA PLAT NO. 4 REPLAT", RECORDED IN PLAT BOOK 99, PAGES 14-21, PUBLIC RECORDS OF PALM BEACH COUNTY
- THE 10 FOOT UTILITY EASEMENT, THE 5 FOOT LIMITED ACCESS EASEMENT AND SIDEWALK EASEMENTS AS SHOWN ON SAID ABACOA-PLAT NO. 4 REPLAT WILL NOT SURVIVE THIS REPLAT.

AREA TABULATION:

NORTHERN UNIT DEVELOPMENT NO. 098

TRACT	ACREAGE	LAND USE	TRACT	ACREAGE	LAND USE	TRACT	ACREAGE	LAND USE	TRACT	ACREAGE	LAND USE		
LOT 1	0.1493 AC.	REZ	LOT 86	0.0429 AC.	REZ	LOT 183	0.1081 AC.	REZ	OS 1	1.8732	EXZ.		
LOT 2	0.0818 AC.	REZ	LOT 87	0.0432 AC.	REZ	LOT 184	0.0776 AC.	REZ	OS 2	0.6285	EXZ.		
LOT 3	0.0818 AC.	REZ	LOT 88	0.0437 AC.	REZ	LOT 185	0.0776 AC.	REZ	OS 3	0.4806	EXZ.		
LOT 4	0.0818 AC.	REZ	LOT 89	0.0441 AC.	REZ	LOT 186	0.0776 AC.	REZ	OS 4	0.0977	EXZ.		
LOT 5	0.0818 AC.	REZ	LOT 90	0.0580 AC.	REZ	LOT 187	0.0776 AC.	REZ	OS 5	0.1104	EXZ.		
LOT 6	0.0818 AC.	REZ	LOT 91	0.0588 AC.	REZ	LOT 188	0.0776 AC.	REZ	OS 6	0.1244	EXZ.		
LOT 7	0.0818 AC.	REZ	LOT 92	0.0471 AC.	REZ	LOT 189	0.0776 AC.	REZ	OS 7	0.6239	EXZ.		
LOT 8	0.0818 AC.	REZ	LOT 93	0.0482 AC.	REZ	LOT 190	0.0776 AC.	REZ	OS 8	0.3560	EXZ.		
LOT 9	0.0818 AC.	REZ	LOT 94	0.0494 AC.	REZ	LOT 191	0.0776 AC.	REZ	OS 9	0.1478	EXZ.		
LOT 10	0.0818 AC.	REZ	LOT 95	0.0506 AC.	REZ	LOT 192	0.0776 AC.	REZ	OS 10	0.0548	EXZ.		
LOT 11	0.0818 AC.	REZ	LOT 96	0.0658 AC.	REZ	LOT 193	0.0776 AC.	REZ	OS 11	0.2065	EXZ.		
LOT 12	0.0818 AC.	REZ	LOT 97	0.0673 AC.	REZ	LOT 194	0.1048 AC.	REZ	OS 12	0.1033	EXZ.		
LOT 13	0.0818 AC.	REZ	LOT 98	0.0547 AC.	REZ	LOT 195	0.1223 AC.	REZ	OS 13	0.0950	EXZ.		
LOT 14	0.1164 AC.	REZ	LOT 99	0.0557 AC.	REZ	LOT 196	0.0745 AC.	REZ	OS 14	0.0689	EXZ.		
LOT 15	0.0714 AC.	REZ	LOT 100	0.0706 AC.	REZ	LOT 197	0.0746 AC.	REZ	OS 15	0.0689	EXZ.		
LOT 16	0.0539 AC.	REZ	LOT 101	0.0839 AC.	REZ	LOT 198	0.0761 AC.	REZ	OS 16	0.0689	EXZ.		
LOT 17	0.0534 AC.	REZ	LOT 102	0.1058 AC.	REZ	LOT 199	0.0793 AC.	REZ	OS 17	0.0642	EXZ.		
LOT 18	0.0429 AC.	REZ	LOT 115	0.0937 AC.	REZ	LOT 200	0.1287 AC.	REZ	TOTAL OS1-OS17 4.9730 AC.				
LOT 19	0.0429 AC.	REZ	LOT 116	0.0725 AC.	REZ	LOT 201	0.1948 AC.	REZ	WMT 1	0.9582	EXZ.		
LOT 20	0.0534 AC.	REZ	LOT 117	0.0605 AC.	REZ	LOT 202	0.1270 AC.	REZ	WMT 2	0.5554	EXZ.		
LOT 21	0.0534 AC.	REZ	LOT 118	0.0451 AC.	REZ	LOT 203	0.1603 AC.	REZ	WMT 3	0.3881	EXZ.		
LOT 22	0.0429 AC.	REZ	LOT 119	0.0438 AC.	REZ	LOT 204	0.1621 AC.	REZ	TOTAL WATER MANAGEMENT 1.9016 AC.				
LOT 23	0.0429 AC.	REZ	LOT 120	0.0841 AC.	REZ	LOT 205	0.1308 AC.	REZ	NET TOTAL 100.0472 AC.				
LOT 24	0.0534 AC.	REZ	LOT 121	0.0837 AC.	REZ	LOT 206	0.1833 AC.	REZ	GROSS TOT. 101.52 AC.				
LOT 25	0.0539 AC.	REZ	LOT 122	0.0429 AC.	REZ	LOT 207	0.1618 AC.	REZ	EXZ. = EXEMPT ACREAGE				
LOT 26	0.0652 AC.	REZ	LOT 123	0.0429 AC.	REZ	LOT 208	0.1274 AC.	REZ	REZ. = RESIDENTIAL				
LOT 27	0.1203 AC.	REZ	LOT 124	0.0429 AC.	REZ	LOT 209	0.2056 AC.	REZ					
LOT 28	0.0818 AC.	REZ	LOT 125	0.0429 AC.	REZ	LOT 210	0.1750 AC.	REZ					
LOT 29	0.0801 AC.	REZ	LOT 126	0.0806 AC.	REZ	LOT 211	0.1508 AC.	REZ					
LOT 30	0.0789 AC.	REZ	LOT 127	0.0637 AC.	REZ	LOT 212	0.1354 AC.	REZ					
LOT 31	0.0784 AC.	REZ	LOT 128	0.0429 AC.	REZ	LOT 213	0.1505 AC.	REZ					
LOT 32	0.0783 AC.	REZ	LOT 129	0.0429 AC.	REZ	LOT 214	0.1501 AC.	REZ					
LOT 33	0.0783 AC.	REZ	LOT 130	0.0544 AC.	REZ	LOT 215	0.1343 AC.	REZ					
LOT 34	0.0783 AC.	REZ	LOT 131	0.0637 AC.	REZ	LOT 216	0.1498 AC.	REZ					
LOT 35	0.0783 AC.	REZ	LOT 132	0.0429 AC.	REZ	LOT 217	0.1498 AC.	REZ					
LOT 36	0.0783 AC.	REZ	LOT 133	0.0429 AC.	REZ	LOT 218	0.1343 AC.	REZ					
LOT 37	0.0783 AC.	REZ	LOT 134	0.0837 AC.	REZ	LOT 219	0.1498 AC.	REZ					
LOT 38	0.0783 AC.	REZ	LOT 135	0.0637 AC.	REZ	LOT 220	0.1349 AC.	REZ					
LOT 39	0.0783 AC.	REZ	LOT 136	0.0429 AC.	REZ	LOT 221	0.1498 AC.	REZ					
LOT 40	0.1382 AC.	REZ	LOT 137	0.0429 AC.	REZ	LOT 222	0.1253 AC.	REZ					
LOT 41	0.1490 AC.	REZ	LOT 138	0.0538 AC.	REZ	LOT 223	0.1498 AC.	REZ					
LOT 42	0.0811 AC.	REZ	LOT 139	0.0557 AC.	REZ	LOT 224	0.1498 AC.	REZ					
LOT 43	0.0807 AC.	REZ	LOT 140	0.0429 AC.	REZ	LOT 225	0.1480 AC.	REZ					
LOT 44	0.0795 AC.	REZ	LOT 141	0.0429 AC.	REZ	LOT 226	0.1724 AC.	REZ					
LOT 45	0.0778 AC.	REZ	LOT 142	0.0593 AC.	REZ	LOT 227	0.3867 AC.	REZ					
LOT 46	0.1105 AC.	REZ	LOT 143	0.0593 AC.	REZ	LOT 228	0.3165 AC.	REZ					
LOT 47	0.0666 AC.	REZ	LOT 144	0.0429 AC.	REZ	LOT 229	0.3165 AC.	REZ					
LOT 48	0.0540 AC.	REZ	LOT 145	0.0429 AC.	REZ	LOT 230	0.3065 AC.	REZ					
LOT 49	0.0535 AC.	REZ	LOT 146	0.0593 AC.	REZ	LOT 231	0.3162 AC.	REZ					
LOT 50	0.0430 AC.	REZ	LOT 147	0.0608 AC.	REZ	LOT 232	0.2802 AC.	REZ					
LOT 51	0.0430 AC.	REZ	LOT 148	0.0429 AC.	REZ	LOT 233	0.2782 AC.	REZ					
LOT 52	0.0535 AC.	REZ	LOT 149	0.0429 AC.	REZ	LOT 234	0.2796 AC.	REZ					
LOT 53	0.0535 AC.	REZ	LOT 150	0.0728 AC.	REZ	LOT 235	0.2826 AC.	REZ					
LOT 54	0.0430 AC.	REZ	LOT 151	0.0687 AC.	REZ	LOT 236	0.2821 AC.	REZ					
LOT 55	0.0430 AC.	REZ	LOT 152	0.0430 AC.	REZ	LOT 237	0.2801 AC.	REZ					
LOT 56	0.0430 AC.	REZ	LOT 153	0.0430 AC.	REZ	LOT 238	0.2801 AC.	REZ					
LOT 57	0.0430 AC.	REZ	LOT 154	0.0535 AC.	REZ	LOT 239	0.3165 AC.	REZ					
LOT 58	0.0535 AC.	REZ	LOT 155	0.0535 AC.	REZ	LOT 240	0.2757 AC.	REZ					
LOT 59	0.0535 AC.	REZ	LOT 156	0.0430 AC.	REZ	LOT 241	0.3098 AC.	REZ					
LOT 60	0.0430 AC.	REZ	LOT 157	0.0430 AC.	REZ	LOT 242	0.1797 AC.	REZ					
LOT 61	0.0430 AC.	REZ	LOT 158	0.0535 AC.	REZ	LOT 243	0.1946 AC.	REZ					
LOT 62	0.0535 AC.	REZ	LOT 159	0.0535 AC.	REZ	LOT 244	0.1797 AC.	REZ					
LOT 63	0.0535 AC.	REZ	LOT 160	0.0430 AC.	REZ	LOT 245	0.1797 AC.	REZ					
LOT 64	0.0430 AC.	REZ	LOT 161	0.0430 AC.	REZ	LOT 246	0.1797 AC.	REZ					
LOT 65	0.0430 AC.	REZ	LOT 162	0.0430 AC.	REZ	LOT 247	0.1946 AC.	REZ					
LOT 66	0.0706 AC.	REZ	LOT 163	0.0430 AC.	REZ	LOT 248	0.1797 AC.	REZ					
LOT 67	0.0663 AC.	REZ	LOT 164	0.0535 AC.	REZ	LOT 249	0.1797 AC.	REZ					
LOT 68	0.0423 AC.	REZ	LOT 165	0.0535 AC.	REZ	LOT 250	0.1799 AC.	REZ					
LOT 69	0.0423 AC.	REZ	LOT 166	0.0430 AC.	REZ	LOT 251	0.1959 AC.	REZ					
LOT 70	0.0425 AC.	REZ	LOT 167	0.0430 AC.	REZ	LOT 252	0.1803 AC.	REZ					
LOT 71	0.0428 AC.	REZ	LOT 168	0.0535 AC.	REZ	LOT 253	0.1799 AC.	REZ					
LOT 72	0.0535 AC.	REZ	LOT 169	0.0540 AC.	REZ	LOT 254	0.1797 AC.	REZ					
LOT 73	0.0562 AC.	REZ	LOT 170	0.0689 AC.	REZ	LOT 255	0.1946 AC.	REZ					
LOT 74	0.0429 AC.	REZ	LOT 171	0.0654 AC.	REZ	LOT 256	0.1797 AC.	REZ					
LOT 75	0.0429 AC.	REZ	LOT 172	0.0539 AC.	REZ	LOT 257	0.1801 AC.	REZ					
LOT 76	0.0429 AC.	REZ	LOT 173	0.0534 AC.	REZ	LOT 258	0.1899 AC.	REZ					
LOT 77	0.0429 AC.	REZ	LOT 174	0.0429 AC.	REZ	LOT 259	0.1899 AC.	REZ					
LOT 78	0.0562 AC.	REZ	LOT 175	0.0429 AC.	REZ	LOT 260	0.1899 AC.	REZ					
LOT 79	0.0564 AC.	REZ	LOT 176	0.0534 AC.	REZ	LOT 261	0.1899 AC.	REZ					
LOT 80	0.0429 AC.	REZ	LOT 177	0.0534 AC.	REZ	LOT 262	0.1899 AC.	REZ					
LOT 81	0.0429 AC.	REZ	LOT 178	0.0429 AC.	REZ	LOT 263	0.1899 AC.	REZ					
LOT 82	0.0429 AC.	REZ	LOT 179	0.0429 AC.	REZ	LOT 264	0.1899 AC.	REZ					
LOT 83	0.0429 AC.	REZ	LOT 180	0.0534 AC.	REZ	LOT 265	0.1899 AC.	REZ					
LOT 84	0.0566 AC.	REZ	LOT 181	0.0539 AC.	REZ	LOT 266	0.1899 AC.	REZ					
LOT 85	0.0549 AC.	REZ	LOT 182	0.0714 AC.	REZ	LOT 267	0.1899 AC.	REZ					
										TOT. LOTS 23,3802 AC.			
										FUTURE DEVELOPMENT			
										TRACT D 58.4997 AC. REZ.			
										TRACT A 6.1612 AC. EXZ.			
										TRACT B 3.1989 AC. EXZ.			
										TRACT C 1.9326 AC. EXZ.			
										TOT. TRACTS A-C 11.2927 AC.			

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: 8/4/2004

David L. Smith
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, "MARTINIQUE AT ABACOA - PLAT ONE" 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 21 DAY OF August, 2004, 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 Koehncke
DOUG KOEHNCKE, P.E.
TOWN ENGINEER

"MARTINIQUE AT ABACOA - PLAT ONE" IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF August, 2004.

BY: Karen J. Golonka
KAREN J. GOLOMKA, MAYOR

BY: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

DAVID L. SMITH, P.S.M.
LICENSE NO. LS-4951
STATE OF FLORIDA

TOWN OF
JUPITER

TOWN OF
JUPITER
ENGINEER