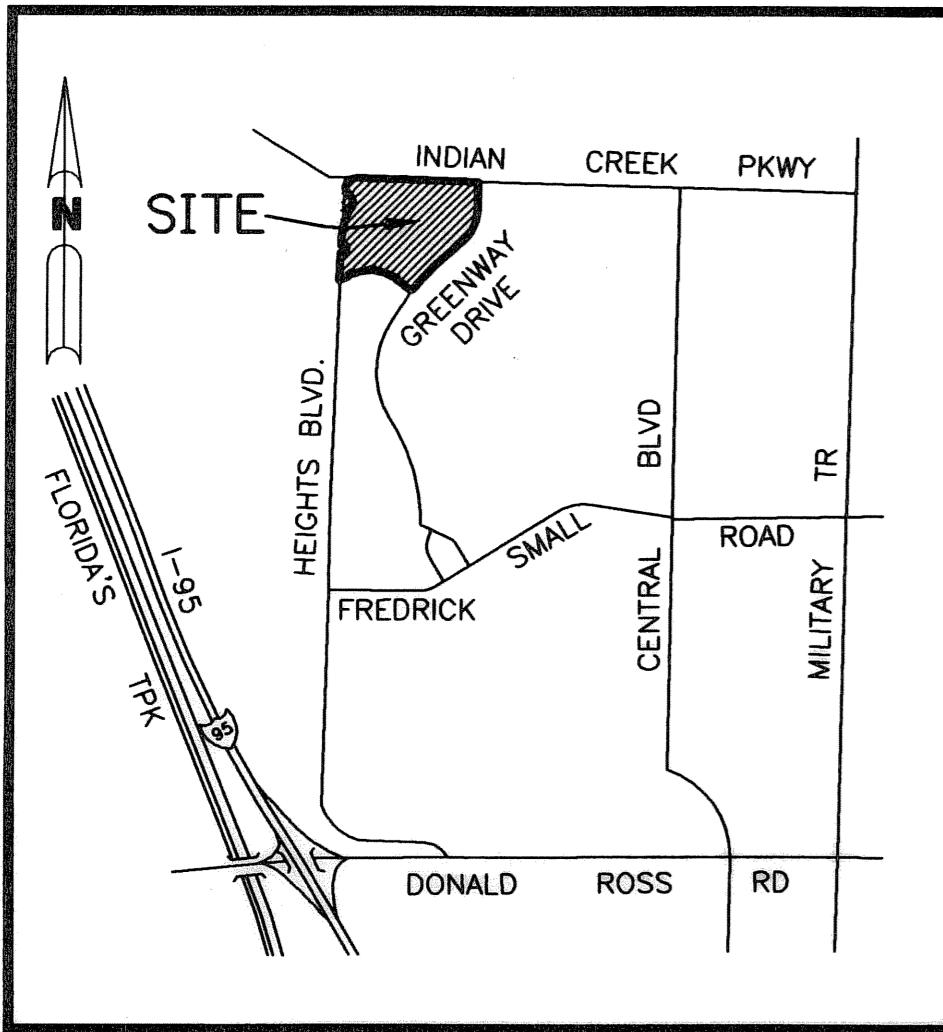


MARTINIQUE AT ABACOA - PLAT TWO

BEING A REPLAT OF TRACT D ACCORDING TO MARTINIQUE AT ABACOA - PLAT ONE AS RECORDED IN PLAT BOOK 103, PAGES 47 THROUGH 56, 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

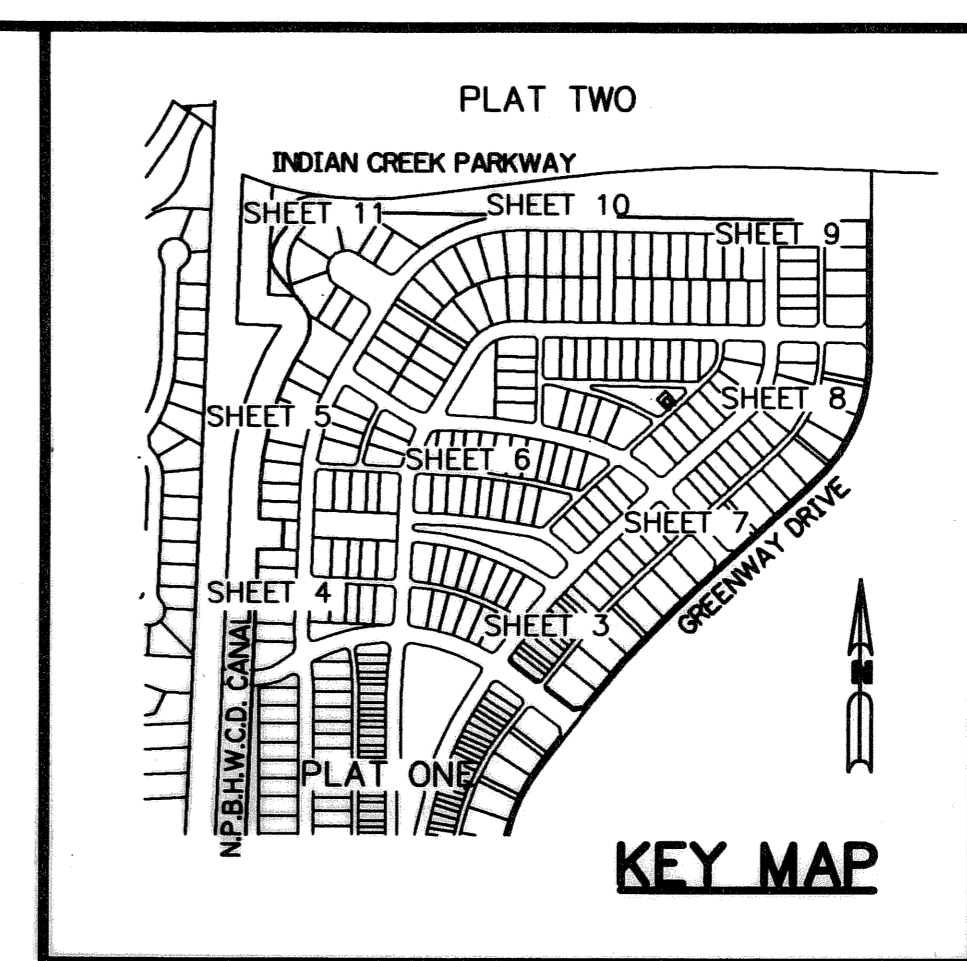
SHEET 2 OF 11 SEPTEMBER, 2004

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.



KEY MAP

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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: 12/20/2004

BY: *William E. Shannon, P.E.*
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"W. 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 = 1.000077
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

AREA TABULATION:

NORTHERN UNIT DEVELOPMENT NO. 098

TRACT	ACREAGE	LAND USE	TRACT	ACREAGE	LAND USE	TRACT	ACREAGE	LAND USE
LOT 103	0.1209 AC.	REZ	LOT 301	0.1711 AC.	REZ	LOT 402	0.2370 AC.	REZ
LOT 104	0.0619 AC.	REZ	LOT 302	0.1711 AC.	REZ	LOT 403	0.2096 AC.	REZ
LOT 105	0.0619 AC.	REZ	LOT 303	0.1711 AC.	REZ	LOT 404	0.1935 AC.	REZ
LOT 106	0.0937 AC.	REZ	LOT 304	0.1711 AC.	REZ	LOT 405	0.1935 AC.	REZ
LOT 107	0.0931 AC.	REZ	LOT 305	0.1401 AC.	REZ	LOT 406	0.2312 AC.	REZ
LOT 108	0.0619 AC.	REZ	LOT 306	0.1862 AC.	REZ	LOT 407	0.1943 AC.	REZ
LOT 109	0.0619 AC.	REZ	LOT 307	0.2213 AC.	REZ	LOT 408	0.1331 AC.	REZ
LOT 110	0.0945 AC.	REZ	LOT 308	0.2101 AC.	REZ	LOT 409	0.1748 AC.	REZ
LOT 111	0.0937 AC.	REZ	LOT 309	0.1933 AC.	REZ	LOT 410	0.2148 AC.	REZ
LOT 112	0.0619 AC.	REZ	LOT 310	0.1802 AC.	REZ	LOT 411	0.1579 AC.	REZ
LOT 113	0.0619 AC.	REZ	LOT 311	0.1793 AC.	REZ	LOT 412	0.1672 AC.	REZ
LOT 114	0.0957 AC.	REZ	LOT 312	0.1470 AC.	REZ	LOT 413	0.1919 AC.	REZ
LOT 227	0.1988 AC.	REZ	LOT 313	0.1745 AC.	REZ	LOT 414	0.2343 AC.	REZ
LOT 228	0.1498 AC.	REZ	LOT 314	0.1498 AC.	REZ	LOT 415	0.1935 AC.	REZ
LOT 229	0.1361 AC.	REZ	LOT 315	0.1498 AC.	REZ	LOT 416	0.1935 AC.	REZ
LOT 230	0.1498 AC.	REZ	LOT 316	0.1498 AC.	REZ	LOT 417	0.2096 AC.	REZ
LOT 231	0.1969 AC.	REZ	LOT 317	0.1498 AC.	REZ	LOT 418	0.2652 AC.	REZ
LOT 232	0.1985 AC.	REZ	LOT 318	0.1200 AC.	REZ	LOT 419	0.1797 AC.	REZ
LOT 233	0.1460 AC.	REZ	LOT 319	0.1200 AC.	REZ	LOT 420	0.3004 AC.	REZ
LOT 234	0.1618 AC.	REZ	LOT 320	0.1898 AC.	REZ	LOT 421	0.3221 AC.	REZ
LOT 235	0.1954 AC.	REZ	LOT 321	0.2073 AC.	REZ	LOT 422	0.3081 AC.	REZ
LOT 236	0.1324 AC.	REZ	LOT 322	0.1498 AC.	REZ	LOT 423	0.3000 AC.	REZ
LOT 237	0.2058 AC.	REZ	LOT 323	0.1498 AC.	REZ	LOT 424	0.1797 AC.	REZ
LOT 238	0.2194 AC.	REZ	LOT 324	0.1498 AC.	REZ	LOT 425	0.2297 AC.	REZ
LOT 239	0.1252 AC.	REZ	LOT 325	0.1498 AC.	REZ	LOT 426	0.1911 AC.	REZ
LOT 240	0.1624 AC.	REZ	LOT 326	0.1498 AC.	REZ	LOT 427	0.1911 AC.	REZ
LOT 241	0.1624 AC.	REZ	LOT 327	0.2073 AC.	REZ	LOT 428	0.2073 AC.	REZ
LOT 242	0.1350 AC.	REZ	LOT 328	0.2629 AC.	REZ	LOT 429	0.1911 AC.	REZ
LOT 243	0.1574 AC.	REZ	LOT 329	0.2956 AC.	REZ	LOT 430	0.2105 AC.	REZ
LOT 244	0.1300 AC.	REZ	LOT 330	0.2653 AC.	REZ	LOT 431	0.1903 AC.	REZ
LOT 245	0.2040 AC.	REZ	LOT 346	0.2708 AC.	REZ	LOT 432	0.1797 AC.	REZ
LOT 246	0.1928 AC.	REZ	LOT 347	0.2956 AC.	REZ	LOT 433	0.1798 AC.	REZ
LOT 247	0.1498 AC.	REZ	LOT 348	0.2684 AC.	REZ	LOT 434	0.1797 AC.	REZ
LOT 248	0.1480 AC.	REZ	LOT 349	0.3165 AC.	REZ	LOT 435	0.1797 AC.	REZ
LOT 249	0.1498 AC.	REZ	LOT 350	0.3273 AC.	REZ	LOT 436	0.1797 AC.	REZ
LOT 250	0.1928 AC.	REZ	LOT 351	0.2583 AC.	REZ	LOT 437	0.1946 AC.	REZ
LOT 251	0.1938 AC.	REZ	LOT 352	0.2583 AC.	REZ	LOT 438	0.1812 AC.	REZ
LOT 252	0.1556 AC.	REZ	LOT 353	0.2583 AC.	REZ	TOT. LOTS	39.4242 AC.	
LOT 253	0.1556 AC.	REZ	LOT 354	0.2899 AC.	REZ	TRACT A	4.5633 AC.	EXZ.
LOT 254	0.1525 AC.	REZ	LOT 355	0.2443 AC.	REZ	TRACT B	4.7473 AC.	EXZ.
LOT 255	0.2083 AC.	REZ	LOT 356	0.2959 AC.	REZ	TRACT C	1.0133 AC.	EXZ.
LOT 256	0.1901 AC.	REZ	LOT 357	0.2959 AC.	REZ	TRACT D	2.4675 AC.	EXZ.
LOT 257	0.1372 AC.	REZ	LOT 358	0.3607 AC.	REZ	TRACT E	0.4019 AC.	EXZ.
LOT 258	0.1618 AC.	REZ	LOT 359	0.3411 AC.	REZ	TRACT F	0.1683 AC.	EXZ.
LOT 259	0.1498 AC.	REZ	LOT 360	0.2893 AC.	REZ	TOT. TRACTS A-F	13.3616 AC.	
LOT 260	0.1945 AC.	REZ	LOT 361	0.2598 AC.	REZ	OS 18	0.0879	EXZ.
LOT 261	0.1551 AC.	REZ	LOT 362	0.2823 AC.	REZ	OS 19	0.1675	EXZ.
LOT 262	0.1551 AC.	REZ	LOT 363	0.1766 AC.	REZ	OS 20	0.1148	EXZ.
LOT 263	0.1557 AC.	REZ	LOT 364	0.1379 AC.	REZ	OS 21	0.5998	EXZ.
LOT 264	0.2230 AC.	REZ	LOT 365	0.1498 AC.	REZ	OS 22	0.6668	EXZ.
LOT 265	0.2048 AC.	REZ	LOT 366	0.1498 AC.	REZ	OS 23	0.2457	EXZ.
LOT 266	0.1319 AC.	REZ	LOT 367	0.1379 AC.	REZ	OS 24	0.0689	EXZ.
LOT 267	0.1514 AC.	REZ	LOT 368	0.1886 AC.	REZ	OS 25	0.1759	EXZ.
LOT 268	0.1521 AC.	REZ	LOT 369	0.1709 AC.	REZ	OS 26	0.1135	EXZ.
LOT 269	0.1267 AC.	REZ	LOT 370	0.2426 AC.	REZ	OS 27	0.5673	EXZ.
LOT 270	0.1863 AC.	REZ	LOT 371	0.2052 AC.	REZ	OS 28	0.3735	EXZ.
LOT 271	0.1522 AC.	REZ	LOT 372	0.2223 AC.	REZ	OS 29	0.1346	EXZ.
LOT 272	0.1486 AC.	REZ	LOT 373	0.2052 AC.	REZ	OS 30	0.1301	EXZ.
LOT 273	0.1422 AC.	REZ	LOT 374	0.2223 AC.	REZ	OS 31	0.0689	EXZ.
LOT 274	0.1552 AC.	REZ	LOT 375	0.2052 AC.	REZ	OS 32	0.0517	EXZ.
LOT 275	0.1450 AC.	REZ	LOT 376	0.2223 AC.	REZ	OS 33	0.0689	EXZ.
LOT 276	0.1547 AC.	REZ	LOT 377	0.2500 AC.	REZ	OS 34	0.0430	EXZ.
LOT 277	0.1521 AC.	REZ	LOT 378	0.2052 AC.	REZ	OS 35	0.1693	EXZ.
LOT 278	0.1515 AC.	REZ	LOT 379	0.2052 AC.	REZ	OS 36	0.3409	EXZ.
LOT 279	0.1217 AC.	REZ	LOT 380	0.2052 AC.	REZ	OS 37	0.1286	EXZ.
LOT 280	0.1440 AC.	REZ	LOT 381	0.2052 AC.	REZ	OS 38	0.5201	EXZ.
LOT 281	0.1993 AC.	REZ	LOT 382	0.2052 AC.	REZ	OS 39	0.2825	EXZ.
LOT 282	0.1401 AC.	REZ	LOT 383	0.2052 AC.	REZ	OS 40	0.1069	EXZ.
LOT 283	0.1556 AC.	REZ	LOT 384	0.2052 AC.	REZ	TOTAL OS18-OS40	5.2272 AC.	
LOT 284	0.1401 AC.	REZ	LOT 385	0.2052 AC.	REZ	WMT 4	0.1442	EXZ.
LOT 285	0.2066 AC.	REZ	LOT 386	0.2052 AC.	REZ	WMT 5	0.3426	EXZ.
LOT 286	0.2510 AC.	REZ	LOT 387	0.2052 AC.	REZ	TOTAL WATER MANAGEMENT	0.4867 AC.	
LOT 287	0.1760 AC.	REZ	LOT 388	0.2052 AC.	REZ	NET TOTAL	58.4997 AC.	
LOT 288	0.1459 AC.	REZ	LOT 389	0.2450 AC.	REZ	GROSS TOT.	58.4997 AC.	
LOT 289	0.1784 AC.	REZ	LOT 390	0.2449 AC.	REZ	EXZ. = EXEMPT ACREAGE		
LOT 290	0.2907 AC.	REZ	LOT 391	0.2425 AC.	REZ	REZ. = RESIDENTIAL		
LOT 291	0.1778 AC.	REZ	LOT 392	0.2402 AC.	REZ			
LOT 292	0.1494 AC.	REZ	LOT 393	0.2383 AC.	REZ			
LOT 293	0.1494 AC.	REZ	LOT 394	0.2353 AC.	REZ			
LOT 294	0.1711 AC.	REZ	LOT 395	0.2052 AC.	REZ			
LOT 295	0.1494 AC.	REZ	LOT 396	0.2052 AC.	REZ			
LOT 296	0.1711 AC.	REZ	LOT 397	0.2052 AC.	REZ			
LOT 297	0.1494 AC.	REZ	LOT 398	0.2052 AC.	REZ			
LOT 298	0.1711 AC.	REZ	LOT 399	0.2186 AC.	REZ			
LOT 299	0.1494 AC.	REZ	LOT 400	0.2552 AC.	REZ			
LOT 300	0.2480 AC.	REZ	LOT 401	0.2488 AC.	REZ			

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: 1/13/05

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 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 28th DAY OF February, 2005, 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 Koennike, P.E.*
DOUG KOENNIKE, P.E.
TOWN ENGINEER

"MARTINIQUE AT ABACOA - PLAT TWO" IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF February, 2005.

BY: *Karen J. Golonka*
KAREN J. GOLONKA, MAYOR

BY: *Sally M. Boyland*
SALLY M. BOYLAND, TOWN CLERK

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
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