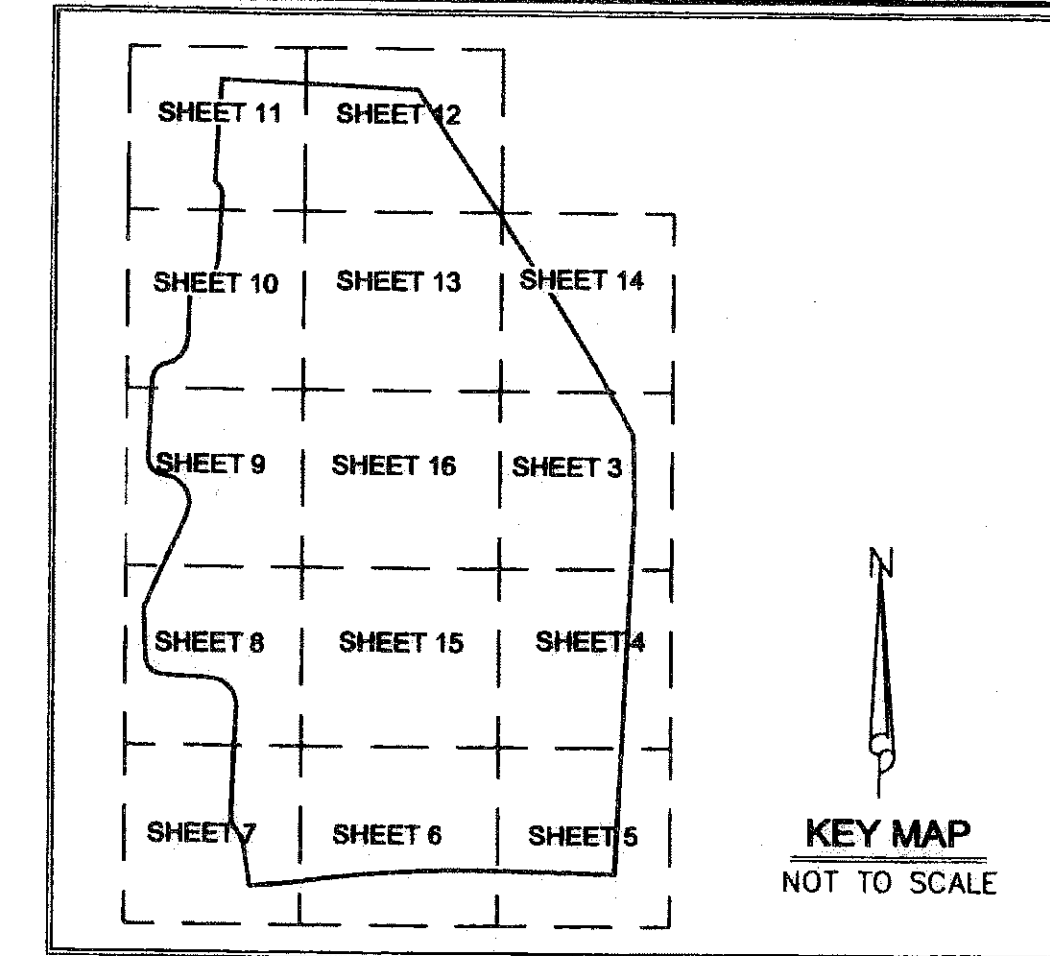


PARCEL 19 NORTH - PUD

A PLANNED UNIT DEVELOPMENT
 LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
 JANUARY 2007



177

SHEET 2 OF 18

**NORTHERN PALM BEACH COUNTY
 IMPROVEMENT DISTRICT ACCEPTANCE:**
 Unit No. 46
 State of Florida)
 County of Palm Beach)

The Northern Palm Beach County Improvement District hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred, accepted or assumed by Northern Palm Beach County Improvement District on this Plat.

By: Pamela Rauch Attest: O'Neal Bartin, Jr.
 Ronald M. Ash, President O'Neal Bartin, Jr., Secretary
 Board of Supervisors Board of Supervisors
 Pamela M. Rauch, President

TOWN APPROVAL:
 State of Florida)
 County of Palm Beach)
 Town of Jupiter

The "PARCEL 19 NORTH - PUD" Plat is hereby approved for record pursuant to the ordinances of the Town of Jupiter, and in accordance with Section 177.071(2), F.S., this 14 day of MAY, 2007, and has been reviewed by a Professional Surveyor & Mapper under contract with the Town of Jupiter in accordance with Section 177.081(1), F.S.

By: Karen J. Galonka By: Doug P. Koennicke, P.E.
 Karen J. Galonka, Mayor Doug P. Koennicke, P.E.,
 Town Engineer
 By: Sally M. Boylan
 Sally M. Boylan, Town Clerk

AREA TABULATION

TABULAR DATA	SQUARE FEET	ACRES
TOTAL AREA THIS PLAT	13,585,631	311.883
TRACT A	222,513	5.108
TRACT B	1,166,514	26.779
TRACT B-1	45,517	1.045
TRACT B-2	131,061	3.009
TRACT B-3	181,232	4.161
TRACT B-4	41,228	0.946
TRACT B-5	40,487	0.929
TRACT B-6	21,889	0.503
TRACT C	64,140	1.472
TRACT C-1	79,135	1.817
TRACT C-2	26,798	0.615
TRACT H	1,092,560	25.082
TRACT I LEFT OUT INTENTIONALLY		
TRACT J	448,673	10.300
TRACT D	1,110,277	25.488
TRACT E	388,572	8.920
TRACT LK-1	72,131	1.656
TRACT LK-2	94,278	2.164
TRACT LK-3	88,246	2.026
TRACT LK-4	73,707	1.692
TRACT F	32,462	0.745
TRACT G	5,687	0.130
TRACT REC	217,800	5.000
PARCEL 1	7,198,259	165.249
PARCEL 2	742,467	17.045

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 the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of the Town of Jupiter, Florida.

Dennis J. Leavy & Associates, Inc.
 460 Business Park Way, Suite D,
 Royal Palm Beach, Florida, 33411
 Business License #6599

Dated: MAY 4, 2007

Dennis J. Leavy
 Professional Surveyor and Mapper #5055
 State of Florida

COORDINATE TRANSLATION DATA

- COORDINATES SHOWN ARE GRID
- DATUM = NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNIT = US SURVEY FEET
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
- SCALE FACTOR = 1.00002727

$$\frac{S\ 02^{\circ}47'07''\ W\ (PLAT)}{S\ 02^{\circ}47'07''\ W\ (GRID)} = \frac{00^{\circ}00'00''}{\text{BEARING ROTATION (PLAT TO GRID)}}$$

EAST LINE SECTION 5-41S.-42E.

LEGEND:

- AC. - acre
- D.E. - drainage easement
- FND. - found
- L.A.E. - limited access easement
- L.M.E. - lake maintenance easement
- N.R. - non-radial
- O.R.B. - Official Record Book
- P.B.C.R. - Palm Beach County Records
- PRM - permanent reference monument (concrete monument with cap)
- SQ. FT. - square feet
- U.E. - utility easement
- - 4" x 4" x 24" permanent reference monument marked LB 6599
- - permanent control point
- - set 5/8" iron rod with cap #6599
- - found Palm Beach County concrete monument
- ⊕ - centerline
- R - radius
- △ - central angle
- L - length

SURVEY NOTES:

- 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.
- All lines intersecting curves are radial unless otherwise noted.
- Building setback lines shall be as required by current Town of Jupiter zoning regulations.
- No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable Town of Jupiter approvals or permits as required for such encroachments.
- Approval of landscaping on utility easement, (excluding water and sewer) shall only be with approval of all utilities occupying said easement.
- Bearings depicted hereon are referenced to the East Line of Section 5, Township 41 South, Range 42 East, as calculated from the Palm Beach County Survey Department's grid coordinates (North American Datum 1983, 1990 Adjustment) for said Line having a bearing of South 02°46'07" West.
- "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 Palm Beach County.
- All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This section shall not apply to those private easements granted to or obtained by a particular electric, telephone, gas or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

TITLE CERTIFICATION:

State of Florida)
 County of Palm Beach)

I, Nicole Marginian Swartz, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property excepting therefrom Tract LK-2, Tract B-5, Tract B-6, Tract REC, and Parcel 2; that I find the title to the property is vested to: Communities Finance Company, LLC, a Delaware Limited Liability Company, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 4/30/07

Nicole Marginian Swartz
 Florida Bar Number: 0177423
 Attorney at Law

TITLE CERTIFICATION:

State of Florida)
 County of Palm Beach)

I, Steven Cohen, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property identified as Tract LK-2, Tract B-5, Tract B-6, Tract REC, and Parcel 2; that I find the title to the property is vested to: IHP Investment Fund III, LP, a California Limited Partnership, that the current taxes have been paid; that all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 5/3/07

Steven Cohen
 Florida Bar Number: 282672
 Attorney at Law
 Licensed in Florida

THIS INSTRUMENT WAS PREPARED BY:
 Dennis J. Leavy, P.S.M. #5055
 in the office of Dennis J. Leavy and Associates, Inc. 460 Business Park Way, Suite D, Royal Palm Beach, Florida 33411
 (561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC.
 LAND SURVEYORS • MAPPERS
 460 BUSINESS PARK WAY • SUITE D
 ROYAL PALM BEACH, FL • 33411
 PHONE: (561) 753-0650 FAX: (561) 753-0290

SCALE: N/A CHECKED BY: D.J.L. DATE: 01/17/07
 DRAWN BY: D.J.L./GHC JOB NO.: 04-025-13

UNRECORDED PARCEL 19 NORTH - PUD, PLAT 18-025-13, CHANGES PER TOWN COMMENTS DATED 02.14.07, 03/12/07, 03/27/07, 04/11/07