

# TRACT RN3R AT ABACOA - REPLAT NO. 2

BEING A REPLAT OF A PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF TRACT RN3R AT ABACOA - REPLAT, AS RECORDED IN PLAT BOOK 112, PAGES 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2009

SHEET 2 OF 3

11

## ACCEPTANCE OF DEDICATION WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14<sup>th</sup> DAY OF October, 2009.

WINDSOR PARK ABACOA  
HOMEOWNERS ASSOCIATION, INC.

BY: [Signature]  
SCOTT BROOKS,  
PRESIDENT

WITNESS: [Signature]  
PRINT NAME: CHRIS HASTY  
WITNESS: [Signature]  
PRINT NAME: LARIC O'NEIL

## ACCEPTANCE OF DEDICATION NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE FEE SIMPLE DEDICATION OF TRACT "B" (WATER MANAGEMENT TRACT) AS SHOWN HEREON AND HEREBY ACKNOWLEDGES THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY DEBORAH DIAZ, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 4<sup>th</sup> DAY OF November, 2009.

NORTHERN PALM BEACH COUNTY  
IMPROVEMENT DISTRICT  
UNIT NO. 9B

ATTESTED BY: [Signature]  
O'NEAL BARDIN, JR.  
SECRETARY BOARD OF SUPERVISORS

BY: [Signature]  
DEBORAH DIAZ,  
PRESIDENT BOARD OF SUPERVISORS

## TOWN OF JUPITER

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE PLAT, "TRACT RN3R AT ABACOA - REPLAT NO. 2", 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 4 DAY OF November, 2009 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: [Signature] P.E.  
DOUG KOENNICKE, P.E.  
TOWN ENGINEER

"TRACT RN3R AT ABACOA - REPLAT NO. 2" IS HEREBY APPROVED FOR RECORD THIS 4 DAY OF November, 2009.

BY: [Signature]  
KAREN J. GOLDMAN  
MAYOR

BY: [Signature]  
SALLY M. BOLAN  
TOWN CLERK

## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED SCOTT BROOKS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, AND SEVERALLY 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 14<sup>th</sup> DAY OF October, 2009.

MY COMMISSION EXPIRES: 7/28/2013  
COMMISSION NO.: DD 911063  
NOTARY SEAL: [Signature]  
FELIPE GONZALEZ  
PRINT NAME

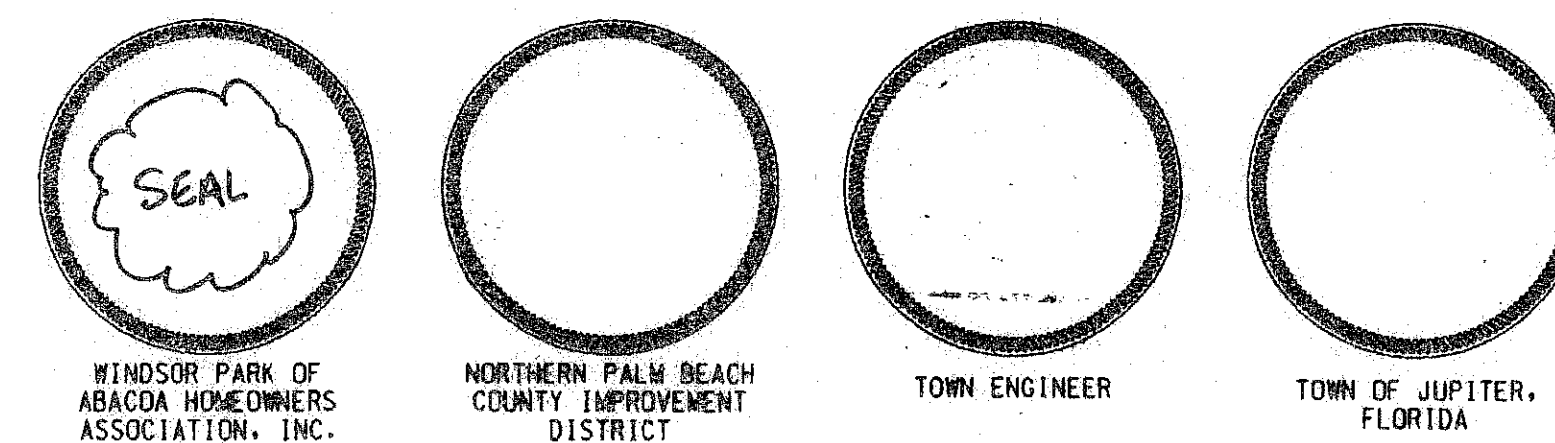


## TITLE CERTIFICATION

STATE OF FLORIDA)  
COUNTY OF ORANGE)

I, MARK D. THOMSON, ESQUIRE, ATTORNEY AT LAW, DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREBY DESCRIBED PROPERTY; THAT I FIND THE TITLE IS VESTED IN DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT EXCEPT AS SHOWN ON THIS PLAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD, THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: OCTOBER 28, 2009 BY: [Signature]  
MARK D. THOMSON, ESQUIRE  
FLORIDA BAR NO. 0845019



**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

CAD:	K:\JUST \ 144142 \ 99-14 \ 05-0570-306 \ 05-0570-306.DGN		
REF:			
FLD:	FB.	PG.	JOB 05-1570-306
OFF:	CASASUS		DATE MARCH 2009
CKD:	D.C.L.	SHEET 2 OF 3	DWG. D05-157P