

WINDSOR PARK AT ABACOA - PLAT NO. 2

BEING A REPLAT OF A PORTION OF TRACT "A" OF 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
NOVEMBER 2012

00030-106

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "WINDSOR PARK AT ABACOA - PLAT NO. 2", LYING IN SECTION 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF TRACT RN3R AT ABACOA - REPLAT, RECORDED IN PLAT BOOK 112, PAGES 116 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT NORTHWEST CORNER OF SAID TRACT "A"; THENCE ALONG THE NORTH LINE OF SAID TRACT "A", SOUTH 88°08'56" EAST, A DISTANCE OF 495.50 FEET TO THE NORTHWEST CORNER OF THE PLAT OF WINDSOR PARK AT ABACOA - PLAT NO. 1, AS SHOWN ON PLAT BOOK 114, PAGES 135 THROUGH 142, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE WEST BOUNDARY OF SAID WINDSOR PARK AT ABACOA - PLAT NO. 1, SOUTH 13°07'40" WEST, A DISTANCE OF 589.07 FEET TO A POINT ON THE SOUTH LINE OF SAID WINDSOR PARK AT ABACOA - PLAT NO. 1 AND A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1175.75 FEET AND A CHORD BEARING OF SOUTH 69°55'56" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTH LINE OF WINDSOR PARK AT ABACOA - PLAT NO. 1, THROUGH A CENTRAL ANGLE OF 17°11'00", A DISTANCE OF 352.61 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID SOUTH LINE OF WINDSOR PARK AT ABACOA - PLAT NO. 1, ALONG THE FOLLOWING TWENTY THREE COURSES, THROUGH A CENTRAL ANGLE OF 93°01'00", A DISTANCE OF 21.10 FEET TO A POINT OF TANGENCY; THENCE SOUTH 31°40'34" WEST, A DISTANCE OF 120.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 525.25 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°14'49", A DISTANCE OF 20.50 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 474.75 FEET AND A CHORD BEARING OF NORTH 30°10'40" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°29'50", A DISTANCE OF 12.41 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 240.00 FEET AND A CHORD BEARING OF SOUTH 47°26'47" EAST; THENCE SOUTHEASTERLY ALONG THE ARC SAID CURVE, THROUGH A CENTRAL ANGLE OF 11°07'18", A DISTANCE OF 46.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 896.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°04'12", A DISTANCE OF 63.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 75°52'28", A DISTANCE OF 26.49 FEET TO A POINT OF TANGENCY; THENCE SOUTH 29°55'08" WEST, A DISTANCE OF 12.98 FEET; THENCE SOUTH 60°04'52" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING OF NORTH 80°03'45" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 100°17'14", A DISTANCE OF 35.01 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 896.50 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 05°27'48", A DISTANCE OF 84.70 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTH 29°55'08" WEST, A DISTANCE OF 13.57 FEET; THENCE SOUTH 60°04'52" EAST, A DISTANCE OF 136.00 FEET; THENCE NORTH 29°55'08" EAST, A DISTANCE OF 12.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 740.25 FEET AND A CHORD BEARING OF SOUTH 69°34'50" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°43'03", A DISTANCE OF 86.79 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°51'30", A DISTANCE OF 35.90 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTH 60°04'52" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 29°55'08" EAST, A DISTANCE OF 6.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°27'16", A DISTANCE OF 25.29 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 740.25 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°39'20", A DISTANCE OF 47.23 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 145°20'33", A DISTANCE OF 50.73 FEET TO A POINT ON A NON-TANGENT CURVE, THENCE SOUTH 25°56'23" EAST, A DISTANCE OF 20.00 FEET TO THE SOUTHERLY MOST CORNER OF THE AFOREMENTIONED WINDSOR PARK AT ABACOA - PLAT NO. 1 AND A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CHORD BEARING OF SOUTH 43°53'09" WEST; THENCE DEPARTING SAID SOUTH LINE OF WINDSOR PARK AT ABACOA - PLAT NO. 1, SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°20'57", A DISTANCE OF 342.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 100.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°32'42", A DISTANCE OF 11.42 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 805.50 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 13°52'59", A DISTANCE OF 195.18 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 974.75 FEET AND A CHORD BEARING OF SOUTH 89°41'04" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°37'52", A DISTANCE OF 10.74 FEET TO A POINT OF TANGENCY; THENCE SOUTH 90°00'00" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 50.50 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 15.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1025.25 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°29'57", A DISTANCE OF 98.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°30'03" WEST, A DISTANCE OF 31.20 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 13.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 95°29'57", A DISTANCE OF 21.67 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 89.41 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DAKOTA DRIVE, AS SHOWN ON THE PLAT OF ABACOA - PLAT NO. 4 REPLAT, RECORDED IN PLAT BOOK 99, PAGES 14 THROUGH 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 90°00'00" WEST, A DISTANCE OF 1268.25 FEET TO THE SOUTHWEST CORNER OF THE AFOREMENTIONED TRACT "A", AS SHOWN ON THE PLAT OF TRACT RN3R AT ABACOA - REPLAT; THENCE ALONG THE WEST LINE OF SAID TRACT "A", NORTH 00°00'00" EAST, A DISTANCE OF 223.62 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF TRACT "A" ALONG THE FOLLOWING THIRTEEN COURSES, SOUTH 78°41'54" EAST, A DISTANCE OF 49.46 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 48.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 102°44'52", A DISTANCE OF 86.08 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°26'45" WEST, A DISTANCE OF 11.94 FEET; THENCE NORTH 02°36'16" WEST, A DISTANCE OF 50.49 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°56'53", A DISTANCE OF 6.08 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 280.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 18°29'40", A DISTANCE OF 90.38 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 196.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 29°22'16", A DISTANCE OF 100.47 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 205.65 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°54'22", A DISTANCE OF 189.89 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 28.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 89°05'40", A DISTANCE OF 43.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°52'31" WEST, A DISTANCE OF 34.57 FEET; THENCE NORTH 74°48'59" EAST, A DISTANCE OF 1.62 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 1180.60 FEET; THENCE NORTH 56°39'25" EAST, A DISTANCE OF 202.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,876,809 SQUARE FEET OR 43.086 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1.) TRACT "A" (RIGHT-OF-WAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER IN FEE SIMPLE ABSOLUTE, AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES.

THE WINDSOR PARK DEVELOPER (PULTE HOMES) AND THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL PAVER BRICK SYSTEMS, DECORATIVE TRAFFIC CONTROL, STREET NAME SIGNS, LANDSCAPING, (PLANTINGS AND SOD) AND IRRIGATION FACILITIES WITHIN TRACT "A", AS SHOWN HEREON, PROVIDED PLANS ARE SUBMITTED, APPROVED AND PERMITTED PER THE TOWN OF JUPITER AND SAID FACILITIES ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

2.) TRACTS "B" THROUGH "I" (RIGHT-OF-WAY), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AS ALLEY RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

3.) TRACTS "OST-1" THROUGH "OST-18" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE AND PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER. NO IMPROVEMENTS IN ADJUTING PRIVATE LOTS SHALL ENCROACH INTO THE OPEN SPACE TRACTS, INCLUDING, DECKS, PATIOS, FENCES, AND SIMILAR IMPROVEMENTS.

4.) TRACTS "WMT-1" AND "WMT-2" (WATER MANAGEMENT TRACTS), AS SHOWN HEREON, ARE HEREBY DEDICATED, IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND OTHER LAWFUL PURPOSES, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.

6.) THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.

7.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

8.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

9.) THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

10.) THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

11.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

12.) 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 WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS LAND DEVELOPMENT MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF DECEMBER, 2012.

DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP

WITNESS: Richard S. Wilkie BY: Richard S. Wilkie DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY ITS GENERAL PARTNER

WITNESS: Eric Casaus BY: Michael Huentken MICHAEL HUENTKEN, LAND DEVELOPMENT MANAGER

20130085099

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:47 P. M. THIS 22 DAY OF Feb 2012 AND DULY RECORDED IN PLAT BOOK 116 ON PAGES 88 THRU 97.

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] C.

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL HUENTKEN, LAND DEVELOPMENT MANAGER OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF THE PARTNERSHIP, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS LAND DEVELOPMENT MANAGER OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF December, 2012.

MY COMMISSION EXPIRES: March 3, 2014 Kristen M. Williams NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Kristen M. Williams
COMMISSION NUMBER: DD941368

ACCEPTANCE OF DEDICATION WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2 DAY OF January, 2013.

WINDSOR PARK ABACOA HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: David Kanarek DAVID KANAREK - PRESIDENT

WITNESS: Suzanne Christiano PRINT NAME: Suzanne Christiano
WITNESS: Margaret S. Everhart PRINT NAME: MARGARET S. EVERHART

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID KANAREK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC. 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 2nd DAY OF January, 2013.

MY COMMISSION EXPIRES: March 3, 2014 Kristen M. Williams NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Kristen M. Williams
COMMISSION NUMBER: DD941368

VICINITY MAP

ACCEPTANCE OF DEDICATION ABACOA PROPERTY OWNERS' ASSEMBLY, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION SHOWN HEREON, DATED THIS 14 DAY OF January, 2013.

ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: Peter R. Lippman PETER R. LIPPMAN, PRESIDENT

WITNESS: Sophie Gutierrez PRINT NAME: Sophie Gutierrez
WITNESS: Beth Kelso PRINT NAME: Beth Kelso

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER R. LIPPMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA PROPERTY OWNERS' ASSEMBLY, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 14th DAY OF January, 2013.

MY COMMISSION EXPIRES: July 25, 2014 Barbara Brown NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Barbara Brown
COMMISSION NUMBER: EE 4421

SEAL

SEAL

DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

WINDSOR PARK ABACOA HOMEOWNERS ASSOCIATION, INC.

LIDBERG LAND SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD.	K:\JUST \ 14142 \ WINDSOR \ 10-025A-306 \ 10-025A-306.DGN
REF.	
FLD.	
OFF.	CASASUS
CKD.	D.C.L.
JOB	10-025A-306
DATE	NOVEMBER 2012
DWG.	D10-025PP