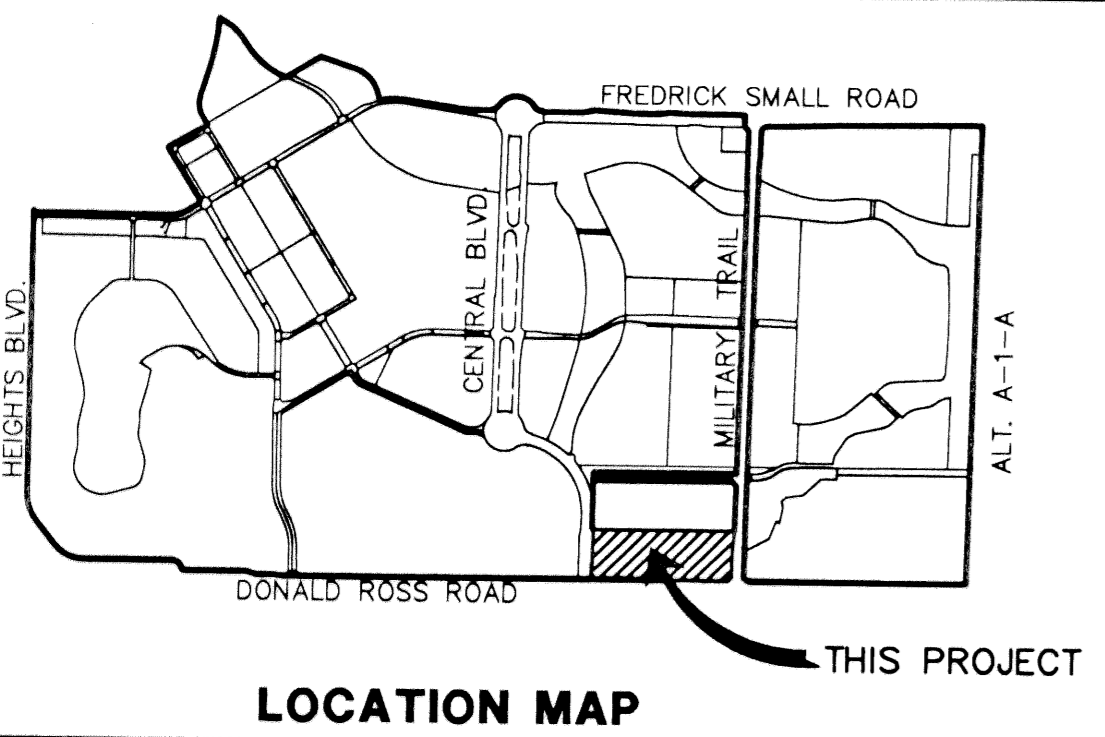


ABACOA PLAZA

A REPLAT OF ALL OF TRACT CC1 OF ABACOA PLAT NO. 1 AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY JAMES E. PARK, P.L.S.
WILLIAMS, HATFIELD & STONER, INC. - ENGINEERS PLANNERS SURVEYORS
1901 SOUTH CONGRESS AVENUE, SUITE 150, BOYNTON BEACH, FLORIDA 33426

SHEET 1 OF 2



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This was filed for record at
this day of July 1998
and duly recorded in Plat Book No. 83
on page 10
DOROTHY H. WILKIN, Clerk of Circuit Court
by *James E. Park* D.C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NORTH COUNTY LAND HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF ALL OF TRACT CC1 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA PLAZA", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT CC1 OF ABACOA PLAT NO. 1, AS RECORDED IN PLAT BOOK 78, PAGES 145 THROUGH 163, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 19.93 ACRES, MORE OR LESS;

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR "ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS AN ACCESS AND PARKING TRACT SERVING ABUTTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE UTILITY EASEMENTS AS SHOWN HEREON AS WE 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.
- THE BUFFERS AS SHOWN HEREON ARE HEREBY DEDICATED TO "THE ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE, PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, SIGNS AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE TOWN OF JUPITER. ABACOA PROPERTY OWNERS' ASSEMBLY, INC. SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE AND MAINTAIN SAID BUFFERS, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE SIDEWALKS AS CONSTRUCTED WITHIN SAID BUFFERS.
- TRACTS B AND C, AS SHOWN HEREON, SHALL BE RESERVED UNTO "ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR USE AS FUTURE PUBLIC STREET TURN LANES WITH WRITTEN APPROVAL FROM THE TOWN OF JUPITER AND PALM BEACH COUNTY.
- THE CLEAR ZONE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUFFER PURPOSES; NO ABOVE GROUND STRUCTURES OR TREES OF ANY KIND SHALL BE PLACED IN SAID EASEMENTS.
- THE LANDSCAPE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR "THE ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE INGRESS/EGRESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR "THE ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AS EASEMENTS SERVING THE ABUTTING TRACTS AND PARCELS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, NORTH COUNTY LAND EQUITY CORPORATION, A FLORIDA CORPORATION, WHICH IS THE SOLE GENERAL PARTNER OF NORTH COUNTY LAND INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, WHICH IS THE SOLE GENERAL PARTNER OF NORTH COUNTY LAND HOLDINGS, LTD., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 26th DAY OF May, 1998.

NORTH COUNTY LAND HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP
BY: NORTH COUNTY LAND INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP, SOLE GENERAL PARTNER OF NORTH COUNTY LAND HOLDINGS, LTD.
BY: NORTH COUNTY LAND EQUITY CORPORATION, A FLORIDA CORPORATION, SOLE GENERAL PARTNER OF NORTH COUNTY LAND INVESTORS, LTD.

ATTEST: *Patrick J. Disalvo* BY: *Bruce A. Rendina*
PATRICK J. DISALVO, SECRETARY BRUCE A. RENDINA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED BRUCE A. RENDINA AND PATRICK J. DISALVO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF NORTH COUNTY LAND EQUITY CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 26th DAY OF May, 1998
MY COMMISSION EXPIRES: 1/5/2001
Joan V. Dalie
NOTARY PUBLIC
JOAN V. DALIE
PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
"ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.", A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 26th DAY OF May, 1998.

WITNESS: *Sally Boylan* ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.
George De Guardiola A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: *George De Guardiola*
PRINTED NAME: GEORGE DE GUARDIOLA
TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GEORGE DE GUARDIOLA, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF "ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.", A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 26th DAY OF May, 1998
MY COMMISSION EXPIRES: Aug. 10, 1999
Muniz
NOTARY PUBLIC
Telesita S. Muniz
PRINTED NAME

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
"ABACOA PROPERTY OWNERS' ASSEMBLY, INC.", A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY CONSENTS TO THE DEDICATIONS OF THE BUFFER TRACTS AS STATED AND SHOWN HEREON DATED THIS 20th DAY OF May, 1998.

WITNESS: *Anna M. Cesaro-Pengue* ABACOA PROPERTY OWNERS' ASSEMBLY, INC.
Sally Boylan A FLORIDA NOT-FOR-PROFIT CORPORATION
BY: *Nader Salour*
PRINTED NAME: NADER SALOUR
TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED NADER SALOUR, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF "ABACOA PROPERTY OWNERS' ASSEMBLY, INC.", A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 20th DAY OF May, 1998
MY COMMISSION EXPIRES: 3/27/99
Anna M. Cesaro-Pengue
NOTARY PUBLIC
Anna M. Cesaro-Pengue
PRINTED NAME

**MAY, 1998
TITLE CERTIFICATION**

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAWRENCE B. JURAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN NORTH COUNTY LAND HOLDINGS, LTD., A FLORIDA LIMITED PARTNERSHIP AND IN NORTH COUNTY FEDERAL SAVINGS BANK, A FLORIDA BANK, 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.

DATE: May 12, 1998 BY: *Lawrence B. Juran*
LAWRENCE B. JURAN, ATTORNEY AT LAW
FOR THE FIRM: LAWRENCE B. JURAN, P.A.
LICENSED IN FLORIDA
LICENSE NO. 507740

MORTGAGEE'S CONSENT

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NORFOLK
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 10263, AT PAGE 1999 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND GENERAL COUNSEL AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF May, 1998.

WITNESS: *Michael S. Benjamin* MEDTRUST MORTGAGE INVESTMENTS, INC.
Michael S. Benjamin A DELAWARE CORPORATION
BY: *Michael S. Benjamin*
MICHAEL S. BENJAMIN
SENIOR VICE PRESIDENT AND
GENERAL COUNSEL

ACKNOWLEDGEMENT

COMMONWEALTH OF MASSACHUSETTS
COUNTY OF NORFOLK
BEFORE ME PERSONALLY APPEARED MICHAEL S. BENJAMIN, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND GENERAL COUNSEL OF MEDTRUST MORTGAGE INVESTMENTS, INC., A DELAWARE CORPORATION, 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 21st DAY OF May, 1998
MY COMMISSION EXPIRES: 8/9/2002
Amelia C. Gentry
NOTARY PUBLIC
AMELIA C. GENTRY
PRINTED NAME

STATE PLANE COORDINATES

POINT NUMBER	NORTHING	EASTING
1	928287.0637	948324.7958
2	928232.8990	948323.4655
3	928053.3445	948303.0508
4	927762.7824	948295.9146
5	927723.7643	948255.8112
6	927725.6415	947613.5952
7	927737.0873	947157.5213
8	927740.4927	947143.5094
9	927741.5604	946772.0329
10	927781.6736	946732.4384
11	927873.6772	946733.3713
12	927922.9431	946741.8713
13	928286.1806	946745.5544

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, 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.

James E. Park
JAMES E. PARK
PROFESSIONAL SURVEYOR AND MAPPER NO. 3915
STATE OF FLORIDA

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 SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID SOUTH LINE HAVING A BEARING OF S89°51'12"E.

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
S89°51'12"E (PLAT BEARING) = 0°00'02" COUNTERCLOCKWISE BEARING ROTATION
S89°51'14"E (GRID BEARING) (PLAT TO GRID)

- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

- ⊙ - DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. NO. 3915)
- UE - DENOTES UTILITY EASEMENT
- ORB - DENOTES OFFICIAL RECORDS BOOK, PALM BEACH COUNTY RECORDS
- LAE - DENOTES LIMITED ACCESS EASEMENT
- R/W - DENOTES RIGHT-OF-WAY
- I/E - DENOTES INGRESS/EGRESS EASEMENT

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 27th DAY OF May, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *Peter L. Pimentel* BY: *William L. Kerslake*
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, PRESIDENT
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA
COUNTY OF PALM BEACH
"ABACOA PLAZA" IS HEREBY APPROVED FOR RECORD THIS 27th DAY OF July, 1998.

BY: *Karen Golonka* BY: *Doug P. Koennicke*
KAREN GOLONKA DOUG P. KOENNICKE, P.E.
MAYOR TOWN ENGINEER
ATTEST: *Sally Boylan*
SALLY BOYLAN
TOWN CLERK

SUBDIVISION - Abacoa Plaza
BOOK 83 PAGE 9
FLOOD ZONE - FLOOD MAP -
QUAD # - ZONING -
SE - CIVIL ENGINEER PLATS (C.C.D.M.C.)
TOWN OF JUPITER

SEAL NORTH COUNTY LAND EQUITY CORPORATION
SEAL NOTARY PUBLIC
SEAL ABACOA PLAZA PROPERTY OWNERS' ASSOCIATION, INC.
SEAL NOTARY PUBLIC
SEAL MEDTRUST MORTGAGE INVESTMENTS, INC.
SEAL NOTARY PUBLIC
SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
SEAL TOWN OF JUPITER
SEAL PROFESSIONAL LAND SURVEYOR