

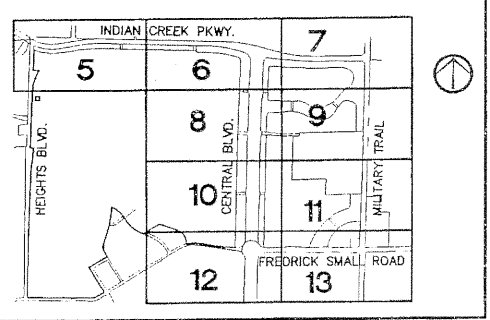
# ABACOA PLAT NO. 2

A Portion of Sections 13 and 14, Township 41 South, Range 42 East  
Town of Jupiter, Palm Beach County, Florida

This Instrument prepared by James E. Park, P.S.M.  
Williams, Hatfield & Stoner, Inc. - Engineers Surveyors Planners Environmental Scientists  
1901 South Congress Avenue, Suite 150, Boynton Beach, Florida 33426

September, 1999

Sheet 1 of 13



Location Map  
Dedication

KNOW ALL MEN BY THESE PRESENTS THAT ABACOA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, AS THE OWNER OF AN OPTION TO PURCHASE THE LAND SHOWN HEREON, AND AS DEVELOPER OF THE LAND SHOWN HEREON, AND THAT THE JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION, AN ILLINOIS NOT FOR PROFIT CORPORATION, AS OWNER OF THE LAND SHOWN HEREON, EXCEPT TRACT FR1, AND THE TOWN OF JUPITER, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AS OWNER OF TRACT FR1, SHOWN HEREON, ALL LYING IN SECTIONS 13 AND 14, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ABACOA PLAT NO. 2", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 14;

THENCE S02°12'34"W ALONG THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14 A DISTANCE OF 167.37 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S23°54'46"W, SAID POINT ALSO BEING THE POINT OF BEGINNING "A";

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 32°58'31" AND A RADIUS OF 1015.00 FEET FOR AN ARC DISTANCE OF 584.46 FEET TO A POINT OF TANGENCY;

THENCE N80°55'15"E A DISTANCE OF 501.28 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 10°55'51" AND A RADIUS OF 3760.00 FEET FOR AN ARC DISTANCE OF 717.32 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF INDIAN CREEK PARKWAY AS RECORDED IN OR BOOK 4107-432;

THENCE S88°08'55"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 899.64 FEET;

THENCE S88°08'56"E ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 1557.73 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID POINT ALSO BEING ON THE WESTERLY LINE OF THE PLAT OF "ABACOA - CENTRAL BOULEVARD PLAT", AS RECORDED IN PLAT BOOK 85, PAGES 152 THROUGH 157, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE EASTERLY ALONG THE WESTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 16°32'43" AND A RADIUS OF 2290.00 FEET FOR AN ARC DISTANCE OF 661.29 FEET TO A POINT OF TANGENCY;

THENCE S71°36'13"E ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 206.50 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 53°48'40" AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 93.86 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 13°23'59" AND A RADIUS OF 160.00 FEET FOR AN ARC DISTANCE OF 37.42 FEET TO A POINT OF COMPOUND CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 09°54'00" AND A RADIUS OF 238.29 FEET FOR AN ARC DISTANCE OF 41.17 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 43°18'28" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 18.90 FEET TO A POINT OF TANGENCY;

THENCE S02°10'57"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 525.00 FEET;

THENCE S06°04'32"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 206.30 FEET;

THENCE S47°11'13"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 25.44 FEET;

THENCE S02°10'57"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 64.01 FEET;

THENCE S42°48'50"E ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 45.25 FEET;

THENCE S02°10'57"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 754.67 FEET;

THENCE S05°30'11"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 157.99 FEET;

THENCE S47°10'55"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 15.34 FEET;

THENCE S02°10'57"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 75.00 FEET;

THENCE S42°49'03"E ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 28.28 FEET;

TOGETHER WITH:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 13;

THENCE S89°23'37"W ALONG THE SOUTH LINE OF THE SAID SOUTHWEST ONE-QUARTER A DISTANCE OF 117.81 FEET;

THENCE N00°36'23"W A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1", BEING THE NORTHERLY RIGHT-OF-WAY LINE OF FREDRICK SMALL ROAD, SAID POINT ALSO BEING THE POINT OF BEGINNING "B";

THENCE N88°11'51"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 20.05 FEET;

THENCE N89°38'10"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 415.24 FEET;

THENCE S89°05'29"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 116.32 FEET;

THENCE N87°15'37"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 290.95 FEET;

THENCE S81°35'20"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 101.46 FEET;

THENCE N89°38'10"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 260.06 FEET;

THENCE N86°21'33"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 479.00 FEET;

THENCE S79°02'25"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 139.45 FEET;

THENCE N89°38'10"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 437.61 FEET;

THENCE N00°21'50"E ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 10.00 FEET;

THENCE N89°38'10"W ALONG THE NORTHERLY LINE OF "ABACOA PLAT NO. 1" A DISTANCE OF 14.45 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1", ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 59°37'54" AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 104.08 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1", ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 06°46'57" AND A RADIUS OF 230.00 FEET FOR AN ARC DISTANCE OF 27.23 FEET TO A POINT OF REVERSE CURVATURE, SAID POINT BEING ON THE EASTERLY LINE OF SAID PLAT OF "ABACOA - CENTRAL BOULEVARD PLAT";

THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT", ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 37°53'20" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 99.28 FEET TO A POINT OF TANGENCY;

THENCE N01°08'07"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 922.30 FEET;

THENCE N04°41'59"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 169.01 FEET;

THENCE N46°08'09"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 30.10 FEET;

THENCE N01°08'07"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 64.00 FEET;

THENCE N43°51'53"W ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 44.97 FEET;

THENCE N01°08'07"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 1126.59 FEET;

THENCE N05°13'22"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 232.84 FEET;

THENCE N47°11'03"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 28.07 FEET;

THENCE N02°10'57"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 75.00 FEET;

THENCE N42°49'11"W ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 45.70 FEET;

THENCE N02°10'57"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 701.63 FEET;

THENCE N05°57'26"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 191.27 FEET;

THENCE N47°11'01"E ALONG THE EASTERLY LINE OF SAID "ABACOA - CENTRAL BOULEVARD PLAT" A DISTANCE OF 27.45 FEET;

THENCE S02°10'57"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 217.55 FEET;

THENCE S01°08'07"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 1008.31 FEET;

THENCE S04°25'17"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 150.23 FEET;

THENCE S46°08'04"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 16.11 FEET;

THENCE S01°08'07"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 75.00 FEET;

THENCE S43°51'55"E ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 28.28 FEET;

THENCE S01°08'07"W ALONG THE WESTERLY LINE OF SAID PLAT A DISTANCE OF 1099.69 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PLAT, ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 40°41'08" AND A RADIUS OF 100.00 FEET FOR AN ARC DISTANCE OF 71.01 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF THE PLAT 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;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1", ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 07°41'27" AND A RADIUS OF 230.00 FEET FOR AN ARC DISTANCE OF 30.87 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHWEST;

THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1", ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 45°31'37" AND A RADIUS OF 150.00 FEET FOR AN ARC DISTANCE OF 119.19 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE N88°51'53"W ALONG THE NORTHERLY LINE OF SAID "ABACOA PLAT NO. 1" A DISTANCE OF 103.37 FEET;

THENCE N01°08'07"E A DISTANCE OF 2521.78 FEET;

THENCE N02°10'57"E A DISTANCE OF 2051.71 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE WEST;

THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 24°38'05" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 10.73 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE NORTHEAST;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 05°35'01" AND A RADIUS OF 380.00 FEET FOR AN ARC DISTANCE OF 37.03 FEET TO A POINT OF REVERSE CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTHWEST;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 54°46'06" AND A RADIUS OF 25.00 FEET FOR AN ARC DISTANCE OF 23.90 FEET TO A POINT OF TANGENCY;

THENCE N71°36'14"W A DISTANCE OF 85.43 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 16°32'42" AND A RADIUS OF 2135.00 FEET FOR AN ARC DISTANCE OF 616.51 FEET TO A POINT OF TANGENCY;

THENCE N89°08'55"W A DISTANCE OF 334.85 FEET;

THENCE N00°03'43"W A DISTANCE OF 25.01 FEET;

THENCE N88°08'56"W A DISTANCE OF 1760.22 FEET;

THENCE N85°51'31"W A DISTANCE OF 50.13 FEET;

THENCE N68°08'55"W A DISTANCE OF 324.89 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE TO THE SOUTH;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08°54'05" AND A RADIUS OF 4659.03 FEET FOR AN ARC DISTANCE OF 723.83 FEET TO A POINT OF TANGENCY;

THENCE S82°39'05"W A DISTANCE OF 458.24 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE NORTH, A RADIAL LINE OF SAID CURVE THROUGH SAID POINT HAVING A BEARING OF S09°04'45"E;

THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 30°39'51" AND A RADIUS OF 1113.00 FEET FOR AN ARC DISTANCE OF 602.14 FEET TO A POINT ON A NON-TANGENT LINE, SAID POINT BEING ON THE WEST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 14;

THENCE N02°12'34"E ALONG SAID WEST LINE A DISTANCE OF 104.75 FEET TO THE POINT OF BEGINNING "A";

SAID LAND SITUATE IN PALM BEACH COUNTY, FLORIDA CONTAINING 40.60 ACRES, MORE OR LESS.



COUNTY OF PALM BEACH ) SS  
STATE OF FLORIDA )  
This instrument was filed for record on 2:15P  
this 22 day of September 1999  
and duly recorded in Plat Book No. 86  
at page 16-28  
WITNESSE MY HAND, Clerk of Circuit Court  
by *[Signature]* U.C.

SEAL ABACOA DEVELOPMENT COMPANY  
SEAL JOHN D. AND CATHERINE T. MACARTHUR FOUNDATION  
SEAL ABACOA PROPERTY OWNERS ASSEMBLY, INC.

SEAL NOTARY PUBLIC  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES 11-23-2003

SEAL ORIGINAL SEAL  
NOTARY PUBLIC, STATE OF FLORIDA  
MY COMMISSION EXPIRES 11-23-2003

SEAL NOTARY PUBLIC

SEAL PROFESSIONAL SURVEYOR AND MAPPER

SEAL NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

SEAL TOWN OF JUPITER

SEAL TOWN ENGINEER

SEAL CLERK OF THE CIRCUIT COURT