

ABACOA PLAZA - REPLAT OF TRACT A

BEING A REPLAT OF TRACT A, ABACOA PLAZA, AS RECORDED IN PLAT BOOK 83, PAGES 9 & 10, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

APRIL, 2001

SHEET 2 OF 3

FOR THE USE OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT			
NAME	ACREAGE	LAND USE CLASSIFICATION	GROSS ACREAGE
PARCEL 9	0.97	COZ	0.97
TRACT A	8.44	EXZ	8.44

NORTHERN PALM BEACH COUNTY LAND USE CLASSIFICATION CODE "COZ" DENOTES COMMERCIAL AND "EXZ" DENOTES EXEMPT ACREAGE.

STATE PLANE COORDINATES

Point	Northing	Easting
1	928287.08	948324.80
2	928232.90	948323.46
3	928183.24	948309.03
4	928053.35	948303.05
5	927970.06	948301.00
6	927970.06	948234.20
7	927976.53	948171.43
8	927985.04	948144.77
9	927985.04	948120.79
10	927990.30	948062.55
11	927961.92	947950.40
12	927959.13	947914.37
13	927950.53	947886.30
14	927724.89	947866.29
15	927725.62	947613.58
16	927728.73	947490.08
17	927730.93	947481.78
18	927739.31	947148.34
19	927740.49	947143.50
20	927740.57	947115.87
21	927955.56	947115.87
22	927974.29	947068.53
23	927985.09	947013.49
24	927985.10	946898.56
25	927976.65	946872.01
26	927976.66	946798.12
27	927985.10	946771.56
28	927985.10	946742.49
29	928037.10	946743.01
30	928037.10	946771.57
31	928045.53	946798.12
32	928045.53	946872.01
33	928037.09	946898.56
34	928037.09	946925.23
35	928198.18	946925.23
36	928218.15	946905.23
37	928218.17	946744.85
38	928286.18	946745.54
39	928286.39	947119.52
40	927996.33	947119.88
41	927996.77	947915.04
42	928286.84	947914.88

Bearing rotation equation
 $N 89^{\circ} 58' 02'' E$ (Plat Bearing)
 $N 89^{\circ} 58' 05'' E$ (Grid Bearing)
 $00^{\circ} 00' 03'' =$ Counter-Clockwise
 Bearing Rotation
 (Plat to Grid)

MORTGAGEE'S CONSENT

State of Florida
County of Broward

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 Record Book 11517 at Page 1610 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 Sr. Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 7th day of MAY, 2001.

First Union National Bank
a national banking association.

WITNESS: Joseph Magli
Joseph Magli
Printed Name

BY: Albert Fils
Albert Fils, Sr. Vice President

WITNESS: Charles Hunter
Charles Hunter
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Broward

Before me personally appeared Albert Fils, who is personally known to me or has produced as identification and who executed the foregoing instrument as Sr. Vice President of First Union National Bank, a national banking association, and severally acknowledged 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 7th day of MAY, 2001.

Clair D. Kowalec
Notary Public

My Commission Expires: 9-5-02
FIRST UNION NOTARY
COMMISSION No. 825444

ELAINE G. KOWALEC
Typed, printed, or stamped name
of Notary Public

TITLE CERTIFICATION

State of Florida
County of Palm Beach

We, Chelsea Title, a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to Donross Associates, a Florida joint venture 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.

Date: 5/3/01

Joanne M. Davis
Printed Name Joanne M. Davis
Title Branch Manager

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

The Northern Palm Beach County Improvement District hereby acknowledges that there are no dedications nor maintenance responsibilities being incurred by said district on this plat.

Northern Palm Beach County Improvement District Date: 5/10/01

ATTEST: Peter Pimehite
Peter Pimehite, Secretary
Board of Supervisors

BY: Tesula N. Stewart
Tesula N. Stewart, President
Board of Supervisors

TOWN OF JUPITER APPROVALS

State of Florida
County of Palm Beach

This plat is hereby approved for record pursuant to the ordinances of the Town of Jupiter and in accordance with Section 177.07(2), Florida Statutes, this 15th day of MAY, 2001 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: Doug P. Koenigke, P.E.
Doug P. Koenigke, P.E.,
Town Engineer

Abacoa Plaza - Replat of Tract A is hereby approved for record this 15th day of MAY, 2001.

ATTEST: Sally Blyden
Sally Blyden,
Town Clerk

BY: Karen Golopha
Karen Golopha, Mayor

SURVEYOR & MAPPER'S CERTIFICATE

State of Florida
County of Palm Beach

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 monuments according to sec. 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 ordinances of the Town of Jupiter, Florida.

Date: 5/7/2001

BY: Craig L. Wallace
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

NOTES

- 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 this County.
- No structure or building or any kind of landscaping shall be placed on or within any easement without the prior written consent of all easement beneficiaries and the Town Engineer.
- The Town of Jupiter shall have the right, but not the obligation, to maintain any portion of the drainage system shown by 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 shown by this plat, for public purposes, the Town may require the property owners, assigns, or successors to pay all or part of the maintenance costs.
- Bearings shown hereon are based on the North line of the Plat of Abacoa Plaza, as recorded in Plat Book 83, Pages 9 & 10, Palm Beach County, Public Records, which bears North 89° 58' 02" East and all other bearings are relative thereto.
- Easements per Abacoa Plat No. 1, Plat Book 78, Page 145, and Abacoa Plaza, Plat Book 83, Page 9, as shown hereon, are retained by this replat.
- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinate system 1983 State Plane Transverse Mercator Projection
- All distances shown are ground
- Scale factor = 1.0000077
- Ground distance x scale factor = grid distance
- This instrument prepared by

Craig L. Wallace
Wallace Surveying Corporation
901 Northpoint Parkway, Suite 117
West Palm Beach, Florida 33407
561/640-4551

FIRST UNION:	NOTARY:	N.P.B.C.I.D.:	SURVEYOR:	TOWN ENGINEER:	TOWN OF JUPITER:

ABACOA PLAZA - REPLAT OF TRACT A		
FIELD: D/W/G/W	JOB No.: 99-1335*A	F.B. S/J96 PG. 29/46
OFFICE: R.C.	DATE: DEC. 2000	DWG No. 99-1335-1
C/K/D:	REF:	SHEET 2 OF 3