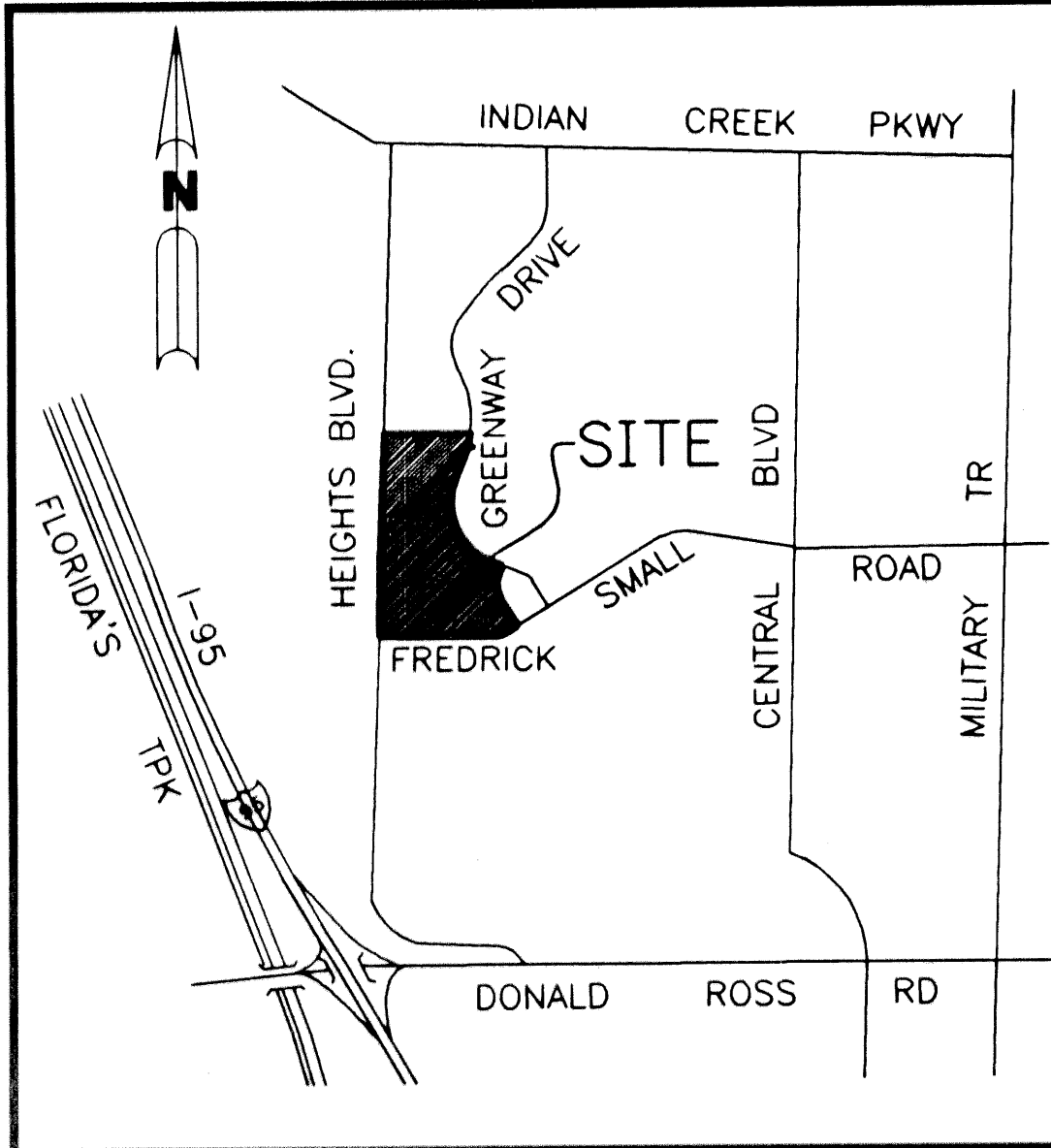


KEY MAP  
N.T.S.

# TUSCANY AT ABACOA

BEING A REPLAT OF TRACT, RN1B1 ACCORDING TO THE PLAT OF ABACOA PLAT NO. 3,  
AS RECORDED IN PLAT BOOK 88, PAGES 154 THROUGH 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
LYING IN SECTIONS 14 AND 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
SHEET 2 OF 8 JULY, 2002



LOCATION MAP  
N.T.S.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, AMERICAN TITLE OF THE PALM BEACHES CORPORATION, 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 ABACOA HOMES, INC., A FLORIDA CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

AMERICAN TITLE OF THE PALM BEACHES CORPORATION.

DATE: 7/22/02

BY: Candace Majewski, VP  
CANDACE MAJEWSKI, VICE PRESIDENT

### SURVEYOR'S 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 WEST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID WEST LINE HAVING A BEARING OF NORTH 00°35'39" EAST.
- 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, EXCEPT CONSTRUCTION AND PLANTING BY GOVERNMENTAL ENTITIES, OR DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES.
- 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 (PLAT BEARING) = (GRID BEARING)
- ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED. AS FOLLOWS:  
(N.R.) = NON-RADIAL  
(R.F.) = RADIAL TO FRONT LOT LINE  
(R.R.) = RADIAL TO REAR LOT LINE
- "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 PALM BEACH COUNTY, FLORIDA.
- SCALE FACTOR SHOWN ON SURVEYORS NOTE NO. 5 WAS TAKEN FROM "ABACOA PLAT NO. 3", RECORDED IN PLAT BOOK 78, PAGES 145 - 163, PUBLIC RECORDS OF PALM BEACH COUNTY
- THE EXISTING 10' UTILITY EASEMENT, 5' LIMITED ACCESS AND SIDEWALK EASEMENT PER PLAT BOOK 88, PAGES 154 THROUGH 159 SHOWN ALONG PARKSIDE AND GREENWAY DRIVES SHALL SURVIVE THIS REPLAT.

### AREA TABULATION:

| TRACT  | ACREAGE    | LAND USE | TRACT   | ACREAGE    | LAND USE | TRACT              | ACREAGE     | LAND USE |
|--------|------------|----------|---------|------------|----------|--------------------|-------------|----------|
| LOT 1  | 0.0868 AC. | REZ      | LOT 86  | 0.0864 AC. | REZ      | LOT 171            | 0.1866 AC.  | REZ      |
| LOT 2  | 0.0582 AC. | REZ      | LOT 87  | 0.0865 AC. | REZ      | LOT 172            | 0.2021 AC.  | REZ      |
| LOT 3  | 0.0582 AC. | REZ      | LOT 88  | 0.0864 AC. | REZ      | LOT 173            | 0.1866 AC.  | REZ      |
| LOT 4  | 0.0582 AC. | REZ      | LOT 89  | 0.0835 AC. | REZ      | LOT 174            | 0.1866 AC.  | REZ      |
| LOT 5  | 0.0582 AC. | REZ      | LOT 90  | 0.0788 AC. | REZ      | LOT 175            | 0.1866 AC.  | REZ      |
| LOT 6  | 0.0868 AC. | REZ      | LOT 91  | 0.0788 AC. | REZ      | LOT 176            | 0.2301 AC.  | REZ      |
| LOT 7  | 0.0868 AC. | REZ      | LOT 92  | 0.2014 AC. | REZ      | LOT 177            | 0.1861 AC.  | REZ      |
| LOT 8  | 0.0582 AC. | REZ      | LOT 93  | 0.1184 AC. | REZ      | LOT 178            | 0.1856 AC.  | REZ      |
| LOT 9  | 0.0582 AC. | REZ      | LOT 94  | 0.1017 AC. | REZ      | LOT 179            | 0.2391 AC.  | REZ      |
| LOT 10 | 0.0582 AC. | REZ      | LOT 95  | 0.1051 AC. | REZ      | LOT 180            | 0.1866 AC.  | REZ      |
| LOT 11 | 0.0582 AC. | REZ      | LOT 96  | 0.1034 AC. | REZ      | LOT 181            | 0.1865 AC.  | REZ      |
| LOT 12 | 0.0868 AC. | REZ      | LOT 97  | 0.1030 AC. | REZ      | LOT 182            | 0.2020 AC.  | REZ      |
| LOT 13 | 0.0868 AC. | REZ      | LOT 98  | 0.1059 AC. | REZ      | LOT 183            | 0.1866 AC.  | REZ      |
| LOT 14 | 0.0582 AC. | REZ      | LOT 99  | 0.1081 AC. | REZ      | LOT 184            | 0.1866 AC.  | REZ      |
| LOT 15 | 0.0582 AC. | REZ      | LOT 100 | 0.1036 AC. | REZ      | LOT 185            | 0.2570 AC.  | REZ      |
| LOT 16 | 0.0582 AC. | REZ      | LOT 101 | 0.1024 AC. | REZ      | LOT 186            | 0.1942 AC.  | REZ      |
| LOT 17 | 0.0582 AC. | REZ      | LOT 102 | 0.1041 AC. | REZ      | LOT 187            | 0.1797 AC.  | REZ      |
| LOT 18 | 0.0868 AC. | REZ      | LOT 103 | 0.1073 AC. | REZ      | LOT 188            | 0.1797 AC.  | REZ      |
| LOT 19 | 0.0868 AC. | REZ      | LOT 104 | 0.1251 AC. | REZ      | LOT 189            | 0.1797 AC.  | REZ      |
| LOT 20 | 0.0582 AC. | REZ      | LOT 105 | 0.1926 AC. | REZ      | LOT 190            | 0.1797 AC.  | REZ      |
| LOT 21 | 0.0582 AC. | REZ      | LOT 106 | 0.1825 AC. | REZ      | LOT 191            | 0.1797 AC.  | REZ      |
| LOT 22 | 0.0868 AC. | REZ      | LOT 107 | 0.1585 AC. | REZ      | LOT 192            | 0.1797 AC.  | REZ      |
| LOT 23 | 0.0835 AC. | REZ      | LOT 108 | 0.0787 AC. | REZ      | LOT 193            | 0.1946 AC.  | REZ      |
| LOT 24 | 0.0582 AC. | REZ      | LOT 109 | 0.0784 AC. | REZ      | LOT 194            | 0.1974 AC.  | REZ      |
| LOT 25 | 0.0582 AC. | REZ      | LOT 110 | 0.0781 AC. | REZ      | LOT 195            | 0.1834 AC.  | REZ      |
| LOT 26 | 0.0582 AC. | REZ      | LOT 111 | 0.0778 AC. | REZ      | LOT 196            | 0.1851 AC.  | REZ      |
| LOT 27 | 0.0582 AC. | REZ      | LOT 112 | 0.0775 AC. | REZ      | LOT 197            | 0.1809 AC.  | REZ      |
| LOT 28 | 0.0933 AC. | REZ      | LOT 113 | 0.0772 AC. | REZ      | LOT 198            | 0.1806 AC.  | REZ      |
| LOT 29 | 0.1473 AC. | REZ      | LOT 114 | 0.0769 AC. | REZ      | LOT 199            | 0.1803 AC.  | REZ      |
| LOT 30 | 0.0868 AC. | REZ      | LOT 115 | 0.0766 AC. | REZ      | LOT 200            | 0.1865 AC.  | REZ      |
| LOT 31 | 0.0868 AC. | REZ      | LOT 116 | 0.1429 AC. | REZ      | LOT 201            | 0.1868 AC.  | REZ      |
| LOT 32 | 0.0868 AC. | REZ      | LOT 117 | 0.2420 AC. | REZ      | LOT 202            | 0.1828 AC.  | REZ      |
| LOT 33 | 0.0868 AC. | REZ      | LOT 118 | 0.2106 AC. | REZ      | LOT 203            | 0.2290 AC.  | REZ      |
| LOT 34 | 0.1036 AC. | REZ      | LOT 119 | 0.2360 AC. | REZ      | LOT 204            | 0.2005 AC.  | REZ      |
| LOT 35 | 0.0991 AC. | REZ      | LOT 120 | 0.1887 AC. | REZ      | LOT 205            | 0.1535 AC.  | REZ      |
| LOT 36 | 0.0868 AC. | REZ      | LOT 121 | 0.2045 AC. | REZ      | LOT 206            | 0.1899 AC.  | REZ      |
| LOT 37 | 0.0868 AC. | REZ      | LOT 122 | 0.1896 AC. | REZ      | LOT 207            | 0.1899 AC.  | REZ      |
| LOT 38 | 0.1279 AC. | REZ      | LOT 123 | 0.2036 AC. | REZ      | LOT 208            | 0.1854 AC.  | REZ      |
| LOT 39 | 0.1157 AC. | REZ      | LOT 124 | 0.2044 AC. | REZ      | LOT 209            | 0.1693 AC.  | REZ      |
| LOT 40 | 0.0843 AC. | REZ      | LOT 125 | 0.2044 AC. | REZ      | LOT 210            | 0.1556 AC.  | REZ      |
| LOT 41 | 0.0843 AC. | REZ      | LOT 126 | 0.1887 AC. | REZ      | LOT 211            | 0.2410 AC.  | REZ      |
| LOT 42 | 0.0930 AC. | REZ      | LOT 127 | 0.2044 AC. | REZ      | LOT 212            | 0.1797 AC.  | REZ      |
| LOT 43 | 0.0995 AC. | REZ      | LOT 128 | 0.2382 AC. | REZ      | LOT 213            | 0.1803 AC.  | REZ      |
| LOT 44 | 0.0843 AC. | REZ      | LOT 129 | 0.2322 AC. | REZ      | LOT 214            | 0.1836 AC.  | REZ      |
| LOT 45 | 0.0843 AC. | REZ      | LOT 130 | 0.2252 AC. | REZ      | LOT 215            | 0.1905 AC.  | REZ      |
| LOT 46 | 0.0843 AC. | REZ      | LOT 131 | 0.2121 AC. | REZ      | LOT 216            | 0.1868 AC.  | REZ      |
| LOT 47 | 0.0831 AC. | REZ      | LOT 132 | 0.1837 AC. | REZ      | TOTAL LOTS 1-216   | 28.7781 AC. |          |
| LOT 48 | 0.1397 AC. | REZ      | LOT 133 | 0.1824 AC. | REZ      | TRACT              | ACREAGE     | LAND USE |
| LOT 49 | 0.0844 AC. | REZ      | LOT 134 | 0.1773 AC. | REZ      | "A"                | 1.8611 AC.  | EXZ      |
| LOT 50 | 0.0582 AC. | REZ      | LOT 135 | 0.1748 AC. | REZ      | "B"                | 5.5922 AC.  | EXZ      |
| LOT 51 | 0.0582 AC. | REZ      | LOT 136 | 0.1723 AC. | REZ      | "C"                | 2.3753 AC.  | EXZ      |
| LOT 52 | 0.0582 AC. | REZ      | LOT 137 | 0.2498 AC. | REZ      | "D"                | 0.4431 AC.  | EXZ      |
| LOT 53 | 0.0583 AC. | REZ      | LOT 138 | 0.1731 AC. | REZ      | "E"                | 0.2658 AC.  | EXZ      |
| LOT 54 | 0.0913 AC. | REZ      | LOT 139 | 0.1828 AC. | REZ      | TOTAL TRACTS "A-E" | 10.5375 AC. |          |
| LOT 55 | 0.0889 AC. | REZ      | LOT 140 | 0.1899 AC. | REZ      | TRACT              | ACREAGE     | LAND USE |
| LOT 56 | 0.0583 AC. | REZ      | LOT 141 | 0.1785 AC. | REZ      | "F"                | 28.6367 AC. | REZ      |
| LOT 57 | 0.0583 AC. | REZ      | LOT 142 | 0.1888 AC. | REZ      |                    |             |          |
| LOT 58 | 0.0583 AC. | REZ      | LOT 143 | 0.1796 AC. | REZ      |                    |             |          |
| LOT 59 | 0.0583 AC. | REZ      | LOT 144 | 0.1867 AC. | REZ      |                    |             |          |
| LOT 60 | 0.0927 AC. | REZ      | LOT 145 | 0.1781 AC. | REZ      |                    |             |          |
| LOT 61 | 0.1365 AC. | REZ      | LOT 146 | 0.2368 AC. | REZ      |                    |             |          |
| LOT 62 | 0.0586 AC. | REZ      | LOT 147 | 0.1804 AC. | REZ      |                    |             |          |
| LOT 63 | 0.0583 AC. | REZ      | LOT 148 | 0.1680 AC. | REZ      |                    |             |          |
| LOT 64 | 0.0584 AC. | REZ      | LOT 149 | 0.1680 AC. | REZ      |                    |             |          |
| LOT 65 | 0.0585 AC. | REZ      | LOT 150 | 0.2557 AC. | REZ      |                    |             |          |
| LOT 66 | 0.0939 AC. | REZ      | LOT 151 | 0.2682 AC. | REZ      |                    |             |          |
| LOT 67 | 0.0869 AC. | REZ      | LOT 152 | 0.1816 AC. | REZ      |                    |             |          |
| LOT 68 | 0.0583 AC. | REZ      | LOT 153 | 0.1810 AC. | REZ      |                    |             |          |
| LOT 69 | 0.0583 AC. | REZ      | LOT 154 | 0.1803 AC. | REZ      |                    |             |          |
| LOT 70 | 0.1111 AC. | REZ      | LOT 155 | 0.1457 AC. | REZ      |                    |             |          |
| LOT 71 | 0.1458 AC. | REZ      | LOT 156 | 0.1801 AC. | REZ      |                    |             |          |
| LOT 72 | 0.0780 AC. | REZ      | LOT 157 | 0.2231 AC. | REZ      |                    |             |          |
| LOT 73 | 0.0780 AC. | REZ      | LOT 158 | 0.1789 AC. | REZ      |                    |             |          |
| LOT 74 | 0.0780 AC. | REZ      | LOT 159 | 0.1498 AC. | REZ      |                    |             |          |
| LOT 75 | 0.0780 AC. | REZ      | LOT 160 | 0.1498 AC. | REZ      |                    |             |          |
| LOT 76 | 0.1357 AC. | REZ      | LOT 161 | 0.1498 AC. | REZ      |                    |             |          |
| LOT 77 | 0.1347 AC. | REZ      | LOT 162 | 0.1498 AC. | REZ      |                    |             |          |
| LOT 78 | 0.0869 AC. | REZ      | LOT 163 | 0.1498 AC. | REZ      |                    |             |          |
| LOT 79 | 0.0869 AC. | REZ      | LOT 164 | 0.1498 AC. | REZ      |                    |             |          |
| LOT 80 | 0.0862 AC. | REZ      | LOT 165 | 0.1200 AC. | REZ      |                    |             |          |
| LOT 81 | 0.0867 AC. | REZ      | LOT 166 | 0.1948 AC. | REZ      |                    |             |          |
| LOT 82 | 0.0873 AC. | REZ      | LOT 167 | 0.1498 AC. | REZ      |                    |             |          |
| LOT 83 | 0.0861 AC. | REZ      | LOT 168 | 0.1506 AC. | REZ      |                    |             |          |
| LOT 84 | 0.0868 AC. | REZ      | LOT 169 | 0.1752 AC. | REZ      |                    |             |          |
| LOT 85 | 0.0871 AC. | REZ      | LOT 170 | 0.2824 AC. | REZ      |                    |             |          |

### 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 THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SECTION 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER.

DATE: 9/24/02

DAVID L. SMITH, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4951, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB 6674

### TOWN OF JUPITER ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE PLAT, "TUSCANY AT ABACOA", 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 DAY OF October, 2002, 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.

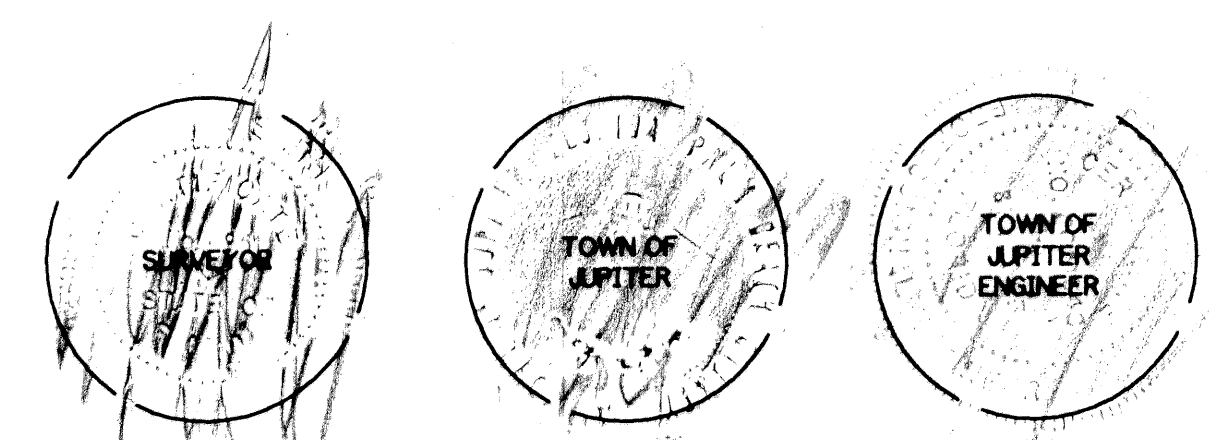
BY: Doug Koenigke, P.E.  
DOUG KOENIGKE, P.E.  
TOWN ENGINEER

"TUSCANY AT ABACOA" IS HEREBY APPROVED FOR RECORD THIS 11<sup>th</sup> DAY OF October, 2002.

BY: Karen J. Golonka  
KAREN J. GOLONKA, MAYOR

BY: Sally M. Boylan  
SALLY M. BOYLAN, TOWN CLERK

EXZ = EXEMPT ACREAGE  
REZ = RESIDENTIAL



THIS INSTRUMENT PREPARED BY  
DAVID L. SMITH, P.S.M. 4951, STATE OF FLORIDA  
LAWSON, NOBLE AND WEBB, INC.  
ENGINEERS PLANNERS SURVEYORS  
420 COLUMBIA DRIVE, SUITE 110  
WEST PALM BEACH, FLORIDA 33409  
LB 6674