

32  
COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record at 9:28 AM  
on the 10 day of January 2006  
and duly recorded in Plat Book  
32-85  
SHARON B. BOWEN  
by *[Signature]*

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT REGIONS BANK, AN ALABAMA BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF TRACT WK5-BS, ACCORDING TO THE PLAT OF ABACOA-REPLAT OF TRACT WK5-B, AS RECORDED IN PLAT BOOK 99, PAGE 172, AND TRACT "A", ACCORDING TO THE PLAT OF GREENWICH, AS RECORDED IN PLAT BOOK 106, PAGES 154 THROUGH 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

SAID PARCEL CONTAINING 2.053 ACRES, MORE OR LESS. HAD THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACTS "E" (GREENWICH CIRCLE) AND "D" (REGIONS WAY) AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
2. TRACTS "B" AND "C", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE ABACOA WK5 NORTH PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY OR ALLEY RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR INGRESS/EGRESS, UTILITY AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
3. TRACTS "F", "G", "H" AND "I", AS SHOWN HEREON ARE HEREBY DEDICATED TO ABACOA WK5 NORTH PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE, PUBLIC PEDESTRIAN INGRESS/EGRESS, SIDEWALKS, PARKING, SIGNS, DRAINAGE, IRRIGATION AND LANDSCAPING PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
4. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
5. THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE ABACOA W5 NORTH PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
6. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEMS WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE STORM DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
7. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHIN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.
8. 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 ABACOA WK5 NORTH PROPERTY OWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
9. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE SIDEWALKS WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL SIDEWALKS SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE SIDEWALKS WITHIN THE LIMITS OF THIS PLAT. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
10. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 29th DAY OF August, 2006.

REGIONS BANK, AN ALABAMA BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: *[Signature]* KEITH B. PRESSLEY SENIOR VICE PRESIDENT

WITNESS: ANSELIA LINER-MANLEY PRINT NAME:

REGIONS BANK & GREENWICH, PHASE II

BEING A REPLAT OF TRACT WK5-BS, ACCORDING TO THE PLAT OF ABACOA-REPLAT OF TRACT WK5-B, AS RECORDED IN PLAT BOOK 99, PAGE 172 AND TRACT "A", ACCORDING TO THE PLAT OF GREENWICH AS RECORDED IN PLAT BOOK 106, PAGES 154 THROUGH 157, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 24, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

AUGUST 2006

00030-061

SURVEYOR'S CERTIFICATION

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 THE PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SECTION 177.081(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 THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DAN W. DAILEY 10/3/2006 DATE LICENSE NO. 2439 STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED UPON THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, BEING N01°24'25"E.
2. ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.0000392 TO CONVERT TO GRID DISTANCE.
3. COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
4. 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.
5. NO STRUCTURES, BUILDINGS, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES OR DRAINAGE EASEMENTS UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT, AND AS APPROVED BY THE LANDSCAPING AND SITE PLANS AS PROVIDED FOR UNDER THE TOWN'S USE BY RIGHT APPROVAL OF APRIL 25, 2003.
6. WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
8. LINES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
9. 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.
10. THIS INSTRUMENT WAS PREPARED BY DAN W. DAILEY, P.S.M., DAILEY AND ASSOCIATES, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.

ACKNOWLEDGEMENT

STATE OF Alabama COUNTY OF Jefferson

BEFORE ME PERSONALLY APPEARED KEITH B. PRESSLEY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF REGIONS BANK, AN ALABAMA BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL OF SAID CORPORATION 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 29th DAY OF August, 2006.

MY COMMISSION EXPIRES: 10-25-07 *[Signature]* NOTARY PUBLIC

FLORIDA COMMISSION NO. *[Signature]* PRINTED NAME



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH THE ABACOA WK5 NORTH PROPERTY OWNER'S ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 21st DAY OF August, 2006.

ABACOA WK5 NORTH PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS NAME: *[Signature]* PRESIDENT

WITNESS NAME: *[Signature]*

ACKNOWLEDGEMENT

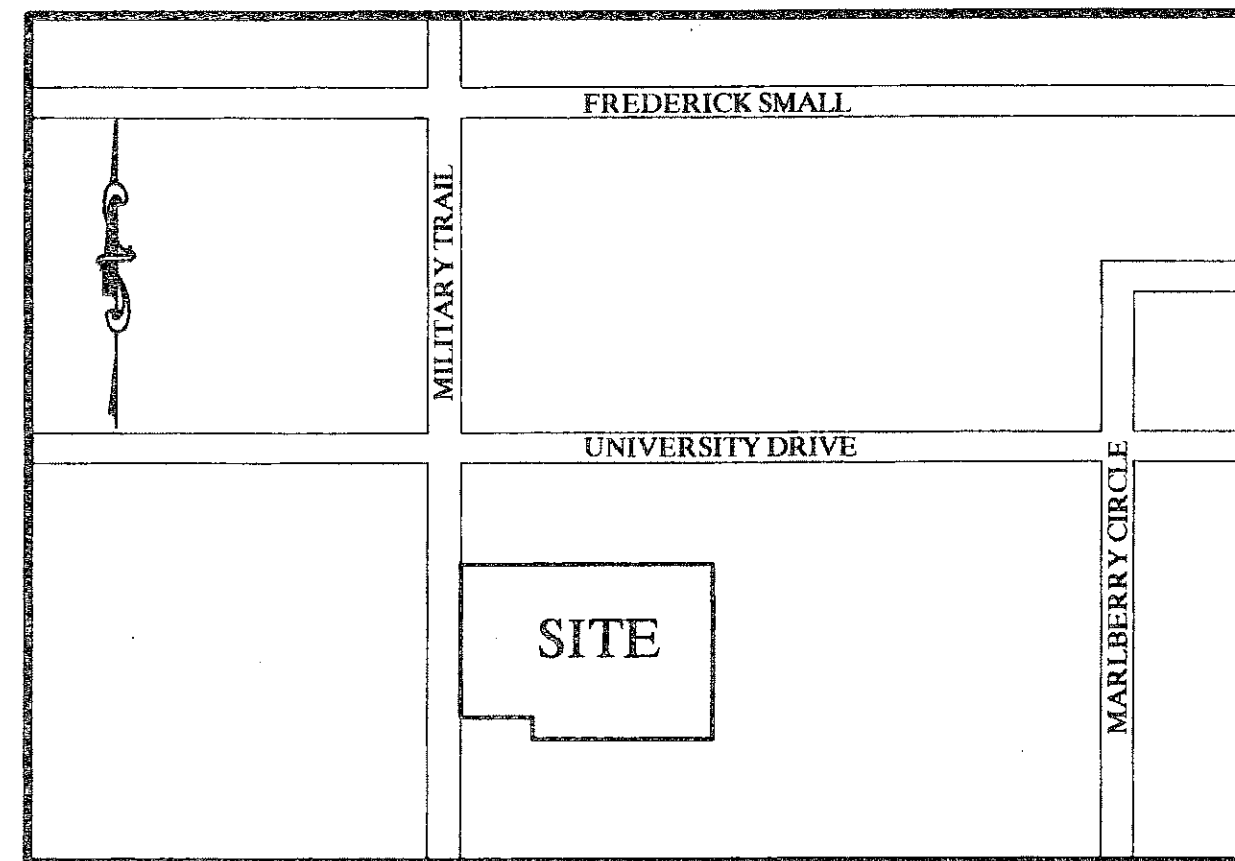
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Steven M. Quarles WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ABACOA WK5 NORTH PROPERTY OWNER'S ASSOCIATION, INC., A NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 August, 2006.

MY COMMISSION EXPIRES: 10/20/07 *[Signature]* NOTARY PUBLIC

FLORIDA COMMISSION NO. 00221530 *[Signature]* PRINTED NAME



(NOT TO SCALE) LOCATION MAP

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA COUNTY OF PALM BEACH 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 HUGO P. UNRUH, ITS PRESIDENT, AND ONEAL BARDIN, JR, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE BOARD OF SUPERVISORS, THIS 13th DAY OF December, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) ATTEST: *[Signature]* ONEAL BARDIN, JR SECRETARY *[Signature]* HUGO P. UNRUH PRESIDENT

TITLE CERTIFICATION

STATE OF Florida COUNTY OF Broward

WE, CHICAGO TITLE INSURANCE COMPANY, 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 REGIONS BANK, AN ALABAMA BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9-13-06 *[Signature]* NAME ALBERT GOMEZ VILA PRINT TITLE: VICE PRESIDENT

TOWN OF JUPITER ACCEPTANCE

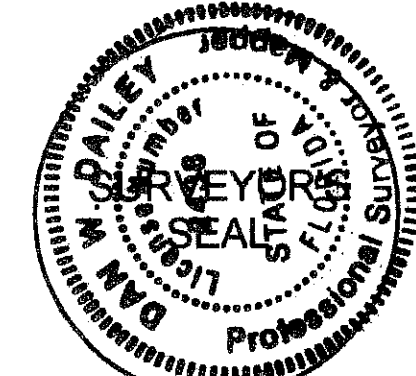
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 15 DAY OF December, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *[Signature]* DOUG P. KOENIGKE, P.E. TOWN ENGINEER

THE PLAT OF REGIONS BANK & GREENWICH, PHASE II, IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF December, 2006.

BY: *[Signature]* KAREN J. GOLONKA, MAYOR

ATTEST: *[Signature]* SALLY M. BOWEN TOWN CLERK



SHEET 1 OF 2 DAILEY AND ASSOCIATES, INC. Surveying and Mapping 112 N. U.S. Highway No. 1 Tequesta, FL 33469 Phone: (561) 746-8424 BUSINESS LICENSE: LB# 2799