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# JUPITER PARK OF COMMERCE-REPLAT OF LOT 14

BEING A REPLAT OF A PORTION OF LOT 14, JUPITER PARK OF COMMERCE, RECORDED IN PLAT BOOK 50, PAGES 61 AND 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 9, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2013 SHEET 1 OF 2

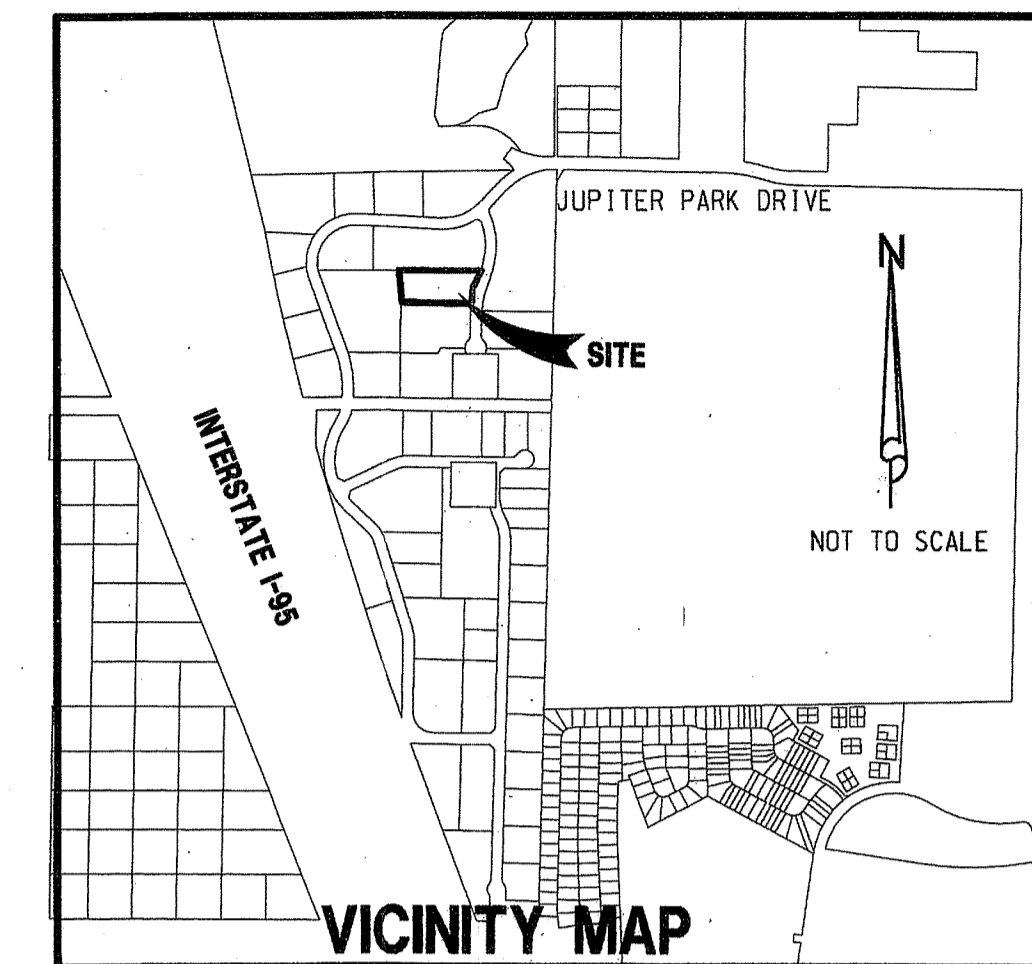
030-121

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:40 P. M. THIS 27 DAY OF November 2013 AND DULY RECORDED IN PLAT BOOK 117 ON PAGES 94 THRU 95.

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: [Signature] D.C.



## DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER PARK MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "JUPITER PARK OF COMMERCE-REPLAT OF LOT 14", BEING A REPLAT OF A PORTION OF LOT 14, JUPITER PARK OF COMMERCE, RECORDED IN PLAT BOOK 50 PAGES 61 AND 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 9, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 14, JUPITER PARK OF COMMERCE, LESS THE SOUTH 30 FEET, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 50, PAGE 61, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 68,788 SQUARE FEET OR 1.579 ACRES MORE OR LESS.

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

1. UTILITY EASEMENTS, SHOWN HEREON ARE HEREBY DEDICATED TO THE JUPITER PARK OF COMMERCE ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND MAY BE USED FOR UTILITY PURPOSES BY ANY UTILITY COMPANY, INCLUDING C.A. T.V. IN COMPLIANCE WITH SUCH ORDINANCES AND REGULATIONS AS MAY BE ADOPTED FROM TIME TO TIME BY THE TOWN OF JUPITER, AND AS APPROVED BY THE JUPITER PARK OF COMMERCE ASSOCIATION INC..

IN WITNESS WHEREOF, JUPITER PARK MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 2ND DAY OF October, 2013.

JUPITER PARK MANAGEMENT, LLC.  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT NAME: M.S. DITRAPANI  
WITNESS: [Signature]  
PRINT NAME: Remy Baker

BY: [Signature]  
ALVARO G. MENDOZA  
CHIEF EXECUTIVE MANAGER

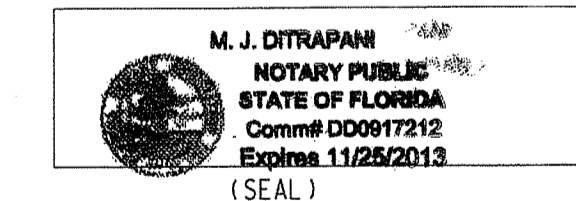
## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALVARO G. MENDOZA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE MANAGER OF JUPITER PARK MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2ND DAY OF OCTOBER, 2013.

MY COMMISSION EXPIRES: 11/25/13  
M.J. DITRAPANI  
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: M.S. DITRAPANI  
COMMISSION NUMBER: DD0917212

## ACCEPTANCE OF DEDICATION JUPITER PARK OF COMMERCE ASSOCIATION, INC.:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE JUPITER PARK OF COMMERCE ASSOCIATION INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30 DAY OF OCTOBER 2013.

JUPITER PARK OF COMMERCE ASSOCIATION INC.,  
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: [Signature]  
PRINT NAME: Madison George  
WITNESS: [Signature]  
PRINT NAME: M.S. DITRAPANI

BY: [Signature]  
JOHN KUCKKU  
PRESIDENT

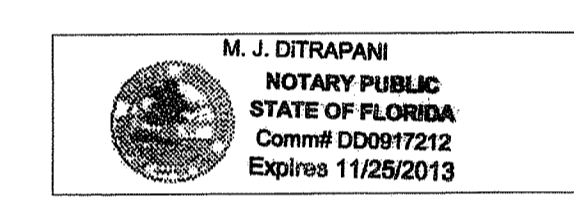
## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN KUCKKU, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JUPITER PARK OF COMMERCE ASSOCIATION INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND 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 30TH DAY OF OCTOBER, 2013.

MY COMMISSION EXPIRES: 11/25/13  
M.J. DITRAPANI  
NOTARY PUBLIC STATE OF FLORIDA



(SEAL)

PRINT NAME: M.S. DITRAPANI  
COMMISSION NUMBER: DD 0917212

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LAWRENCE U. TAUBE, ESQUIRE, 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 JUPITER PARK MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS SUBJECT TO MORTGAGES RECORDED IN OFFICIAL RECORD BOOK 25043, PAGE 1917 AND OFFICIAL RECORD BOOK 25043, PAGE 1924, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 10/10/13  
BY: [Signature]  
LAWRENCE U. TAUBE, ESQUIRE  
FLORIDA BAR NUMBER: 398608

## MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 25043, PAGE 1917 AND OFFICIAL RECORD BOOK 25043, PAGE 1924 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF October, 2013.

BRANCH BANKING AND TRUST COMPANY

WITNESS: [Signature]  
PRINT NAME: Kim MacDermott  
WITNESS: [Signature]  
PRINT NAME: Linda Cicotta

BY: [Signature]  
KEN GALASKA - VICE PRESIDENT

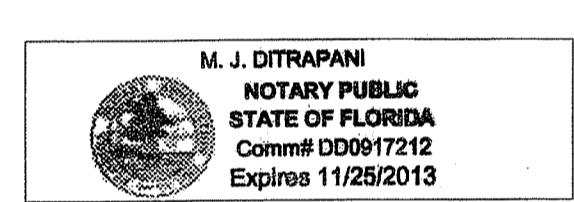
## ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KEN GALASKA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRANCH BANKING AND TRUST COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17 DAY OF OCTOBER, 2013.

MY COMMISSION EXPIRES: 11/25/13  
M.J. DITRAPANI  
NOTARY PUBLIC STATE OF FLORIDA



(SEAL)

PRINT NAME: M.S. DITRAPANI  
COMMISSION NUMBER: DD0917212

## TOWN OF JUPITER APPROVAL:

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 November, 2013, 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. KOENNICKE, P.E.  
TOWN ENGINEER

"JUPITER PARK OF COMMERCE-REPLAT OF LOT 14" IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF November, 2013.

BY: [Signature] ATTEST: [Signature]  
KAREN J. POLONKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE PLAT OF JUPITER PARK OF COMMERCE, RECORDED IN PLAT BOOK 50, PAGES 61 AND 62, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID NORTH LINE BEARS NORTH 89°00'21" EAST.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS INSTRUMENT WAS PREPARED BY LORI J. CHRISTIANO, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

## SURVEYOR'S CERTIFICATION:

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.

DATE: 9/30/13 BY: [Signature]  
DAVID M. LIBBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA



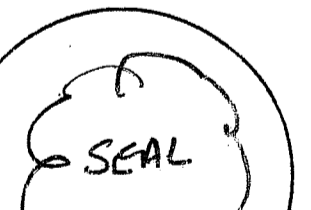
BRANCH BANKING AND TRUST COMPANY



TOWN OF JUPITER



TOWN OF JUPITER ENGINEER



JUPITER PARK MANAGEMENT, LLC



PROFESSIONAL SURVEYOR AND MAPPER

## ABBREVIATIONS:

- CB = CHORD BEARING
- CL = CENTERLINE
- CL = CHORD LENGTH
- CONC. = CONCRETE
- COR. = CORNER
- D = DELTA
- D.E. = DRAINAGE EASEMENT
- L = ARC LENGTH
- L.R.E.C.D. = LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
- O.R.B. = OFFICIAL RECORD BOOK
- MON. = MONUMENT
- P.A.E. = PUBLIC ACCESS EASEMENT
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PG. = PAGE
- PGS. = PAGES
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- P.S.E. = PUBLIC SIDEWALK EASEMENT
- R = RADIUS
- SEC. = SECTION
- U.E. = UTILITY EASEMENT

## LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431"
- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL WITH DISK STAMPED "PRM LB4431"

**LIBBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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REF:	
FLD:	FB: PG.
OFF: L.J.C.	JOB: 97-206-306
CKD: D.C.L.	DATE: 07/12/13
	SHEET: 1 OF 2
	DWG: D97-206P