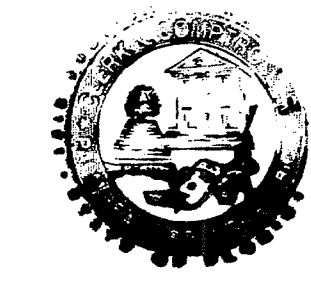


COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS

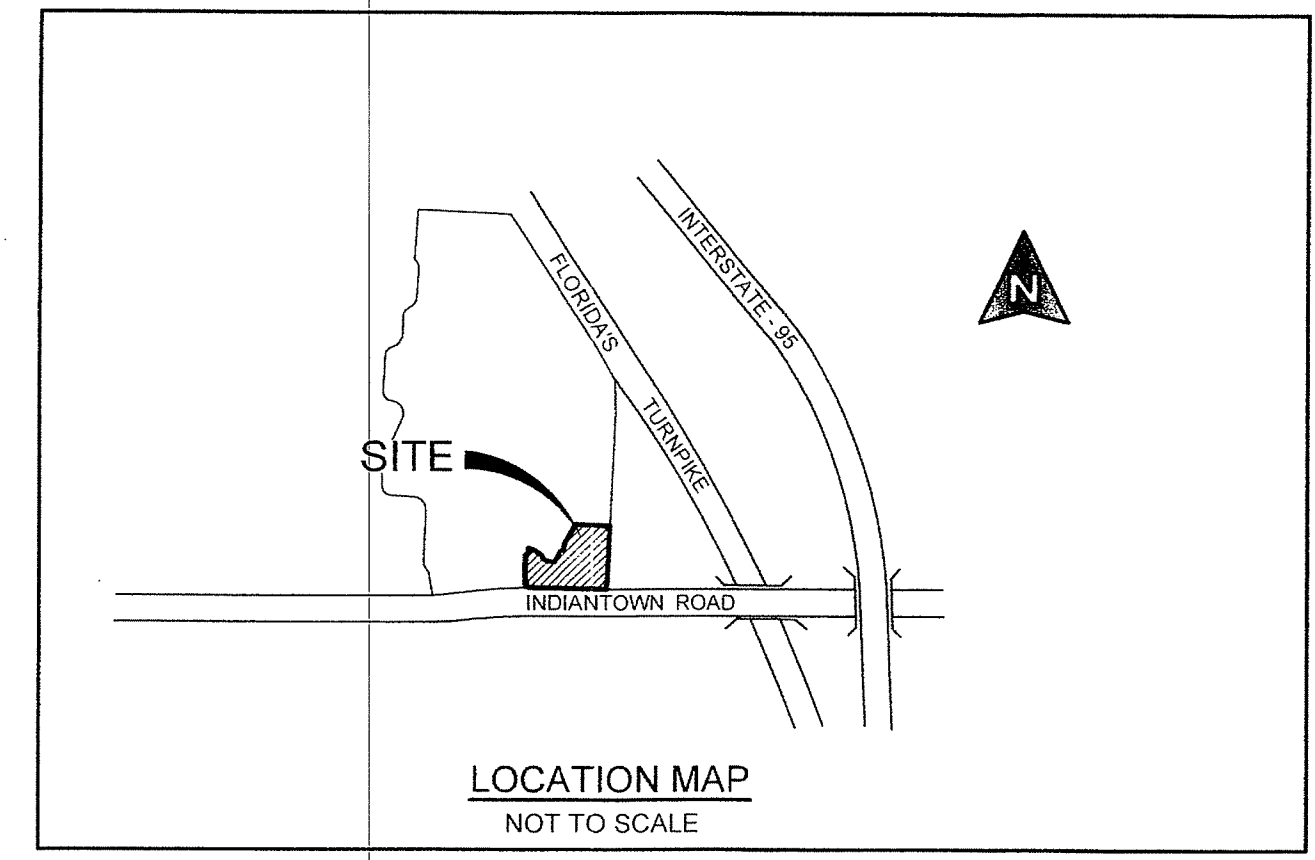
THIS PLAT WAS FILED FOR RECORD AT
16:02 P.M. THIS 27th DAY OF
February 2015, AND DURING
RECORDING PLAT BOOK NO. 109
ON PAGE 174 THRU 193

SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: *Maian R. Galad*



LAKWOOD COMMERCIAL

LYING IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA,
BEING A RE-PLAT OF TRACT B-3, TRACT C-2, TRACT F (CAPRICE COURT), TRACT J AND TRACT LK-1, AND A PORTION
OF TRACT C-1, PARCEL 19 NORTH - PUD, AS RECORDED IN PLAT BOOK 109, PAGES 176 THROUGH 193, INCLUSIVE,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2
FEBRUARY, 2015



DEDICATION AND RESERVATION:

KNOWN ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP OWNER OF THE LAND SHOWN HEREON AS "LAKEWOOD COMMERCIAL", LYING IN SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF TRACT B-3, TRACT C-2, TRACT F (CAPRICE COURT), TRACT J AND TRACT LK-1, AND A PORTION OF TRACT C-1, PARCEL 19 NORTH - PUD, AS RECORDED IN PLAT BOOK 109, PAGES 176 THROUGH 193, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 19 NORTH - PUD; THENCE NORTH 88°51'00" WEST, A DISTANCE OF 651.02 FEET; THENCE NORTH 88°50'57" WEST, A DISTANCE OF 231.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 680.80 FEET AND A CENTRAL ANGLE OF 1°42'23"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 202.75 FEET (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID PARCEL 19 NORTH - PUD); THENCE NORTH 45°38'55" WEST, A DISTANCE OF 56.49 FEET; THENCE NORTH 00°34'23" WEST, A DISTANCE OF 265.91 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 948.50 FEET AND A CENTRAL ANGLE OF 9°21'37"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 154.95 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 59°21'19" EAST, A DISTANCE OF 32.67 FEET; THENCE NORTH 05°16'37" EAST, A DISTANCE OF 82.45 FEET (THE PRECEDING FIVE (5) COURSES BEING COINCIDENT WITH THE EAST RIGHT-OF-WAY LINE OF MARSALA COURT (TRACT A); THENCE SOUTH 70°42'58" EAST, A DISTANCE OF 73.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 240.00 FEET AND A CENTRAL ANGLE OF 34°42'48"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 145.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 471.00 FEET AND A CENTRAL ANGLE OF 06°09'15"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.59 FEET (THE PRECEDING THREE (3) COURSES BEING COINCIDENT WITH THE SOUTH LINE OF SAID TRACT C-1) TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 140.00 FEET AND A CENTRAL ANGLE OF 46°41'35"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.09 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°51'00" EAST, A DISTANCE OF 46.85 FEET TO A POINT ON THE EAST LINE OF SAID TRACT C-1; THENCE NORTH 29°50'14" EAST, A DISTANCE OF 50.59 FEET TO A POINT ON SAID PARCEL 19 NORTH - PUD; THENCE NORTH 42°55'59" EAST, A DISTANCE OF 25.26 FEET; THENCE NORTH 74°46'55" EAST, A DISTANCE OF 32.62 FEET; THENCE NORTH 14°08'36" EAST, A DISTANCE OF 89.07 FEET; THENCE NORTH 38°45'10" WEST, A DISTANCE OF 5.03 FEET; THENCE NORTH 29°50'14" EAST, A DISTANCE OF 306.82 FEET (THE PRECEDING FIVE (5) COURSES BEING COINCIDENT WITH SAID EAST LINE OF TRACT D); THENCE SOUTH 87°49'52" EAST, ALONG THE SOUTH LINE OF SAID TRACT D AND THE SOUTH LINE OF TRACT B-2 AS SHOWN ON SAID PARCEL 19 NORTH - PUD, A DISTANCE OF 461.50 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL 19 NORTH - PUD, BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 02°47'06" WEST ALONG SAID EAST LINE OF PARCEL 19 NORTH-PUD AND SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 5, A DISTANCE OF 887.61 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 17.546 ACRES OR 764,284 SQUARE FEET, MORE OR LESS.

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

- TRACTS "1", "2" AND "3" AS SHOWN HEREON ARE HEREBY RESERVED BY DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP. ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT, AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "4", AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE BUFFER, UTILITIES AND DRAINAGE, LAKE MAINTENANCE ACCESS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "5", AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC STREET PURPOSES, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "6" AS SHOWN HEREON IS HEREBY DEDICATED TO THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE EASEMENTS, 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 WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

7.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

8.) 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.

9.) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, LANDSCAPING, LANDSCAPING ACCESS AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES OR SIGNS THAT WOULD BLOCK OR OBSTRUCT USE OF THE EASEMENT FOR ITS INTENDED USE SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE LAKEWOOD COMMERCIAL ASSOCIATION, INC. AND THE TOWN ENGINEER.

10.) THE LAKE MAINTENANCE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTOR - LAND DEVELOPMENT (SOUTH FLORIDA) AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS GENERAL PARTNER, THIS 12TH DAY OF FEBRUARY, 2015.

WITNESS: *Patrick Gonzalez* DIVOSTA HOMES, L.P.
A DELAWARE LIMITED PARTNERSHIP

WITNESS: *Kelly Colamarino* BY: DIVOSTA HOMES HOLDINGS, LLC,
A DELAWARE LIMITED LIABILITY COMPANY,
ITS GENERAL PARTNER

BY: *Christopher Hasty*
CHRISTOPHER HASTY,
DIRECTOR - LAND DEVELOPMENT (SOUTH FLORIDA)

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRISTOPHER HASTY, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS DIRECTOR - LAND DEVELOPMENT (SOUTH FLORIDA) OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY 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 CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF February 2015.

MY COMMISSION EXPIRES 9-14-2018 *Kathryn A. Bowes*
NOTARY PUBLIC

COMMISSION NUMBER FF146612 *KATHRYN A. BOWES*
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RICHARD G. CHERRY, 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 DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED February 9, 2015 BY: *Richard G. Cherry*
RICHARD G. CHERRY, ATTORNEY
FLORIDA BAR NUMBER: 303860

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12TH DAY OF FEBRUARY, 2015.

LAKEWOOD COMMERCIAL ASSOCIATION, INC.,
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *Patrick Gonzalez*
PRINT NAME: PATRICK GONZALEZ BY: *David Kanarek*
DAVID KANAREK, PRESIDENT

WITNESS: *Kelly Colamarino*
PRINT NAME: KELLY COLAMARINO

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID KANAREK, PERSONALLY KNOWN TO ME (OR PROVIDED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LAKEWOOD COMMERCIAL ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 12th DAY OF February 2015.

MY COMMISSION EXPIRES 9-14-2018 *Kathryn A. Bowes*
NOTARY PUBLIC

COMMISSION NUMBER FF146612 *KATHRYN A. BOWES*
PRINT NAME

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 177.071 FLORIDA STATUTES, THIS 12th DAY OF February 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: *Douglas P. Koennicke*
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: *Karen J. Golonka* ATTEST: *Sally M. Boylan*
KAREN J. GOLONKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

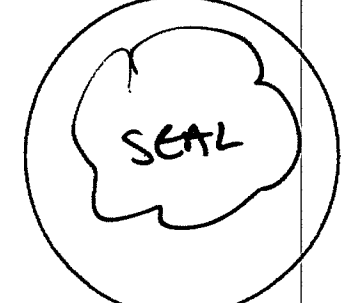
SURVEYOR'S CERTIFICATE:

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 THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

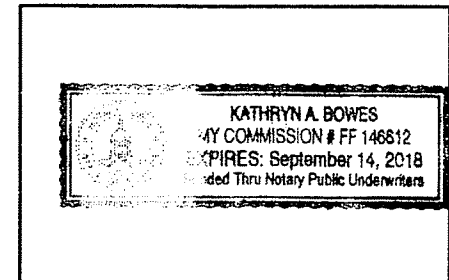
DATED February 12, 2015 BY: *Leslie C. Bisport*
LESLIE C. BISPOTT, P.S.M.
LICENSE NO. 5698
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

DIVOSTA HOMES, L.P.
A DELAWARE LIMITED PARTNERSHIP



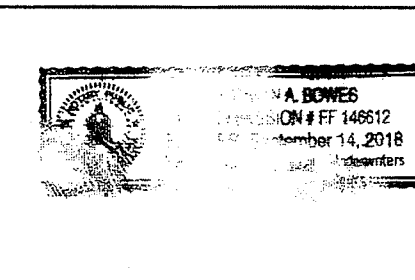
DIVOSTA HOMES, L.P.
A DELAWARE LIMITED PARTNERSHIP
NOTARY



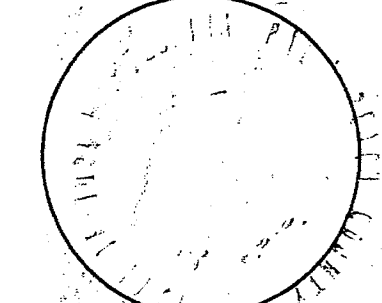
LAKEWOOD COMMERCIAL
ASSOCIATION, INC.



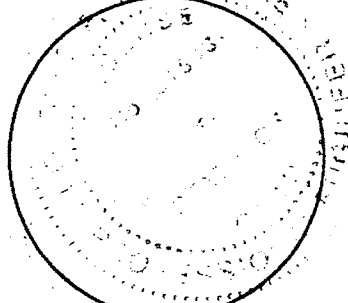
LAKEWOOD COMMERCIAL
ASSOCIATION, INC.
NOTARY



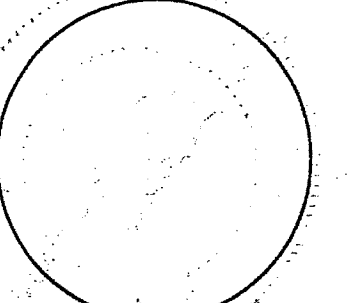
TOWN OF JUPITER



TOWN OF JUPITER
ENGINEER



SURVEYOR



MICHAEL B. SCHORAH
& ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

LAKEWOOD COMMERCIAL