

PINNACLE SELF STORAGE

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ELLISON GRAPHICS CORP., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PINNACLE SELF STORAGE, BEING A REPLAT OF A PORTION OF LOT 1, PENNOCK'S JUPITER INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 1, PENNOCK'S JUPITER INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH RIGHT OF WAY LINE OF INDIANTOWN ROAD (STATE ROAD 706) AND ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°18'57" EAST, A DISTANCE OF 214.72 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 6326, PAGE 1707, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL OF LAND, SOUTH 45°20'31" EAST, A DISTANCE OF 35.57 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF COMMERCE WAY, AS SHOWN ON SAID PLAT OF PENNOCK'S JUPITER INDUSTRIAL PARK; THENCE ALONG SAID WEST RIGHT OF WAY LINE AND ALONG THE EAST LINE OF SAID LOT 1, SOUTH 00°00'00" WEST, A DISTANCE OF 74.30 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 630.41 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE OF COMMERCE WAY, THROUGH A CENTRAL ANGLE OF 08°34'42", A DISTANCE OF 94.39 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 710.41 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WEST RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 08°34'42", A DISTANCE OF 106.36 FEET TO THE NORTHEAST CORNER OF LOT 2, AS SHOWN ON SAID PLAT OF PENNOCK'S JUPITER INDUSTRIAL PARK; THENCE ALONG SAID NORTH LINE, NORTH 90°00'00" WEST, A DISTANCE OF 225.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 1, NORTH 00°00'00" WEST, A DISTANCE OF 296.72 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 69,708 SQUARE FEET OR 1.60 ACRES, MORE OR LESS.

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

- 1.) LOT "1A", (DEVELOPMENT TRACT) AS SHOWN HEREON, IS HEREBY RESERVED BY ELLISON GRAPHICS CORP., A FLORIDA CORPORATION, FOR DEVELOPMENT PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 2.) 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, 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 PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 3.) THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS 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.
- 4.) THE PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PEDESTRIAN ACCESS PURPOSES, AND ALL IMPROVEMENTS WITHIN THE EASEMENTS LIMITS SHALL BE THE MAINTENANCE OBLIGATION OF THE PROPERTY OWNER, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER HAS THE RIGHT, BUT NOT THE OBLIGATION TO MAINTAIN THE SIDEWALK IMPROVEMENTS WITHIN THE EASEMENT AREA. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE SIDEWALK IMPROVEMENTS WITHIN THE EASEMENT AREA, THE TOWN MAY REQUIRE THE PROPERTY OWNER, ITS SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE COSTS RELATED TO THE MAINTENANCE, PERMITTING, AND AGENCY COORDINATION EFFORTS.

IN WITNESS WHEREOF, ELLISON GRAPHICS CORP., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 22nd DAY OF February 2018.

BY: ELLISON GRAPHICS CORP.,
A FLORIDA CORPORATION

WITNESS: *Eric Casabus*
PRINT NAME: ERIC CASABUS

BY: *Lois J. Christiano*
WITNESS: *Lois J. Christiano*
PRINT NAME: Lois J. Christiano

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

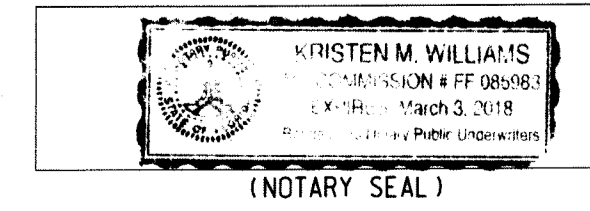
BEFORE ME PERSONALLY APPEARED ROBERT M. HERLIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ELLISON GRAPHICS CORP., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 22nd DAY OF February, 2018.

MY COMMISSION EXPIRES: March 3, 2018

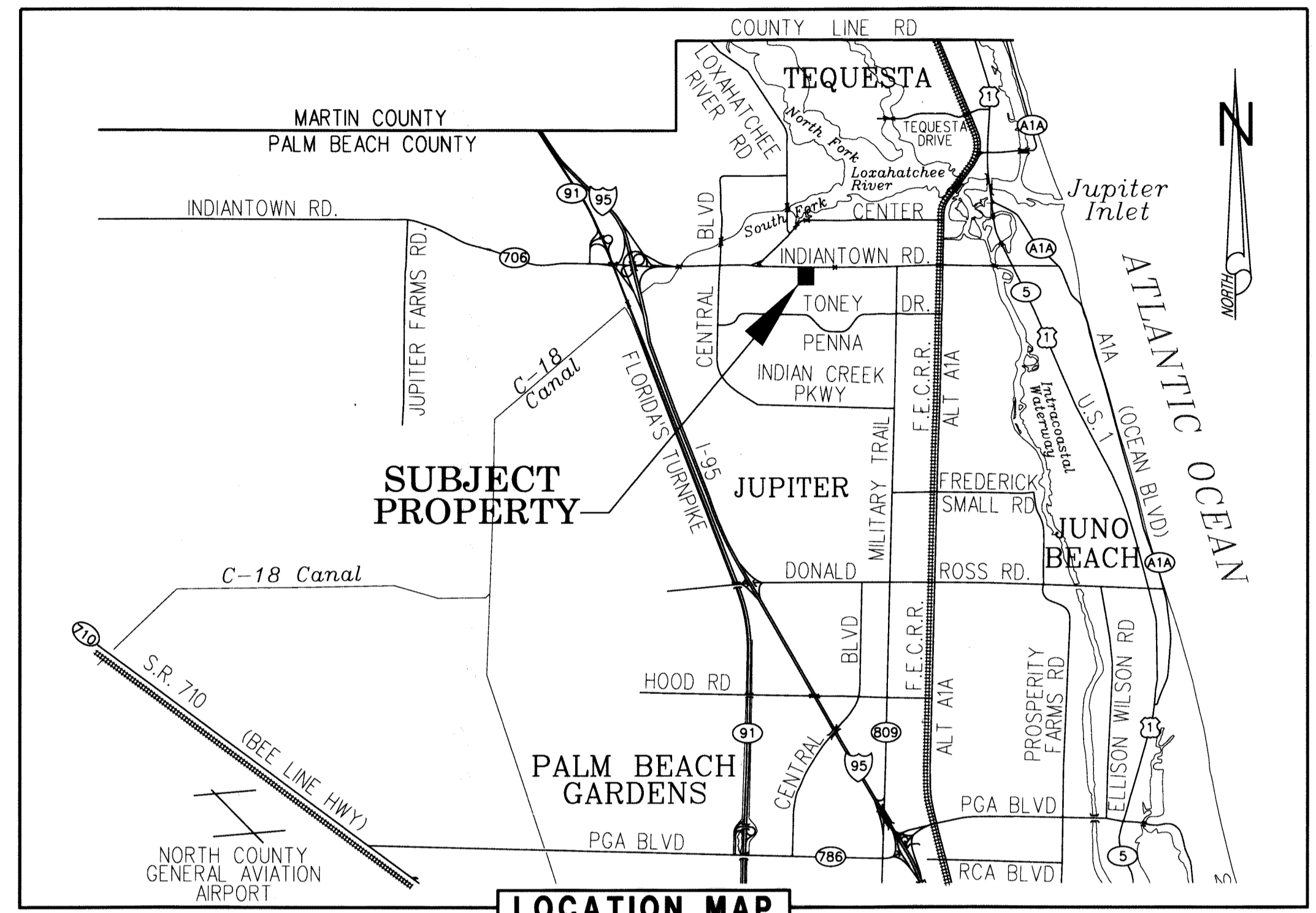
Kristen M. Williams
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: KRISTEN M. WILLIAMS
COMMISSION NUMBER: FF086983



A PARCEL OF LAND BEING A REPLAT OF A PORTION OF LOT 1, PENNOCK'S JUPITER INDUSTRIAL PARK, AS RECORDED IN PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2018 SHEET 1 OF 2



LEGEND:

● = SET 5/8" IRON ROD WITH METAL CAP "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)

ABBREVIATIONS:

- D = CURVE'S DELTA ANGLE
- L = CURVE'S ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- R = CURVE'S RADIUS
- R/W = RIGHT OF WAY

SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE NORTH LINE OF LOT 1, PENNOCK'S JUPITER INDUSTRIAL PARK, AS SHOWN ON PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS NORTH 89°18'57" EAST.
- 2.) 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.
- 3.) 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.
- 4.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT "PENNOCK'S JUPITER INDUSTRIAL PARK", AS RECORDED IN PLAT BOOK 29, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL ITEMS OF "LOT 1" WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT WITH THE EXCEPTION OF THE UTILITY EASEMENTS LOCATED ON LOT PER SAID PLAT.
- 5.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASABUS, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'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 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: FEBRUARY 14, 2018

BY: *David E. Lidberg*
DAVID E. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 23436, PAGE 1166, AS MODIFIED IN OFFICIAL RECORD BOOK 24486, PAGE 1721 AND A MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 23489, PAGE 1773, 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF February, 2018.

WITNESS: *Eric Casabus*
PRINT NAME: ERIC CASABUS

WITNESS: *Lois J. Christiano*
PRINT NAME: Lois J. Christiano

BY: *Robert M. Herlin*
ROBERT M. HERLIN
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

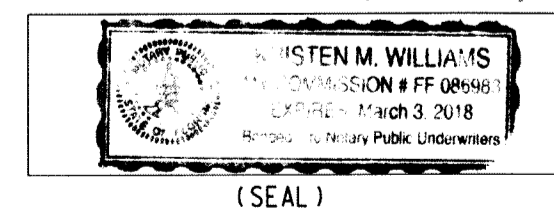
BEFORE ME PERSONALLY APPEARED ROBERT M. HERLIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HERLIN HOLDINGS, INC., A CONNECTICUT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT 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 22nd DAY OF February, 2018.

MY COMMISSION EXPIRES: March 3, 2018

Kristen M. Williams
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: KRISTEN M. WILLIAMS
COMMISSION NUMBER: FF086983



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, STATEWIDE LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT PURSUANT TO F.S. 177-041, A PROPERTY INFORMATION REPORT AS DEFINED IN F.S. 627.7843 HAS BEEN PROVIDED BY STATEWIDE LAND TITLE, INC. DISCLOSING THE ENTITY VESTED WITH TITLE AND ALL UNSATISFIED AND UNRELEASED MORTGAGES OF RECORD. THE DEDICATION OF THIS PLAT IS EXECUTED BY ALL PARTIES DISCLOSED IN THE PROPERTY INFORMATION REPORT.

DATE: 2-28-18

BY: *William T. Jackson*
WILLIAM T. JACKSON
PRESIDENT

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

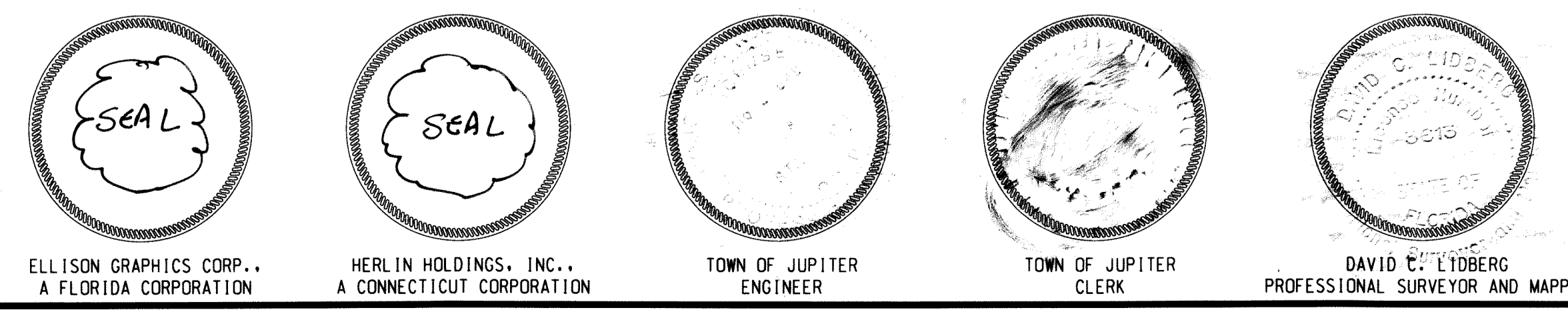
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 1st DAY OF MARCH, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

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

"PINNACLE SELF STORAGE" IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF MARCH, 2018.

BY: *Todd R. Woodraska*
TODD R. WOODRASKA,
MAYOR

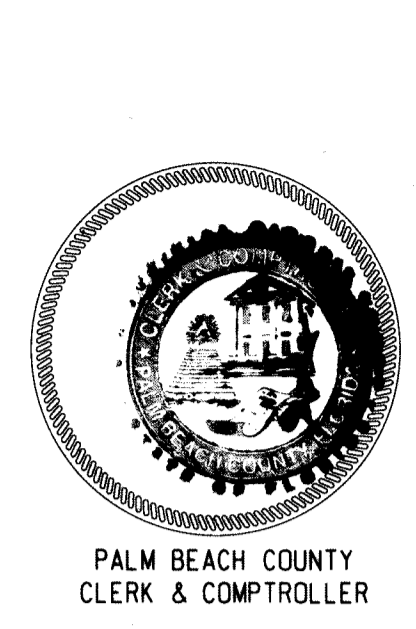
ATTEST: *Sally M. Bodlan*
SALLY M. BODLAN,
TOWN CLERK



LIDBERG LAND SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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FLD:		FB:	PG.
OFF:	CASABUS		
OKD:	D.C.L.	SHEET	1 OF 2
		DATE	FEBRUARY 2018
		DWG.	D17-044P



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:01 P.M. THIS 9 DAY OF March 2018 AND DULY RECORDED IN PLAT BOOK 125 ON PAGES 142 THRU 143.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Sharon R. Bock*
SHARON R. BOCK, D.C.