A PLAT OF

# LENDER CENTER

## LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

OCTOBER 1992

70 33

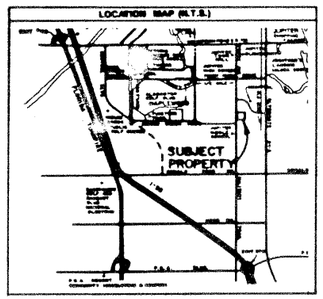
**33**

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA

This Plat was filed for record at 2:37 P.M. this 27 day of JANUARY 19 93 and duly recorded in Plat Book No. 79 on page 33 & 34

DOROTHY H. WILKEN, Clerk of Circuit Court
by Barbara A. Platt D.C.

LOCATION MAP (N.T.S.)




THIS PLAT PREPARED BY:
VINCENT J. NOEL, P.L.S.
FOR
LITHGOW, BROSNING, FERRARI & HELLSTROM, INC.
210 JUPITER LAKES BOULEVARD
BUILDING 5000, SUITE 104
JUPITER, FLORIDA 33458

NOTE: THERE MAY BE ADDITIONAL RESTRICTIONS OF THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGAL DESCRIPTION

PARCEL A

THE EASTERLY 452.3 FEET OF THE WESTERLY 513.39 FEET OF THE NORTH 1/3 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA (ALSO KNOWN AS LOTS 1,2 AND 3, JANE TERRY'S PROPOSED SUBDIVISION).

PARCEL B

THE NORTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE WESTERLY 513.39 FEET THEREOF (ALSO KNOWN AS LOT 4, JANE TERRY'S PROPOSED SUBDIVISION).

PARCEL C

THE EASTERLY 184.4 FEET OF THE WESTERLY 348.98 FEET, AS MEASURED ALONG THE NORTH LINE OF THE SOUTH 1/3 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; (ALSO KNOWN AS LOT 5 OF JANE TERRY'S PROPOSED SUBDIVISION) AND THE EASTERLY 184.4 FEET OF THE WESTERLY 350.99 FEET, AS MEASURED ALONG THE NORTH LINE OF THE SOUTH 1/3 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA (ALSO KNOWN AS LOT 6 OF JANE TERRY'S PROPOSED SUBDIVISION).

PARCEL D

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; LESS THE RIGHT-OF-WAY FOR MILITARY TRAIL; AND LESS AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4 OF SECTION 12; BEAR N 89°48'34" E ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 60.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N 89°48'34" E ALONG SAID SOUTH LINE, A DISTANCE OF 808.18 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE BEAR N 01°46'32" E ALONG SAID EAST LINE, A DISTANCE OF 186.00 FEET TO THE CENTERLINE OF A FLORIDA POWER & LIGHT EASEMENT, AS DESCRIBED IN OFFICIAL RECORD BOOK 1400, PAGE 287, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE BEAR N 89°39'58" W ALONG SAID CENTERLINE OF THE FLORIDA POWER & LIGHT EASEMENT, A DISTANCE OF 808.92 FEET TO SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE BEAR S 01°46'01" W ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 329.04 FEET TO THE POINT OF BEGINNING.

PARCEL 1

THE EASTERLY 184.4 FEET OF THE WESTERLY 513.39 FEET OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST (ALSO KNOWN AS LOT 7; JANE TERRY'S PROPOSED SUBDIVISION).

PARCEL 2

THE SOUTH 1/2 OF THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, LESS THE WESTERLY 513.39 FEET THEREOF (ALSO KNOWN AS LOT 8; JANE TERRY'S PROPOSED SUBDIVISION.

CONTAINING 18.00 ACRES.

CERTIFICATE OF OWNERSHIP AND DEDICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT LITCHFIELD ASSOCIATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP BY ITS, #1 PARTNERSHIP CORP., A FLORIDA CORPORATION, ITS GENERAL PARTNER, OWNER OF THE LAND SHOWN HEREON AS A PLAT OF LENDER CENTER, MORE PARTICULARLY DESCRIBED ABOVE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. LIMITED ACCESS EASEMENT
THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF ACCESS RIGHTS.

IN WITNESS WHEREOF, NOEL #1 PARTNERSHIP CORP., A FLORIDA CORPORATION, AS GENERAL PARTNER OF LITCHFIELD ASSOCIATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF October, 1992, FOR AND ON BEHALF OF LITCHFIELD ASSOCIATES LIMITED PARTNERSHIP.

LITCHFIELD ASSOCIATES LIMITED PARTNERSHIP,
A FLORIDA LIMITED PARTNERSHIP

BY: NOEL #1 PARTNERSHIP CORP., A FLORIDA CORPORATION,
ITS GENERAL PARTNER

ATTEST: [signature] VICE-PRESIDENT — BY: [signature] DAVID LENDER PRESIDENT

ACKNOWLEDGMENT

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 17th DAY OF October, 1992 BY DAVID LENDER AND NORMAN LENDER AS PRESIDENT AND VICE-PRESIDENT OF NOEL #1 PARTNERSHIP CORP., A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND DID NOT TAKE AN OATH.

[signature]
NOTARY PUBLIC
PRINT NAME William A. Crandall
MY COMMISSION EXPIRES: 7/27/93

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND 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 ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

[signature]
VINCENT J. NOEL
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA NO 4189

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS, OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4919 AT PAGES 631 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF WE ROLAND E. BAILEY AND TERRY J. BAILEY, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF November, 1992.

WITNESS:
[signature] WAYNE R. KEEFFER — [signature] ROLAND E. BAILEY
[signature] CYNTHIA L. ROSEMAN — [signature] TERRY J. BAILEY
KATRINA L. WARD

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF November, 1992 BY ROLAND E. BAILEY AND TERRY J. BAILEY, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

[signature]
NOTARY PUBLIC
PRINT NAME Cynthia L. Roseman
MY COMMISSION EXPIRES: 4/17/96

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS, OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4949 AT PAGES 1277 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF WE ROLAND E. BAILEY AND THERESA J. BAILEY, HIS WIFE, DO HEREUNTO SET OUR HANDS AND SEALS THIS 24th DAY OF November, 1992.

WITNESS:
[signature] — [signature] ROLAND E. BAILEY
[signature] CYNTHIA L. ROSEMAN — [signature] THERESA J. BAILEY
KATRINA L. WARD

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24th DAY OF November, 1992 BY ROLAND E. BAILEY AND THERESA J. BAILEY, WHO ARE PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

[signature]
NOTARY PUBLIC
PRINT NAME Cynthia L. Roseman
MY COMMISSION EXPIRES: 4/17/96

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS, OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4919 AT PAGES 631 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF WE WILLIAM ST. JOHN AND CORINNE ST. JOHN, AS TO AN UNDIVIDED 1/3RD INTEREST AND MANLEY P. CALDWELL JR., AS TRUSTEE, TO AN UNDIVIDED 2/3RDS INTEREST, DO HEREUNTO SET OUR HANDS AND SEALS THIS 14th DAY OF December, 1992.

WITNESS:
[signature] — [signature] WILLIAM ST. JOHN
[signature] — [signature] CORINNE ST. JOHN
[signature] MANLEY P. CALDWELL JR., AS TRUSTEE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1992 BY WILLIAM ST. JOHN AND CORINNE ST. JOHN, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

[signature]
NOTARY PUBLIC
PRINT NAME Kathy T. Wall
MY COMMISSION EXPIRES: 2-21-95

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14th DAY OF December, 1992 BY MANLEY P. CALDWELL JR., AS TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR WHO HAVE PRODUCED [illegible] AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

[signature]
NOTARY PUBLIC
PRINT NAME Kathy T. Wall
MY COMMISSION EXPIRES: 2-21-95

MORTGAGEE'S CONSENT

STATE OF New York
COUNTY OF Nassau

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS, OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5381 AT PAGES 274 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 ATTESTED TO BY ITS Assistant Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF December, 1992.

THE DIME SAVINGS BANK OF NEW YORK, F S B

ATTEST: [signature] Assistant Secretary — BY: [signature] ITS Vice President

ACKNOWLEDGMENT

STATE OF New York
COUNTY OF Nassau

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 9th DAY OF December, 1992 BY [illegible] AS Vice President AND [illegible] AS Assistant Secretary RESPECTIVELY OF THE DIME SAVINGS BANK OF NEW YORK, F.S.B., WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION AND DID NOT TAKE AN OATH.

[signature]
NOTARY PUBLIC
PRINT NAME PATRICIA DAVIS
MY COMMISSION EXPIRES:

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, LIENS, OR OTHER ENCUMBRANCES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN THE CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES, LIENS, OR OTHER ENCUMBRANCES WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4949 AT PAGES 1277 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF I AUDREY JACQUELINE HELM, DO HEREUNTO SET MY HAND AND SEALS THIS 16th DAY OF November, 1992

WITNESS:
[signature] — [signature] AUDREY JACQUELINE HELM

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 16th DAY OF November, 1992 BY AUDREY JACQUELINE HELM WHO IS PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO DID TAKE AN OATH.

[signature]
NOTARY PUBLIC
PRINT NAME Cynthia L. Roseman
MY COMMISSION EXPIRES 4/17/96

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, WILLIAM W. ATTERBURY, III, A MEMBER OF THE FLORIDA BAR, HEREBY CERTIFY THAT AS OF December 7, 1992 AT 5:00 PM

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT OF LENDER CENTER IS VESTED IN LITCHFIELD ASSOCIATES LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP

2. ALL RECORDED MORTGAGES, NOT SATISFIED OR RELEASED OF RECORDED, OR OTHERWISE TERMINATED BY LAW, ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS

A. MORTGAGE HELD BY ROLAND E. BAILEY AND TERRY J. BAILEY, HIS WIFE, RECORDED IN OFFICIAL RECORD BOOK 4919 PAGE 631, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

B. MORTGAGE HELD BY WILLIAM ST. JOHN AND CORINNE ST. JOHN HIS WIFE AS TO AN UNDIVIDED 1/3RD INTEREST AND MANLEY P. CALDWELL JR., AS TRUSTEE, AS TO AN UNDIVIDED 2/3RDS INTEREST, RECORDED IN OFFICIAL RECORD BOOK 5944, PAGE 305, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

C. MORTGAGE HELD BY THE DIME SAVINGS BANK OF NEW YORK, F S B., RECORDED IN OFFICIAL RECORD BOOK 5381, PAGE 276, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

D. MORTGAGE HELD BY ROLAND E. BAILEY AND THERESA J. BAILEY, HIS WIFE, RECORDED IN OFFICIAL RECORD BOOK 6049, PAGE 1277, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA

E. MORTGAGE HELD BY AUDREY JACQUELINE HELM, RECORDED IN OFFICIAL RECORD BOOK 6049, PAGE 1282 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

DATED THIS 11th DAY OF December, 1992

[signature]
WILLIAM W. ATTERBURY, III, ESQ.
ELLIOT, MAGNUS, SOMMER & LIEBMAN, P.A.
321 ROYAL POINCIANA PLAZA
PALM BEACH, FLORIDA 33480
(407) 659-1770

TOWN APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
TOWN OF JUPITER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 6 DAY OF January, A.D. 1992

BY [signature] KAREN HOLSKA, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6 DAY OF January, A.D. 1992

BY [signature] CLARK JACKSON, VICE MAYOR

ATTEST: SALLY BOYLAN, TOWN CLERK
BY [signature] Deputy Clerk

11780

LITHGOW, BROSNING, FERRARI & HELLSTROM, INC.
CONSULTING ENGINEERS, PLANNERS & SURVEYORS
SUITE 104, BUILDING 5000, 210 JUPITER LAKES BLVD., JUPITER, FL. 33458 (407) 746-3405
NO CENTRAL PARKWAY, SUITE 400, WEST PALM BEACH, FL. 33401 (407) 471-3400
SUNSET PL. SHOPPING CENTER, SUITE 104, 1 SUNSET PL., FT. PIERCE, FL. 34950 (407) 464-8505

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