

DESCRIPTION

PARCEL 1

A PARCEL OF LAND SITUATED IN THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTH-EAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 193 FEET OF THE WEST 788 FEET OF THE NORTH 340 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTH-EAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF MCKAY-RADIO ROAD (NOW TONEY PENNA DRIVE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1378, PAGE 237, LESS THE RIGHT-OF-WAY IN OFFICIAL RECORDS BOOK 2396, PAGE 1386, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF MCKAY-RADIO ROAD (NOW TONEY PENNA DRIVE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1378, PAGE 237, LESS THE RIGHT-OF-WAY IN OFFICIAL RECORDS BOOK 2396, PAGE 1386, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LESS THE EAST 193 FEET OF THE WEST 788 FEET OF THE NORTH 340 FEET OF THE NORTH ONE-HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF MCKAY-RADIO ROAD (NOW TONEY PENNA DRIVE) AT OFFICIAL RECORDS BOOK 1378, PAGE 237 AND LESS THE RIGHT-OF-WAY IN OFFICIAL RECORDS BOOK 2396, PAGE 1386, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING A PARCEL OF LAND DESIGNATED AS PARCEL 2 BELOW. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 14.117 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF MCKAY-RADIO ROAD (NOW TONEY PENNA DRIVE) AS DESCRIBED IN OFFICIAL RECORDS BOOK 1378, PAGE 237; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 12, PROCEED SOUTH 01'22'22" WEST, A DISTANCE OF 40.09 FEET; THENCE NORTH 87'24'18" EAST ALONG THE CENTERLINE OF MCKAY-RADIO ROAD (NOW TONEY PENNA DRIVE), A DISTANCE OF 102.68 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 09'00'37"; THENCE ALONG SAID CURVE, A DISTANCE OF 225.30 FEET TO A POINT OF TANGENCY; THENCE SOUTH 83'35'05" EAST, A DISTANCE OF 200.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY; HAVING A RADIUS OF 1432.69 FEET AND A CENTRAL ANGLE OF 06'34'58"; THENCE ALONG SAID CURVE, A DISTANCE OF 164.60 FEET TO A POINT OF TANGENCY; THENCE NORTH 89'49'57" EAST, A DISTANCE OF 183.76 FEET; THENCE SOUTH 01'45'11" EAST, A DISTANCE OF 40.01 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MCKAY-RADIO ROAD (NOW TONEY PENNA DRIVE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 89'49'57" WEST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 184.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1472.69 FEET AND A CENTRAL ANGLE OF 05'04'43"; THENCE WESTERLY ALONG SAID CURVE, A DISTANCE OF 130.55 FEET; THENCE SOUTH 01'45'11" EAST, A DISTANCE OF 217.54 FEET; THENCE NORTH 87'17'03" EAST, A DISTANCE OF 315.00 FEET; THENCE NORTH 01'45'11" WEST, A DISTANCE OF 197.74 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 1.490 ACRES, MORE OR LESS.

ALSO DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 01'22'22" WEST, A DISTANCE OF 40.09 FEET TO THE CENTER LINE OF TONEY PENNA DRIVE; THENCE SOUTH 87'24'18" WEST, ALONG THE CENTER LINE OF SAID DRIVE, A DISTANCE OF 102.68 FEET TO THE POINT OF CURVATURE; THENCE EASTERLY, ALONG THE CENTER LINE OF SAID DRIVE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1432.69 FEET, SUBTENDING A CENTRAL ANGLE OF 09'00'37" AND AN ARC DISTANCE OF 225.30 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 06'24'55" WEST, DEPARTING SAID CENTER LINE, 40.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF TONEY PENNA DRIVE TO THE POINT OF BEGINNING.

THENCE SOUTH 83'35'05" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1472.69 FEET, SUBTENDING A CENTRAL ANGLE OF 06'34'58" AND AN ARC DISTANCE OF 169.20 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89'49'57" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 639.40 FEET; THENCE SOUTH 01'22'22" WEST, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12, A DISTANCE OF 494.51 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 12; THENCE SOUTH 87'17'02" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1274.59 FEET TO A POINT INTERSECTED BY THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 01'22'22" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 566.54 FEET TO A POINT OF CURVATURE AT THE ROUNDING TO SAID SOUTH RIGHT-OF-WAY LINE OF TONEY PENNA DRIVE; THENCE NORTHEASTERLY, ALONG SAID ROUNDING, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, SUBTENDING A CENTRAL ANGLE OF 88'01'56" AND AN ARC DISTANCE OF 37.54 FEET TO THE POINT OF TANGENCY; THENCE NORTH 87'24'18" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 21.98 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG SAID SOUTH RIGHT-OF-WAY LINE, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 1392.69 FEET, SUBTENDING A CENTRAL ANGLE OF 09'00'37" AND AN ARC DISTANCE OF 219.01 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA 15.607 ACRES, MORE OR LESS.

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, CERTIFIES THAT IT OWNS THE PROPERTY DESCRIBED AS PARCEL 1 ABOVE AND SOUTHWIND ENTERPRISES, INC., A FLORIDA CORPORATION, CERTIFIES THAT IT OWNS THE PROPERTY DESCRIBED AS PARCEL 2 ABOVE, THAT THEY HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND THAT THEY DEDICATE AS FOLLOWS:

- 1. THE DRAINAGE EASEMENTS MAY BE USED ONLY FOR THE COLLECTION AND FLOW OF STORM WATER FROM THE PLATTED LOTS. NO IMPROVEMENTS OR LANDSCAPING OF ANY NATURE, OTHER THEN GRASS, MAY BE BUILT OR PLACED ON THE DRAINAGE EASEMENTS. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHERN PARK OF COMMERCE PROPERTY OWNERS ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.
2. THERE SHALL BE NO BUILDING OR OTHER PERMANENT STRUCTURES PLACED ON THE UTILITY EASEMENTS.
3. THE RETENTION LAKE MAY BE USED ONLY FOR THE COLLECTION AND FLOW OF STORM WATER FROM THE PLATTED LOTS. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHERN PARK OF COMMERCE PROPERTY OWNERS ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.
4. THERE SHALL BE NO MORE THAN TWO INGRESS/EGRESS DRIVES BETWEEN LOTS 2-5 AND TONEY PENNA DRIVE, ONE INGRESS/EGRESS DRIVE BETWEEN LOTS 7 & 8 AND TONEY PENNA DRIVE. LOT 6 SHALL HAVE ONE INGRESS/EGRESS DRIVE BETWEEN LOT 6 AND TONEY PENNA DRIVE.
5. THE CROSS-ACCESS EASEMENTS AS SHOWN ON THIS PLAT MAY BE USED BY ADJOINING PLATTED LOTS FOR ACCESS TO INGRESS/EGRESS DRIVES AS STATED IN ITEM 4 OF THIS DEDICATION.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND ATTESTED TO BY THE SECRETARY OF THE SOUTHWIND ENTERPRISES, INC. AND JUPITER STORAGE PARTNERS, LTD. SIGNED BY THE PRESIDENT AND ATTESTED TO BY THE SECRETARY OF COMAC JUPITER, INC. ITS GENERAL PARTNER.

THIS 9th DAY OF February, 1995.

SOUTHWIND ENTERPRISES, INC. A FLORIDA CORPORATION

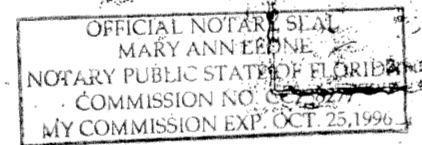
ATTEST: Thomas Brusaker, Secretary; John C. Garlick, President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN C. GARLICK, AND THOMAS BRUBAKER, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE NAMED SOUTH WIND ENTERPRISES INC., A FLORIDA CORPORATION; THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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.

MY COMMISSION EXPIRES:



Mary Ann Leone, Notary Public

JUPITER STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP BY COMAC JUPITER, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

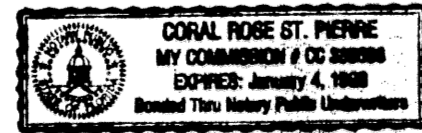
ATTEST: Peter V. Cowie, President; Robert A. McIntosh, Secretary

ACKNOWLEDGEMENT

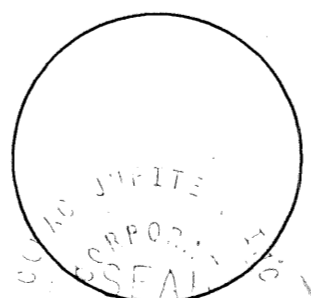
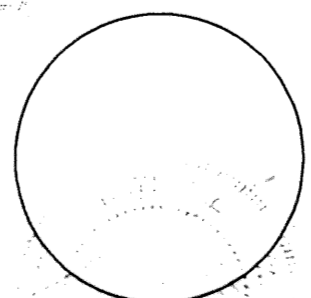
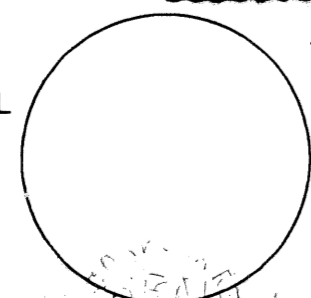
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER V. COWIE, AND ROBERT A. MCINTOSH, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY OF THE ABOVE NAMED JUPITER STORAGE PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP BY COMAC JUPITER, INC., A FLORIDA CORPORATION ITS GENERAL PARTNER; THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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.

MY COMMISSION EXPIRES:



Coral Rose St. Pierre, Notary Public



A PLAT OF SOUTHERN PARK OF COMMERCE

A PLANNED UNIT DEVELOPMENT

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

JANUARY, 1995

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

UNITED NATIONAL BANK HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE ENCUMBERING PARCEL 1 DESCRIBED ABOVE AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 8024, PAGE 1596, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, UNITED NATIONAL BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF February, 1995.

UNITED NATIONAL BANK

By: A.E. Osborne III, Executive Vice President

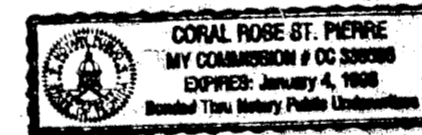
ATTEST: Joseph P. Connolly, Assistant Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED A.E. OSBORNE, III AND JOSEPH P. CONNOLLY, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY OF THE UNITED NATIONAL BANK. THEY DID NOT TAKE AN OATH; AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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.

MY COMMISSION EXPIRES:



Coral Rose St. Pierre, Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN WHITE II, ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO PARCEL 1 AND PARCEL 2 DESCRIBED ABOVE; THAT I FIND THE TITLE TO PARCEL 1 DESCRIBED ABOVE TO BE VESTED IN JUPITER STORAGE PARTNERS, LTD., AND THE TITLE TO PARCEL 2 DESCRIBED ABOVE TO BE VESTED IN SOUTHWIND ENTERPRISES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE MORTGAGES SHOWN ABOVE ARE THE ONLY MORTGAGES THAT ENCUMBER PARCEL 1 AND PARCEL 2 ON THIS DATE.

DATE: 13 FEBRUARY, 1995

John White II, Attorney for the Firm

NASON, GILDAN, YEAGER, GERSON AND WHITE, P.A. 1645 PALM BEACH LAKES BOULEVARD, SUITE 1200 WEST PALM BEACH, FL 33401

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. 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.

Thomas C. Vokoun, Professional Land Surveyor, State of Florida No. 4382

TOWN APPROVAL

STATE OF FLORIDA
TOWN OF JUPITER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 15th DAY OF FEBRUARY, 1995.

Karen Golonka, Mayor

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 15th DAY OF FEBRUARY, 1995.

Clark Jackson, Town Engineer

ATTEST: Sally Boylan, Town Clerk

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS PLAT PREPARED BY: PASQUALE VOLPE, P.L.S.

LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC. CONSULTING ENGINEERS, PLANNERS & SURVEYORS

210 JUPITER LAKES BLVD. SUITE 300 JUPITER, FL 33469; 2400 SE. MONTEREY ROAD SUITE 201 FT. PIERCE, FL 34996; 2222 COLONIAL ROAD SUITE 201 WEST PALM BEACH, FL 33409; 2000 PALM BEACH LAKES BLVD. SUITE 702 WEST PALM BEACH, FL 33409

Subdivision Southern Park of Commerce Book 74 Page 99 Flood Zone Zoning SE ZIP CODE 33411

