

DESCRIPTION

JUPITER PARK OF COMMERCE, PHASE IIB

LYING IN SECTION 9, TOWNSHIP 41 SOUTH, RANGE 42 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AUGUST, 1996

A PARCEL OF LAND LYING IN THE NORTH 1/2 OF SECTION 9, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 01°27'11" WEST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 1560.21 FEET; THENCE NORTH 89°29'11" WEST DEPARTING SAID EAST LINE, A DISTANCE OF 154.63 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95, AS SHOWN ON INTERSTATE 95 RIGHT-OF-WAY MAP SECTION 93220-2474, SHEET 13; THENCE NORTH 21°51'26" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 275.55 FEET; THENCE NORTH 00°57'37" EAST DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 165.19 FEET; THENCE NORTH 89°28'53" WEST, A DISTANCE OF 69.26 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 95; SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 24369.33 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 68°12'03" EAST; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°09'47", A DISTANCE OF 1770.66 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF JUPITER PARK OF COMMERCE, PHASE IIA, AS RECORDED IN PLAT BOOK 71, PAGE 17, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 72°21'50" EAST ALONG THE SOUTHERLY LINE OF SAID PLAT, A DISTANCE OF 150.18 FEET; THENCE NORTH 17°07'15" WEST, A DISTANCE OF 329.35 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 140.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 28°57'18", A DISTANCE OF 70.75 FEET TO THE POINT OF TANGENCY; THENCE NORTH 46°04'33" WEST, A DISTANCE OF 157.00 FEET; THENCE NORTH 43°55'27" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 322.00 FEET, THE RADIUS POINT OF WHICH BEARS NORTH 43°55'27" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°55'23", A DISTANCE OF 38.91 FEET; THENCE NORTH 13°05'03" EAST, A DISTANCE OF 39.53 FEET; THENCE NORTH 65°19'17" EAST, A DISTANCE OF 266.51 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 180.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25°11'32", A DISTANCE OF 79.14 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 89°29'11" EAST, A DISTANCE OF 217.67 FEET TO A POINT ON THE WEST LINE OF PARCEL P-75, AS RECORDED IN OFFICIAL RECORD BOOK 2463, PAGE 755, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00°57'37" WEST DEPARTING SAID SOUTHERLY LINE OF THE PLAT OF JUPITER PARK OF COMMERCE, PHASE IIA ALONG SAID WEST LINE OF PARCEL P-75, A DISTANCE OF 210.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL P-75; THENCE SOUTH 89°29'11" EAST ALONG THE SOUTH LINE OF SAID PARCEL P-75, A DISTANCE OF 250.01 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL P-75; THENCE NORTH 00°57'37" EAST ALONG THE EAST LINE OF SAID PARCEL P-75, A DISTANCE OF 210.01 FEET TO A POINT ON SAID SOUTHERLY LINE OF THE PLAT OF JUPITER PARK OF COMMERCE, PHASE IIA; THENCE SOUTH 89°29'11" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00°57'37" WEST, A DISTANCE OF 106.99 FEET; THENCE SOUTH 89°29'11" EAST, A DISTANCE OF 266.12 FEET TO A POINT ON SAID EAST LINE OF SECTION 9; THENCE DEPARTING SAID SOUTHERLY LINE OF THE PLAT OF JUPITER PARK OF COMMERCE SOUTH 01°30'12" WEST ALONG SAID EAST LINE OF SECTION 9, A DISTANCE OF 1183.19 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND.

SAID PARCEL CONTAINING 42.460 ACRES, MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH DEVELOPMENT AND SALES CORPORATION, A FLORIDA CORPORATION, AND JUPITER WEST INC., A FLORIDA CORPORATION, AND SOUTH INDIAN RIVER WATER CONTROL DISTRICT, A WATER CONTROL DISTRICT EXISTING UNDER FLORIDA STATUTE 298 OWNERS, AND ALL TAXES HAVE BEEN PAID IN THE LAND SHOWN HEREON AS JUPITER PARK OF COMMERCE PHASE IIB MORE PARTICULARLY DESCRIBED ABOVE HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. WATER MANAGEMENT TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER PARK OF COMMERCE ASSOCIATION INC., FOR WATER MANAGEMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION.
2. JUPITER PARK DRIVE AND PARK LANE SOUTH, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY AND DRAINAGE PURPOSES.
3. UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER PARK OF COMMERCE ASSOCIATION INC. 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.
4. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER IN PERPETUITY FOR DRAINAGE PURPOSES.
5. THE LIFT STATION EASEMENT AS SHOWN HEREON AND FURTHER DESCRIBED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY IN O.R. BOOK 8306 PAGE 1057 IS HEREBY DEDICATED TO LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR SEWER AND UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATIONS AND DISTRICT HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THE PRESIDENT AND ATTESTED TO BY THE SECRETARY OF PALM BEACH DEVELOPMENT AND SALES CORPORATION, SIGNED BY THE PRESIDENT AND ATTESTED TO BY THE SECRETARY OF JUPITER WEST INC., SIGNED BY THE VICE PRESIDENT AND ATTESTED TO BY THE SECRETARY OF SOUTH INDIAN RIVER WATER CONTROL DISTRICT AND THEIR CORPORATE SEALS TO BE AFFIXED HEREON BY AND

(CONT.)

WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS 5th DAY OF SEPTEMBER, 1996.

PALM BEACH DEVELOPMENT AND SALES CORPORATION, A FLORIDA CORPORATION BY: James E. Goldstein, President ATTEST: Roger I. Miller, Secretary

JUPITER WEST INC., A FLORIDA CORPORATION BY: William F. Collins, President ATTEST: James E. Goldstein, Secretary

SOUTH INDIAN RIVER WATER CONTROL DISTRICT BY: David J. Beane, V.P. Board of Supervisors ATTEST: Jane Woodard, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES E. GOLDSTEIN AND ROGER I. MILLER WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF PALM BEACH DEVELOPMENT AND SALES CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF SEPTEMBER, 1996.

MY COMMISSION EXPIRES: 5/9/2000 Cecile Welby-Caslet, Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM F. COLLINS AND JAMES E. GOLDSTEIN WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF JUPITER WEST, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF SEPTEMBER, 1996.

MY COMMISSION EXPIRES: 5/9/2000 Cecile Welby-Caslet, Notary Public

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED David J. Beane AND JANE WOODARD WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF SOUTH INDIAN RIVER WATER CONTROL DISTRICT, A WATER CONTROL DISTRICT EXISTING UNDER FLORIDA STATUTE 298 ON BEHALF OF THE DISTRICT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID DISTRICT AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF September, 1996.

MY COMMISSION EXPIRES: Cecile Welby-Caslet expires 11/1/1994, Notary Public

NOTE: THOSE PORTIONS OF UNDERLYING EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 1582, PAGES 597 THROUGH 599 OFFICIAL RECORD BOOK 8306 PG. 1054 AND OFFICIAL RECORD BOOK 8257 PAGES 1474-147, PALM BEACH COUNTY, FLORIDA THAT LIE WITHIN THE BOUNDARY DESCRIBED HEREON ARE HEREBY ABANDONED BY THIS PLAT.

JOINER AND CONSENT OF JUPITER PARK OF COMMERCE ASSOCIATION, INC.

STATE OF FLORIDA COUNTY OF PALM BEACH THE JUPITER PARK OF COMMERCE ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1st DAY OF September, 1996.

JUPITER PARK OF COMMERCE ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT BY: William F. Collins, President ATTEST: Mary Joann Collins, Eleanor R. Tynan

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 6573 AT PAGE 1167 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 SENIOR VICE PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT/CASHIER AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12th DAY OF September, 1996.

CAPITAL BANK BY: David H. Promoff, Senior Vice President ATTEST: Layton W. Reeve, Vice President/Cashier

ACKNOWLEDGMENT

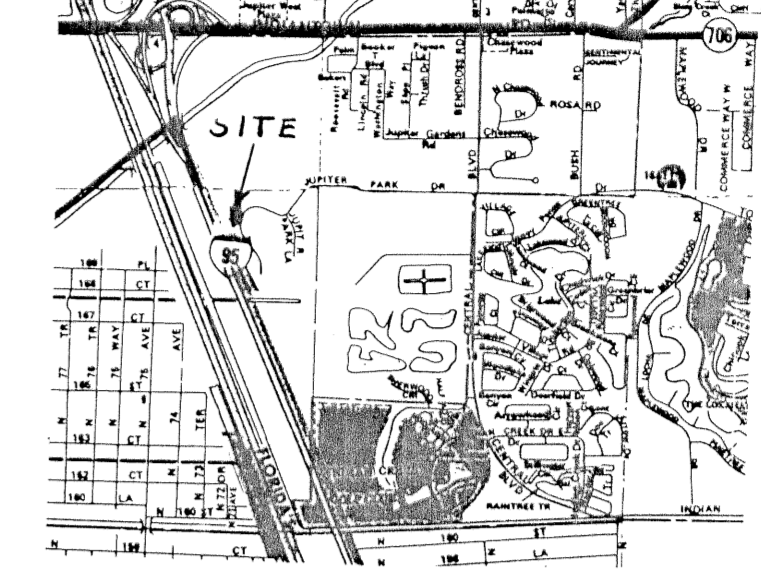
STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID H. PROMOFF AND LAYTON W. REEVE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT/CASHIER, RESPECTIVELY, OF CAPITAL BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF September, 1996.

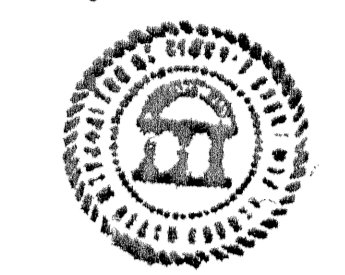
MY COMMISSION EXPIRES: Cecile Welby-Caslet expires 11/1/1994, Notary Public

VICINITY SKETCH



NOT TO SCALE

COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 11:34 A.M. this 1 day of October, 1996 and duly recorded in Plat Book No. 78 on page 28-29 DOROTHY H. WILKINSON, Clerk of Circuit Court by [Signature] D.C.



TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH I, JOHN P. TYNAN, ATTORNEY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINE THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH DEVELOPMENT AND SALES CORPORATION, JUPITER WEST, INC., AND SOUTH INDIAN RIVER WATER CONTROL DISTRICT; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATED: Sept. 5, 1996. John P. Tynan, Attorney 212 SOUTH OLD DIXIE HIGHWAY JUPITER, FLORIDA 33458

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; 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") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND APPLICABLE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

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

TOWN APPROVAL

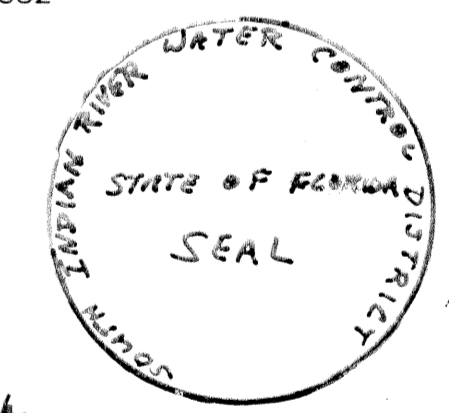
STATE OF FLORIDA COUNTY OF PALM BEACH TOWN OF JUPITER THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF SEPTEMBER, 1996.

BY: Karen Golonka, Mayor

ATTEST: Sally Boylan, Town Clerk BY: Carol E. Thompson, Deputy Clerk

TOWN ENGINEER: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30th DAY OF SEPTEMBER, 1996.

Ronald M. Ash - Town Engineer



THIS PLAT PREPARED BY: PASQUALE VOLPE, P.L.S. FOR: LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.

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

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

210 JUPITER LAKES BLVD. 2400 SE. MONTEREY BLVD. 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD. BLDG. 5000, SUITE 304 SUITE 300 SUITE 201 SUITE 702 JUPITER, FL 33468 STUART, FL 34996 FT. PIERCE, FL 34950 WEST PALM BEACH, FL 33409 407-746-9248 407-298-3893 407-461-2431 407-684-3275

Subdivision of Jupiter Park of Commerce Book 78 Page 28 Flood Map Zoning ZIP Code PUD Name Town of Jupiter TAZ - 23

