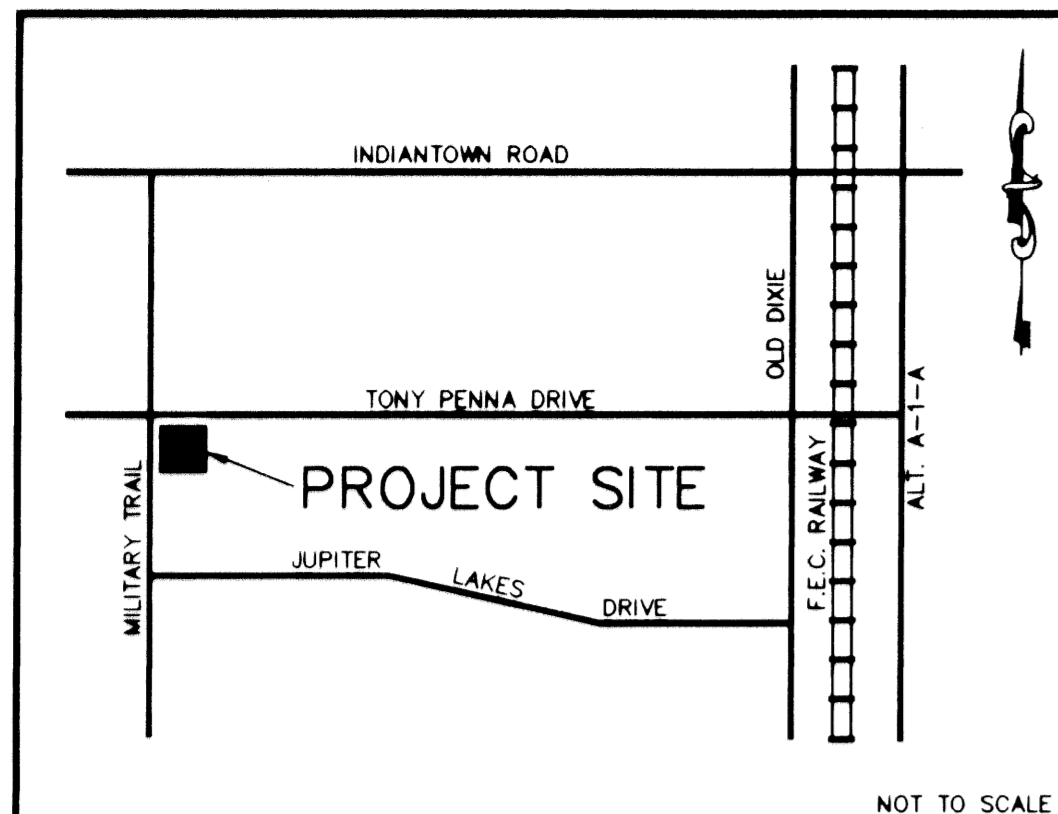


# JUPITER PROFESSIONAL PLAZA

BEING A REPLAT OF LOTS 2, 3 & 4, OF SOUTHERN PARK OF COMMERCE, "A PLANNED UNIT DEVELOPMENT", AS RECORDED IN PLAT BOOK 74, PAGES 99 & 100, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JANUARY, 1997



LOCATION MAP

COUNTY OF PALM BEACH )  
STATE OF FLORIDA ) ss  
This Plat was filed for record at 2:37 P.M.  
this 4 day of February 1997  
and duly recorded in Plat Book No. 74  
on page 819  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by [Signature] D.C.



### DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER I INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP BY JUPITER I MEDICAL EQUITY INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP BY JUPITER I MEDICAL EQUITY CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "JUPITER PROFESSIONAL PLAZA, BEING A REPLAT OF LOTS 2, 3, & 4 OF SOUTHERN PARK OF COMMERCE, A PLANNED UNIT DEVELOPMENT, AS RECORDED IN PLAT BOOK 74, PAGES 99 & 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF LOTS 2, 3, & 4, OF SOUTHERN PARK OF COMMERCE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 74, PAGES 99 & 100, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
2. THE DRAINAGE EASEMENTS MAY BE USED ONLY FOR THE COLLECTION AND FLOW OF STORM WATER. NO IMPROVEMENTS OR LANDSCAPING OF ANY NATURE, OTHER THAN GRASS AND HEDGES, 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.
3. THE RETENTION LAKE, AS SHOWN ON SAID PLAT OF SOUTHERN PARK OF COMMERCE, MAY BE USED ONLY FOR THE COLLECTION AND FLOW OF STORM WATER. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SOUTHERN PARK OF COMMERCE PROPERTY OWNERS ASSOCIATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND Secretary AND ITS CORPORATE SEAL TO BE HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 17th DAY OF January 1997.

JUPITER I INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP.  
BY: JUPITER I MEDICAL EQUITY INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP  
BY: JUPITER I MEDICAL EQUITY CORPORATION, A FLORIDA CORPORATION

ATTEST: [Signature] BY: [Signature]  
PATRICK J. DISALVO, SECRETARY Malcolm Sina, Vice President

### ACKNOWLEDGEMENT

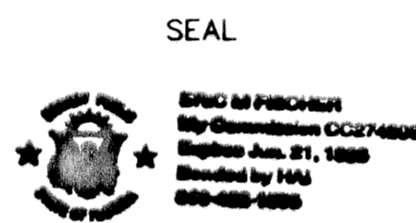
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Malcolm Sina AND Patrick J. Disalvo TO ME PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS Vice President AND Secretary, RESPECTIVELY, OF JUPITER I MEDICAL EQUITY CORPORATION, A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGE 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 17th OF January 1997

[Signature]  
NOTARY PUBLIC

Eric M. Fischer  
PRINT NAME



### TOWN APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
TOWN OF JUPITER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 23 DAY OF JANUARY 1997.

BY: [Signature]  
KAREN GOLONKA, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 23 DAY OF JANUARY 1997.

BY: [Signature]  
RONALD M. ASH, TOWN ENGINEER

ATTEST: [Signature]  
SALLY BOYLAN, TOWN CLERK  
BY: [Signature]  
DEPUTY CLERK

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, LAWRENCE B. JURAN, 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 JUPITER I INVESTORS, LTD., A FLORIDA LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD, OTHER THAN SHOWN.

DATED: JANUARY 17, 1997

[Signature]

LAWRENCE B. JURAN, ATTORNEY  
FLORIDA BAR NO. 507740  
LAWRENCE B. JURAN, P.A.  
1200 CORPORATE CENTER WAY, SUITE 100  
WELLINGTON, FLORIDA 33414

### 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, 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.

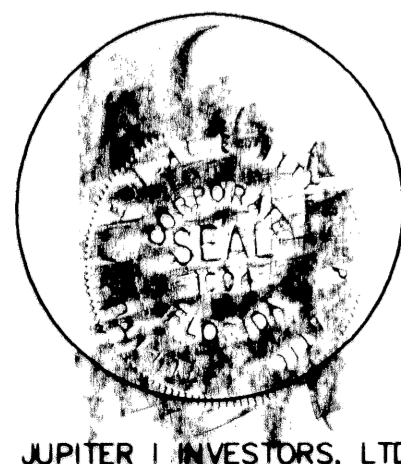
[Signature]  
PASQUALE VOLPE  
FLORIDA SURVEYOR AND MAPPER  
REGISTRATION NO. 4873

### GENERAL NOTES

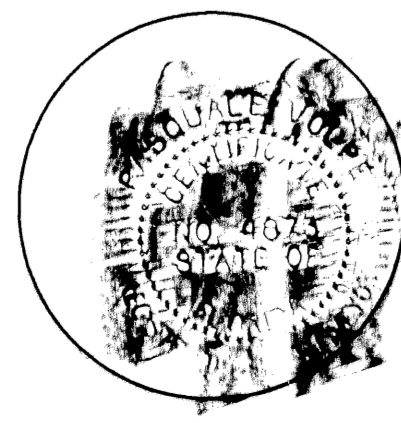
1. THERE SHALL BE NO MORE THAN ONE INGRESS/EGRESS DRIVE BETWEEN LOTS 2,3,4 AND TONEY PENNA DRIVE AND ONE INGRESS/EGRESS DRIVE BETWEEN LOT 2 AND MILITARY TRAIL OF SAID PLAT OF SOUTHERN PARK OF COMMERCE.
2. THE CROSS-ACCESS EASEMENTS AS SHOWN ON THIS PLAT MAY BE USED BY ADJOINING PLATTED LOTS OF SAID PLAT OF SOUTHERN PARK OF COMMERCE FOR ACCESS TO INGRESS/EGRESS DRIVES AS STATED IN ITEM 1 ABOVE.

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

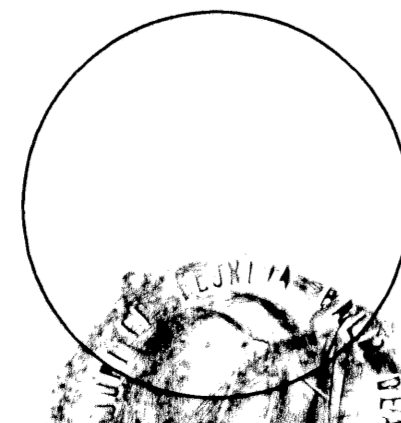
NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



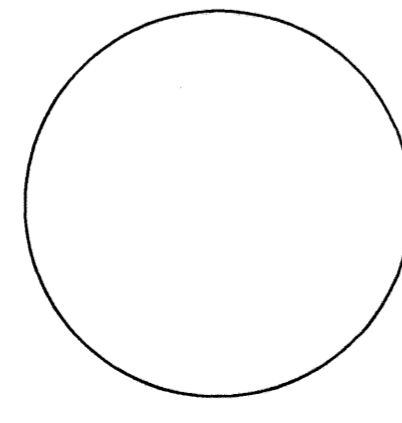
JUPITER I INVESTORS, LTD.



SURVEYOR



TOWN OF JUPITER



TOWN ENGINEER



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

210 JUPITER LAKES BLVD. 2400 S.E. MONTEREY ROAD 2222 COLONIAL ROAD 2000 PALM BEACH LAKES BLVD.  
BLDG. 3000, SUITE 104 SUITE 300 SUITE 201 SUITE 702  
JUPITER, FL 33468 STUART, FL 34996 FT. PIERCE, FL 34950 WEST PALM BEACH, FL 33409  
407-746-9248 407-286-3883 407-461-2450 407-684-3375

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Sheet of

SUBMISSION # JUPITER PROFESSIONAL PLAZA  
BOOK 74 PAGE 8  
FLOOD ZONE FLOOD MAP #  
JAN 15 05 05 45 1997 PLOT NO. 08 FINA  
ZIP CODE  
PUD NAME TOWN OF JUPITER