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DEDICATION & RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER CREEK ASSOCIATES, A CONNECTICUT GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, FLORIDA, SHOWN HEREON AS JUPITER CREEK COMMERCIAL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING ALL OF BLOCK 47, LOTS 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, THAT PART OF THE ABANDONED RIGHTS-OF-WAY OF SUWANEE AVENUE, WEST RIVER DRIVE, CENTRAL DIXIE HIGHWAY, CREEK STREET AND OKLAWAHA AVENUE, ACCORDING TO THE PLAT OF JUPITER RIVER ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 27, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 42.163 ACRES, MORE OR LESS, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

STREET TRACTS
1. TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

UTILITY EASEMENTS
2. THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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. NO LANDSCAPING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.
3. THE LIFT STATION AND SANITARY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.
4. THE BELLSOUTH UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO BELLSOUTH TELECOMMUNICATIONS, ITS SUCCESSORS AND ASSIGNS, FOR TELECOMMUNICATION EQUIPMENT AND RELATED PURPOSES.
5. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO LANDSCAPING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

LIMITED ACCESS EASEMENTS
6. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
7. THE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

LITTORAL ZONE/PRESERVATION/CONSERVATION AREAS
8. TRACT "C" AS SHOWN HEREON IS HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MANGROVE PRESERVE AREA AS DEPICTED AND DEDICATED ON THE PLAT OF JUPITER CREEK COMMERCIAL, HAVE BEEN DEDICATED TO THE ASSOCIATION AND SHALL BE THE PERPETUAL RESPONSIBILITY OF JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION AND IT MAY NOT BE ALTERED FROM THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE MANGROVE PRESERVE AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING OF SOLID OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC VEGETATION REMOVAL), DIKING OR FENCING, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

BUFFER EASEMENT
9. THE LANDSCAPE BUFFER EASEMENTS SHOWN HEREON ARE HEREBY RESERVED FOR THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. WHERE LANDSCAPE BUFFER EASEMENTS INTERSECT DRAINAGE AND UTILITY EASEMENTS, THERE ARE TO BE NO STRUCTURES, LANDSCAPING, OR TREES PLANTED WITHIN THOSE AREAS.

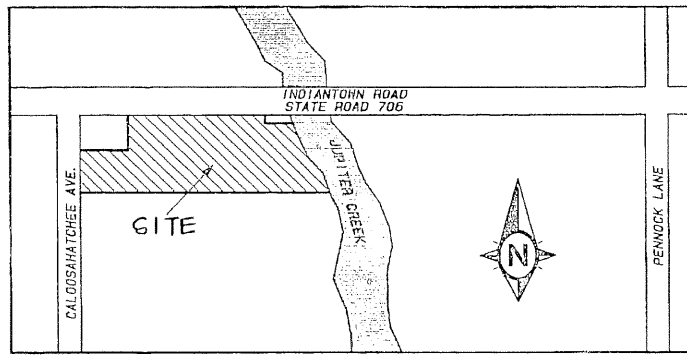
10. THE MANGROVE PRESERVE BUFFER ZONE HEREON IS HEREBY RESERVED FOR THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MANGROVE PRESERVE BUFFER AS DEPICTED AND DEDICATED ON THE PLAT OF JUPITER CREEK COMMERCIAL, HAVE BEEN DEDICATED TO THE ASSOCIATION AND SHALL BE THE PERPETUAL RESPONSIBILITY OF JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION AND MAY IN NO WAY BE ALTERED FROM THEIR NATURAL STATE, EXCEPT FOR THE LIMITED CONSTRUCTION ALLOWED BY THEIR NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE MANGROVE PRESERVE BUFFER EASEMENT INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING OF SOLID OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION (WITH THE EXCEPTION OF EXOTIC VEGETATION REMOVAL), DIKING OR FENCING, AND ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE 24 PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, ROBERT G. BRUCE, THIS 24 DAY OF June, 1997.

WITNESS: [Signature] BY: [Signature] ROBERT G. BRUCE - AS GENERAL PARTNER

JUPITER CREEK COMMERCIAL LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING A REPLAT OF ALL OF BLOCK 47, LOTS 9 THROUGH 16, BLOCK 46, LOTS 10 THROUGH 18, BLOCK 63, LOTS 4 THROUGH 15, BLOCK 62, A PART OF BLOCKS 6, 7, 95 AND A PART OF THE ABANDONED RIGHTS-OF-WAY OF SUWANEE AVENUE, WEST RIVER DRIVE, CENTRAL DIXIE HIGHWAY, CREEK STREET AND OKLAWAHA AVENUE, ACCORDING TO THE PLAT OF JUPITER RIVER ESTATES, AS RECORDED IN PLAT BOOK 14, PAGE 27, PALM BEACH COUNTY, FLORIDA PUBLIC RECORDS

JUNE, 1997 SHEET 1 OF 2



ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT G. BRUCE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF June, 1997.
MY COMMISSION EXPIRES: 10-26-1997
[Notary Seal]

ACCEPTANCE OF DEDICATION & RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH
THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION 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 24 DAY OF June, 1997.

JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION A FLORIDA CORPORATION NOT FOR PROFIT
BY: [Signature] ROBERT G. BRUCE - PRESIDENT

WITNESS: [Signature] [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT G. BRUCE WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JUPITER CREEK COMMERCIAL PROPERTY OWNERS ASSOCIATION, 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 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 24 DAY OF June, 1997.
MY COMMISSION EXPIRES: 10-26-1997
[Notary Seal]

THIS INSTRUMENT WAS PREPARED BY DAN M. DAILEY, P.S.M. DAILEY AND ASSOCIATES, INC. 112 N. U.S. HWY. ONE TEQUESTA, FLORIDA 33469

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH
I, JANE S. HUNSTON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JUPITER CREEK ASSOCIATES; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: June 26, 1997 [Signature] JANE S. HUNSTON, ESQUIRE

SURVEYOR'S CERTIFICATION:

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 POINTS ("P.P.M.") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.") WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; SAID CONTROL POINTS REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTS.

[Signature] DAN M. DAILEY, P.S.M. LICENSE NO. 2439 STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF INDIANTOWN ROAD (FOOT MAP 93190-2510), PALM BEACH COUNTY, FLORIDA, BEING S 89°03'30" E.
2) ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000035801 TO CONVERT TO GRID DISTANCE.
3) COORDINATES SHOWN HEREON ARE BASED UPON DATUM = NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 4803 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTS.
4) NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN ORDINANCES OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
5) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
6) BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
7) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
8) STATE PLANE COORDINATE BEARING ROTATION EQUATION:
S 89°03'30" E (PLAT BEARING) 00°20'09" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)
9) SOUTH RIGHT-OF-WAY LINE OF THE INDIANTOWN ROAD (FOOT MAP 93190-2510)
10) ZONING DESIGNATION: GENERAL COMMERCIAL - 102 PARKWAY DISTRICT

APPROVALS:

STATE OF FLORIDA COUNTY OF PALM BEACH TOWN OF JUPITER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 17th DAY OF July, 1997.
BY: [Signature] KAREN GOLONKA, MAYOR
THIS PLAT IS HEREBY ACCEPTED FOR RECORD, THIS 16th DAY OF July, 1997.
BY: [Signature] DOUGLAS KOENIGKE, TOWN ENGINEER

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

COUNTY OF PALM BEACH STATE OF FLORIDA
This Plat was filed for record on 3:36 P.M. this 14th day of October, 1997, and duly recorded in Plat Book No. 61 on page 35-36.
DAN M. DAILEY, Clerk of Circuit Court by [Signature] D.C.

DAILEY AND ASSOCIATES, INC. SURVEYING & MAPPING
112 N. U.S. HIGHWAY No. 1 TEQUESTA, FLORIDA 33469
PHONE: (561) 745-8424