

GAETA COMMERCIAL CENTER

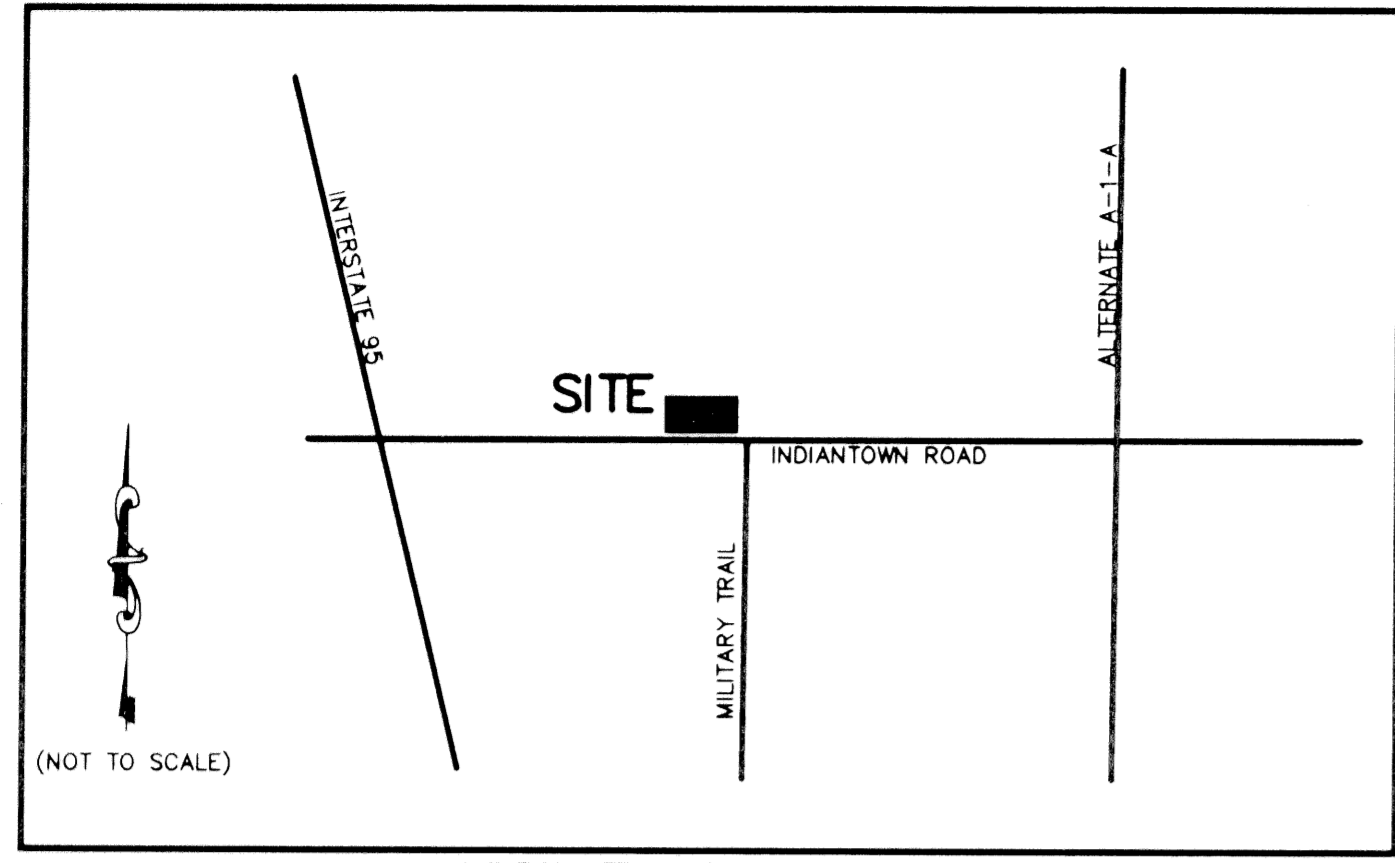
LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

APRIL, 1999

TABULAR DATA
PETITION NUMBER 70-98
TOTAL ACREAGE 3.31 AC.



COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 4:32P
this 30 day of April 1999
and duly recorded in Plat Book No. 84
of page 197-199
WITNESSED BY WILLIAM T. WARRINGTON, Clerk of said Court
by *William T. Warrington* D.C.



VICINITY SKETCH

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT THE WARRINGTON FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ROBERT A WARRINGTON, JOHN E. WARRINGTON, WILLIAM T. WARRINGTON, AND WARRINGTON 1998 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING GAETA COMMERCIAL CENTER, LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 1; PROCEED NORTH 01° 15'37" EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 1, A DISTANCE OF 60.07 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF INDIANTOWN ROAD (STATE ROAD 706), AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 93190-2510; SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 88°32'23" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 475.00 FEET TO A POINT ON THE EAST LINE OF THE PLAT OF PENN PARK, AS RECORDED IN PLAT BOOK 25, PAGE 189, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, NORTH 01°15'37" EAST, ALONG SAID EAST LINE OF PENN PARK, A DISTANCE OF 316.43 FEET TO THE NORTHEAST CORNER OF LOT 5, BLOCK 1, SAID PLAT OF PENN PARK; THENCE DEPARTING SAID EAST LINE, SOUTH 88°24'00" EAST, A DISTANCE OF 474.47 FEET TO THE INTERSECTION OF THE CENTERLINE OF HIBISCUS STREET (FIRST STREET), AND THE WEST RIGHT-OF-WAY LINE OF PERRY AVENUE, AS SHOWN ON THE PLAT OF PINE GARDENS, AS RECORDED IN PLAT BOOK 12, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT ALSO BEING A POINT ON SAID EAST LINE OF THE NORTHWEST ONE-QUARTER OF SECTION 1; THENCE SOUTH 01°15'37" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE OF PERRY AVENUE, AND SAID EAST LINE, A DISTANCE OF 291.07 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 3.31 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES TO GAETA COMMERCIAL CENTER ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE GAETA COMMERCIAL CENTER ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR PALM BEACH COUNTY.
- 2. 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.
- 3. THE LANDMARK FEATURE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER SAID EASEMENT. THE MAINTENANCE THERE OF SHALL REMAIN WITH THE TOWN OF JUPITER.

(DEDICATIONS CONTINUED ABOVE)

NOTICE: THIS PLAT, AS RECORDED IN IT'S GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

(DEDICATIONS CONTINUED)

4. 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.

5. THE CROSS ACCESS EASEMENT "A", AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF LOTS 1 AND 2, GAETA COMMERCIAL CENTER, THEIR SUCCESSORS, GRANTEEES, TRANSFEREES OR ASSIGNS AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS THEIR SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

GAETA COMMERCIAL CENTER ASSOCIATION, INC. THEIR SUCCESSORS OR ASSIGNS, SHALL PROPERLY MAINTAIN THE LANDSCAPING AND ASSOCIATED FACILITIES IN THE CROSS EASEMENT AS SHOWN HEREON, EXCEPT FOR ANY LANDMARK FEATURE AND ASSOCIATED FACILITIES CONSTRUCTED BY THE TOWN.

6. THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR LANDSCAPE PURPOSES TO GAETA COMMERCIAL CENTER ASSOCIATION, INC., ITS SUCCESSORS AND OR ASSIGNS, AND IS THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTIES HAVE CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM T. WARRINGTON, ATTORNEY-IN-FACT.
THIS 30 DAY OF April, 1999.

WITNESSES: Lynn Flom BY: *William T. Warrington*
Charles W. Whaley BY: WILLIAM T. WARRINGTON, ATTORNEY-IN-FACT

WITNESSES: Lynn Flom BY: *William T. Warrington*
Charles W. Whaley BY: JOHN E. WARRINGTON, ATTORNEY-IN-FACT

WITNESSES: Lynn Flom BY: *William T. Warrington*
Charles W. Whaley BY: WILLIAM T. WARRINGTON

WITNESSES: Lynn Flom BY: *William T. Warrington*
Charles W. Whaley BY: WARRINGTON 1998 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP BY: WILLIAM T. WARRINGTON, ATTORNEY-IN-FACT

WITNESSES: Lynn Flom BY: *William T. Warrington*
Charles W. Whaley BY: THE WARRINGTON FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP BY: WILLIAM T. WARRINGTON, ATTORNEY-IN-FACT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED WILLIAM T. WARRINGTON WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT INDIVIDUALLY AND AS ATTORNEY-IN-FACT OF THE WARRINGTON FAMILY LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, ROBERT A. WARRINGTON, JOHN E. WARRINGTON, AND WARRINGTON 1998 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH ATTORNEY-IN-FACT OF SAID LIMITED PARTNERSHIP AND SAID PERSONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF April, 1999.
MY COMMISSION EXPIRES: 6-20-2000
Lynn Flom (SIGNATURE) NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, DAVID C. TASSELL, AS 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 ROBERT ALLEN WARRINGTON, JOHN EDWARD WARRINGTON, WILLIAM THOMAS WARRINGTON, WARRINGTON 1998 LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, AND THE WARRINGTON FAMILY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.
(NONE)
DATED: 4/30/99 *David C. Tassell*
BY: DAVID C. TASSELL, ESQ.
725 NORTH A1A, SUITE E-204
JUPITER, FLORIDA 33477
FLORIDA BAR #: 406015

TOWN APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
TOWN OF JUPITER
GAETA COMMERCIAL CENTER IS HEREBY ACCEPTED FOR RECORD, THIS 30th DAY OF April, 1999.
BY: *Karen Golonka*
KAREN GOLONKA, MAYOR
BY: *Doug P. Koennicke, P.E.*
DOUG P. KOENNICKE, P.E., TOWN ENGINEER
ATTEST: *Sally Boylan*
SALLY BOYLAN, TOWN CLERK

ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
GAETA COMMERCIAL CENTER ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION SET FORTH ON THIS PLAT.
IN WITNESS WHEREOF, THE CORPORATION HAS EXECUTED THIS ACCEPTANCE AND HAS CAUSED ITS OFFICIAL SEAL TO BE AFFIXED HERETO ON THIS 30 DAY OF April, 1999.
WITNESSES: Lynn Flom BY: *Lynn Flom*
Lynn Flom BY: C. Calvin Gaeta, PRESIDENT
WITNESS: *Charles W. Whaley*
Charles W. Whaley

ACKNOWLEDGMENT

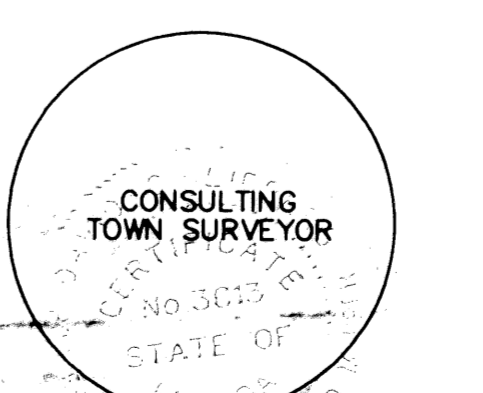
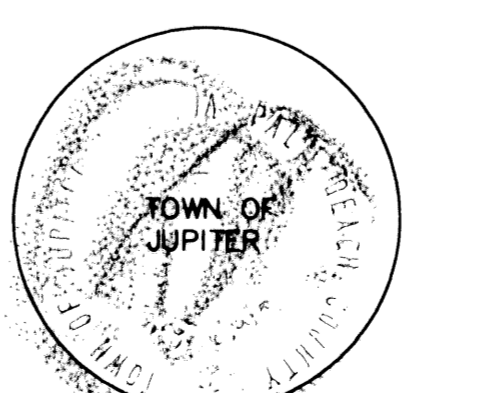
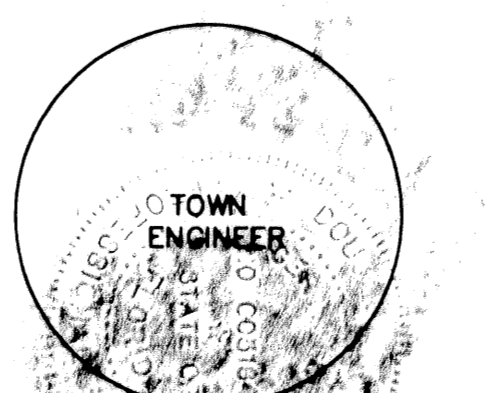
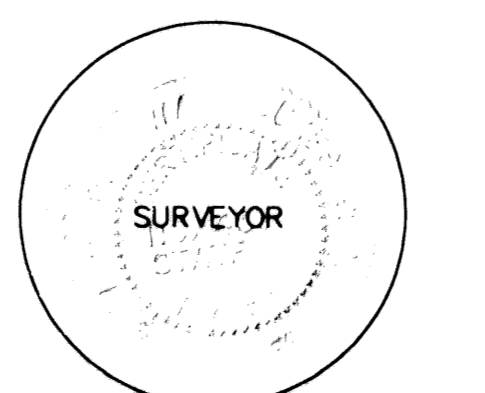
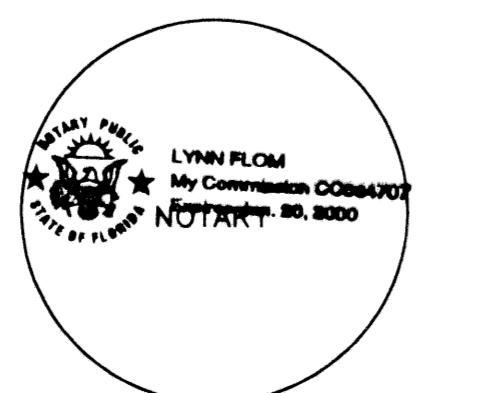
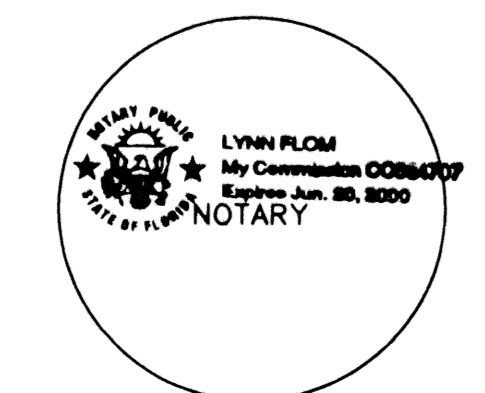
STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED C. CALVIN GAETA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT INDIVIDUALLY AND AS PRESIDENT OF GAETA COMMERCIAL CENTER ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF April, 1999.
MY COMMISSION EXPIRES: 6-20-2000
Lynn Flom (SIGNATURE) NOTARY PUBLIC
6-20-2000

SURVEYOR'S CERTIFICATE

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 LOT CORNER MONUMENTATION HAS 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 PALM BEACH COUNTY, FLORIDA.
O. Howard Dukes
O. HOWARD DUKES, P.S.M.
LICENSE NO. 4533
STATE OF FLORIDA

THIS PLAT PREPARED BY:
O. HOWARD DUKES, P.S.M.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
2090 PALM BEACH LAKES BLVD. 3550 SW CORPORATE PKWY 2222 COLONIAL ROAD 421 NW 3RD STREET
TOWER II, SUITE 600 PALM CITY, FL 34990 SUITE 201 DEERBERRY, FL 33978
WEST PALM BEACH, FL 33409 561-286-3883 FT. PIERCE, FL 34950 561-746-9248
561-684-2375 561-461-2450