

# BARCELONA COMMERCIAL

BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "B", AS SHOWN ON THE PLAT OF BARCELONA, RECORDED IN PLAT BOOK 117, PAGES 110 THROUGH 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
OCTOBER 2015 SHEET 1 OF 2

3  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 9:41 A.M. THIS 18 DAY OF December 2015 AND DULY RECORDED IN PLAT BOOK 121 ON PAGES 3 THRU 4.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FLF 1030 COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "BARCELONA COMMERCIAL", BEING A REPLAT OF A PORTION OF TRACT "A" AND ALL OF TRACT "B", AS SHOWN ON THE PLAT OF BARCELONA, RECORDED IN PLAT BOOK 117, PAGES 110 THROUGH 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND, BEING ALL OF TRACT "B" AND A PORTION OF TRACT "A", AS SHOWN ON THE PLAT OF BARCELONA, RECORDED IN PLAT BOOK 117, PAGES 110 THROUGH 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "B", AS SHOWN ON SAID PLAT OF BARCELONA; THENCE ALONG THE SOUTH LINE OF SAID TRACT "B", SOUTH 87°02'34" WEST, A DISTANCE OF 280.00 FEET; THENCE ALONG THE WEST LINE OF SAID TRACT "B", NORTH 02°50'08" WEST, A DISTANCE OF 583.59 FEET; THENCE ALONG THE NORTH LINE OF SAID TRACT "B", NORTH 87°09'53" EAST, A DISTANCE OF 51.33 FEET; THENCE DEPARTING SAID NORTH LINE OF TRACT "B", NORTH 83°07'08" EAST, A DISTANCE OF 125.44 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF TRACT "B" AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 15.00 FEET AND A CHORD BEARING OF NORTH 83°07'08" EAST; THENCE EASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTH LINE OF TRACT "B", THROUGH A CENTRAL ANGLE OF 08°05'30", A DISTANCE OF 2.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°09'53" EAST, A DISTANCE OF 123.34 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF TRACT "B", SOUTH 88°28'40" EAST, A DISTANCE OF 2.70 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 39°01'51"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID NORTH LINE OF TRACT "B", A DISTANCE OF 20.44 FEET TO A POINT ON THE EAST LINE OF SAID TRACT "B" AND A POINT ON A NON-TANGENT LINE; THENCE ALONG SAID EAST LINE OF TRACT "B" AND ALONG THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL, AS SHOWN ON SAID PLAT OF BARCELONA, SOUTH 01°22'19" WEST, A DISTANCE OF 585.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 177,637 SQUARE FEET OR 4.08 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- LOTS 1, 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED BY FLF 1030 COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR DEVELOPMENT PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
- THE 7 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PEDESTRIAN ACCESS PURPOSES, AND SHALL BE THE MAINTENANCE OBLIGATION OF FLF 1030 COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE CROSS ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE OWNERS OF LOTS 1, 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN AND VEHICULAR CROSS ACCESS PURPOSES, AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID OWNERS OF LOTS 1, 2 AND 3, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 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.
- THE SAFE SIGHT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENT. NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, FLF 1030 COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 3rd DAY OF November, 2015.

FLF 1030 COMMERCIAL LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
WITNESS: *[Signature]*  
PRINT NAME: ERIC CASASUS  
WITNESS: *[Signature]*  
PRINT NAME: Lori J. Christiano  
BY: *[Signature]*  
JOSH SIMON  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOSH SIMON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF FLF 1030 COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF November, 2015.

MY COMMISSION EXPIRES: 9/3/2018  
*[Signature]*  
KRISTEN M. WILLIAMS  
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: KRISTEN M. WILLIAMS  
COMMISSION NUMBER: FF 086983



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, RICHARD DEAN PERCIC, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT: (A) I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON; (B) I FIND THE TITLE TO THE PROPERTY VESTED IN FLF 1030 COMMERCIAL LLC, A FLORIDA LIMITED LIABILITY COMPANY; (C) THAT THE CURRENT TAXES HAVE BEEN PAID; (D) THE FOLLOWING MORTGAGE IN FAVOR OF MB FINANCIAL BANK, N.A., IS THE ONLY MORTGAGE WHICH HAS NOT BEEN SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW: CONSTRUCTION MORTGAGE, ASSIGNMENT OF LEASES AND RENT AND SECURITY AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 27800, PAGE 433, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND (E) THERE ARE OTHER INSTRUMENTS OF RECORD AFFECTING TITLE TO THE PROPERTY, BUT THOSE INSTRUMENTS DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED ON THIS PLAT.

DATE: 12/14/2015 BY: *[Signature]*  
RICHARD DEAN PERCIC  
FLORIDA BAR NO. 373184

### MORTGAGEE'S CONSENT:

STATE OF ILLINOIS  
COUNTY OF COOK  
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 27800, PAGE 433, 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 ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF November, 2015.

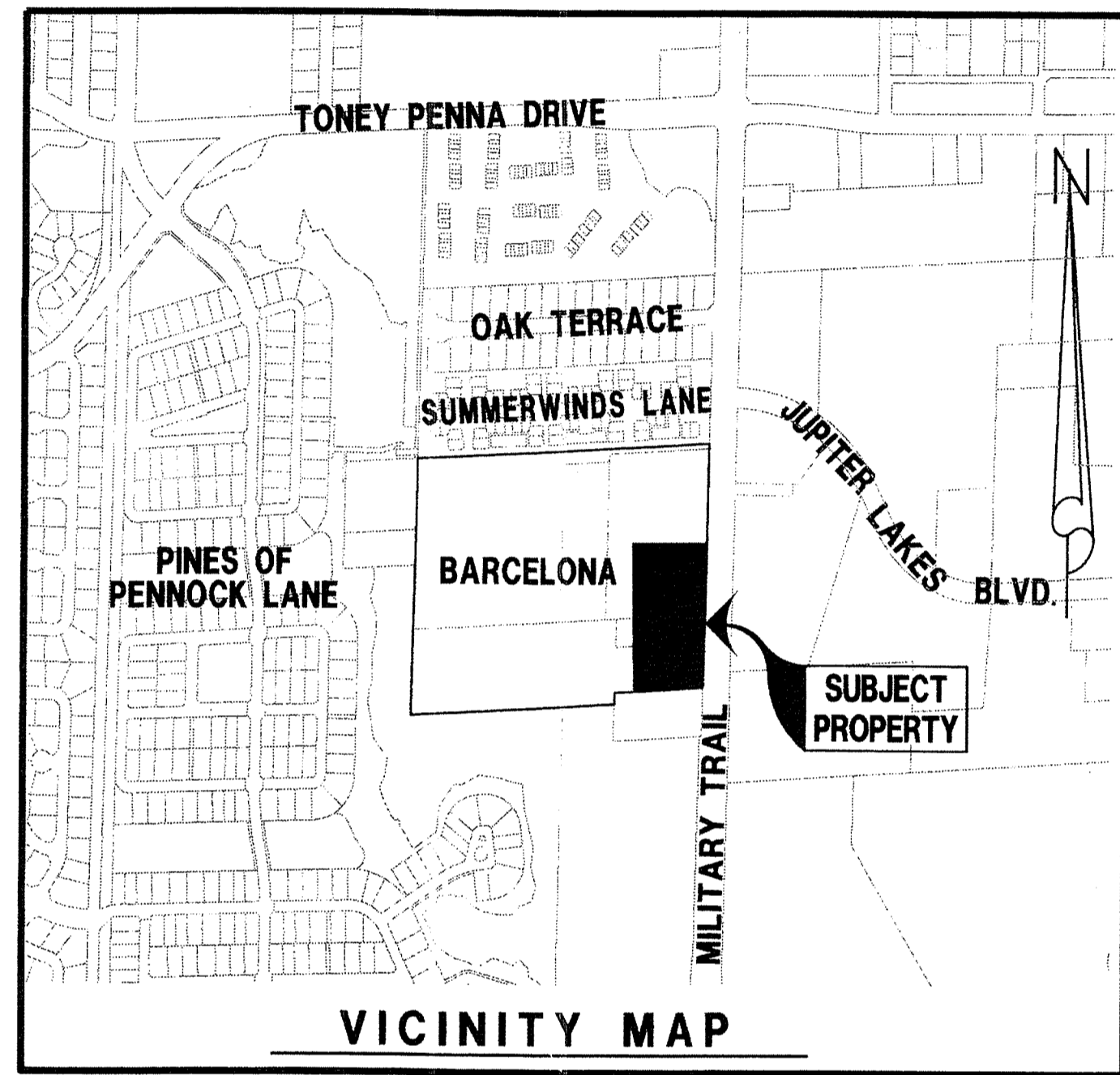
WITNESS: *[Signature]*  
PRINT NAME: RYAN CARROLL  
WITNESS: *[Signature]*  
PRINT NAME: SARAH K. HUNTER  
BY: *[Signature]*  
MATTHEW T. ROBERTSON  
SENIOR VICE PRESIDENT  
MB FINANCIAL BANK, N.A.

### ACKNOWLEDGEMENT:

STATE OF ILLINOIS  
COUNTY OF COOK  
BEFORE ME PERSONALLY APPEARED MATTHEW T. ROBERTSON WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF MB FINANCIAL BANK, N.A., AND 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 6th DAY OF November, 2015.

MY COMMISSION EXPIRES: 4-12-2016  
*[Signature]*  
CECILIA ROMANOWSKI  
NOTARY PUBLIC STATE OF ILLINOIS  
PRINT NAME: CECILIA ROMANOWSKI  
COMMISSION NUMBER: 459676



### ABBREVIATIONS:

- CB = CHORD BEARING
- C = CENTERLINE
- CONC. = CONCRETE
- COR. = CORNER
- D = DELTA
- L = ARC LENGTH
- D.-R.-B. = OFFICIAL RECORD BOOK
- MON. = MONUMENT
- P.B. = PLAT BOOK
- PG. = PAGE
- PGS. = PAGES
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT

### LEGEND:

- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET IRON ROD WITH METAL CAP STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL WITH DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED



### TOWN OF JUPITER APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 15th DAY OF December, 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.  
BY: *[Signature]*  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER  
"BARCELONA COMMERCIAL" IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF December, 2015.  
BY: *[Signature]*  
KAREN J. GOLONKA, MAYOR  
ATTEST: *[Signature]*  
SALLY M. BOYLAN, TOWN CLERK



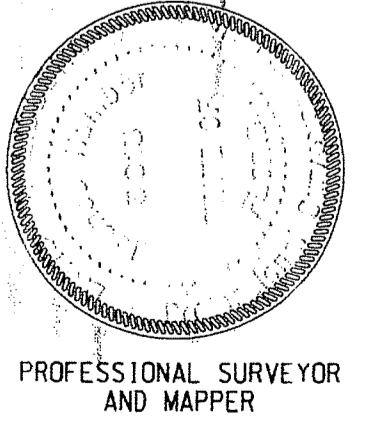
### SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE THE PLAT OF BARCELONA, AS RECORDED IN PLAT BOOK 117, PAGES 110 THROUGH 112, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL BEARS SOUTH 01°22'19" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- NOTICE: THIS PLAT, AS RECORDED IN ITS 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.
- THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF BARCELONA ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 110 THROUGH 112, THE UNDER LYING TRACT LINES, WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

### 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 MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 10/28/15 BY: *[Signature]*  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA  
PROFESSIONAL SURVEYOR AND MAPPER



**LIDBERG LAND SURVEYING, INC.**  
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

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REF.			
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OFF. CASASUS			DATE OCTOBER 2015
CKD. D.C.L.	SHEET 1	OF 2	DWG. 011-077PP