

20180064274

CENTER PARK COMMERCIAL CENTER

LYING IN THE NORTHEAST QUARTER OF
SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
JANUARY 2018



108
PLAT WAS FILED FOR RECORD ON 12:16 PM
23rd Day of February 2018
at the County Clerk's Office
Page 109-110
Steven R. Parson, Clerk & C
Judy M. Cash

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT JUPITER COMMERCIAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS CENTER PARK COMMERCIAL CENTER, LYING IN THE NORTHEAST QUARTER OF 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 IN THE NORTHEAST ONE-QUARTER OF SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 1; THENCE S 89° 50' 38" W, ALONG THE NORTH LINE OF SAID SECTION 1 (BASIS OF BEARINGS), 316.25 FEET; THENCE S 01° 22' 10" W, 55.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01° 22' 10" W, ALONG THE WEST LINE OF JUPITER TOWNSITE SECTION 2, AS RECORDED IN PLAT BOOK 15, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, 620.54 FEET TO THE INTERSECTION WITH THE NORTH LINE OF JUPITER CENTER, AS RECORDED IN PLAT BOOK 11, PAGE 56 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89° 50' 38" W, ALONG THE NORTH LINE OF SAID PLAT OF JUPITER CENTER 797.15 FEET; THENCE N 01° 09' 20"E, 642.49 FEET TO A POINT ON A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 1; THENCE N 89° 50' 37"E, ALONG SAID PARALLEL LINE 10.00 FEET; THENCE S 01° 09' 20"W, 45.01 FEET; THENCE N 89° 50' 38"E, 40.01 FEET; THENCE N 01° 09' 20" E; 45.01 FEET; THENCE N 89° 50' 38" E; 132.92 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 3152.73 FEET AND A CHORD BEARING OF S87°16'37"E; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45' 35"; A DISTANCE OF 41.80 FEET TO A POINT ON A LINE 35.10 SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 1; THENCE N89° 50' 38"E, ALONG SAID PARALLEL LINE, 138.81 FEET; THENCE S89°50' 27"E 30.88 FEET; THENCE S88° 04' 19"E, 210.63 FEET; THENCE S84° 36' 20"E, 124.79 FEET TO A POINT ON A LINE 55.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SECTION 1; THENCE N89° 50' 38" E, ALONG SAID PARALLEL LINE 69.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 11.611 ACRES, MORE OR LESS.

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

- THE PUBLIC CROSS ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR GENERAL PUBLIC VEHICLE AND PEDESTRIAN ACCESS PURPOSES. ALL IMPROVEMENTS WITHIN THE EASEMENT LIMITS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF JUPITER COMMERCIAL PROPERTIES COMPANY, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY 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 SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- THE SAFE SIGHT EASEMENTS (SSE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHIN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, ALAN Z. ENGEL, THIS 9th DAY OF JANUARY 2018.

JUPITER COMMERCIAL PROPERTIES, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
BY: Alan Z. Engel
ALAN Z. ENGEL
AS MANAGER

WITNESS: Erica Smith

PRINTED NAME: Erica Smith

WITNESS: Ingrid D. Finley

PRINTED NAME: Ingrid D. Finley

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

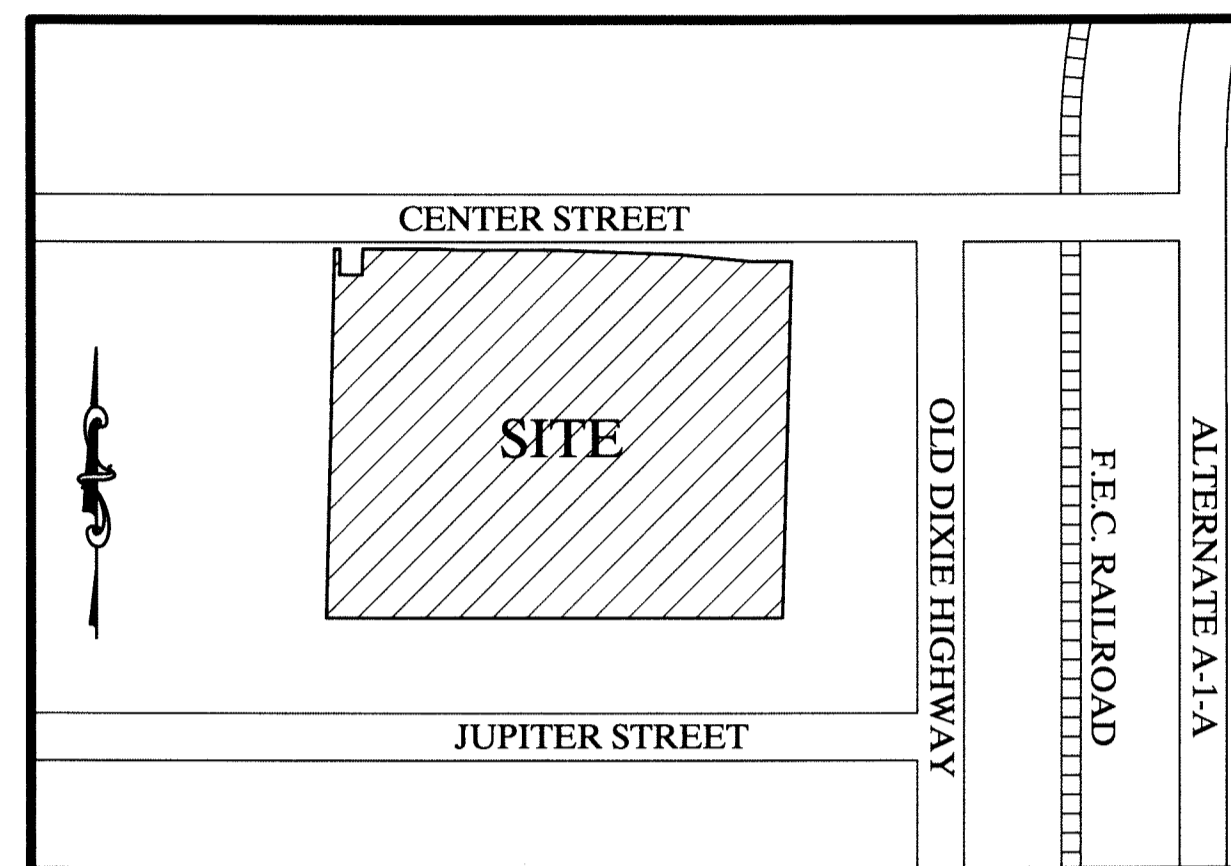
BEFORE ME PERSONALLY APPEARED ALAN Z. ENGEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF JUPITER COMMERCIAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF JANUARY, 2018.

Jodie Shipman
NOTARY PUBLIC
JODIE SHIPMAN
PRINTED NAME

MY COMMISSION EXPIRES: 07/11/2021

FLORIDA COMMISSION NO.:



LOCATION MAP
(NOT TO SCALE)

MORTGAGEE'S CONSENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27912, PAGE 389, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BRANCH BANKING AND TRUST COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF January 2018.

BRANCH BANKING AND TRUST COMPANY
A NORTH CAROLINA BANKING CORPORATION

WITNESS: Rene Nelson Brown
(PRINT NAME)
Rene Nelson Brown

WITNESS: Yorressa
(PRINT NAME)
Lon Messel

BY: W. Wesley Lee
W. Wesley Lee
(PRINT NAME)
Senior Vice President
(PRINT TITLE)

ACKNOWLEDGEMENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

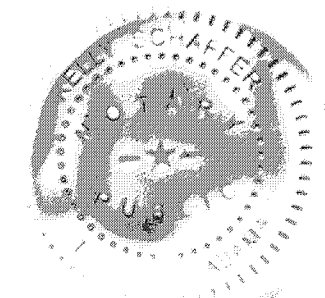
BEFORE ME PERSONALLY APPEARED W. Wesley Lee WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS _____ OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT _____ EXECUTED 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 9th DAY OF January, 2018.

Kelley Schaffer
NOTARY PUBLIC
Kelley Schaffer
PRINTED NAME

MY COMMISSION EXPIRES: 07/26/20

FLORIDA COMMISSION NO.:



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, STEVEN R. PARSON, 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 COMMERCIAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ARE SHOWN; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS MAP.

DATED: January 10, 2018

Steven R. Parson
STEVEN R. PARSON,
FLORIDA BAR NO. 351903

SURVEYOR'S CERTIFICATION

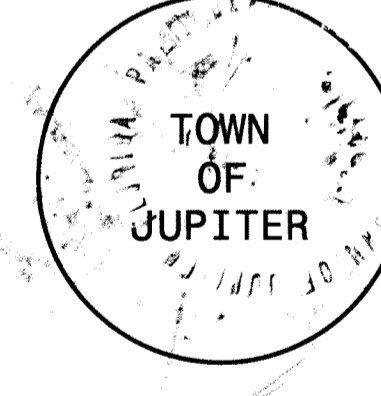
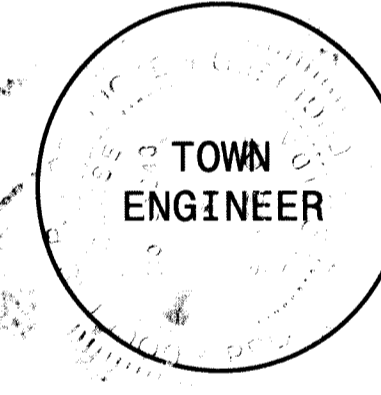
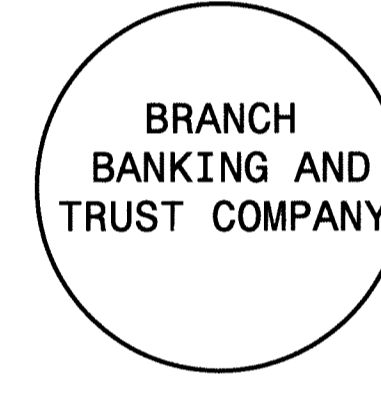
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M. S") HAVE BEEN SET IN COMPLIANCE WITH CHAPTER 177, FLORIDA STATUTES 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.

Gregory T. Tucker
GREGORY T. TUCKER, PSM
LICENSE NO. 6147
STATE OF FLORIDA

1-18-2018
DATE

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE STATE PLANE GRID BASED UPON THE NORTH LINE OF SECTION 1 TOWNSHIP 41S, RANGE 42E, BEING N89°50'38"E.
- ALL DISTANCES SHOWN HEREON ARE AT GROUND LEVEL WITH A SCALE FACTOR OF 1.000041202 TO CONVERT TO GRID DISTANCE.
- COORDINATES SHOWN HEREON ARE BASED UPON DATUM=NAD 83 1990 ADJUSTMENT, ZONE = FLORIDA EAST, LINEAR UNIT = US SURVEY FEET, COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. SAID COORDINATES REPRESENT THE POSITION OF PLATTED CORNERS NOT NECESSARILY THE POSITION OF FOUND MONUMENTATION.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- NO STRUCTURES, BUILDINGS, TREES OR SHRUBS SHALL BE PLACED IN DRAINAGE SWALES OR DRAINAGE EASEMENTS UNLESS SPECIFICALLY AUTHORIZED BY THE TOWN'S DIRECTOR OF UTILITIES OR HIS DESIGNEE AND THE PROPERTY OWNER EXECUTES A REMOVAL AGREEMENT, AND AS APPROVED BY THE LANDSCAPING AND SITE PLANS AS PROVIDED FOR UNDER THE TOWN'S USE BY RIGHT APPROVAL OF APRIL 25, 2003.
- WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
- INES, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- "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."
- NO UNDERLYING EASEMENTS ARE BEING ABANDONED BY THIS PLAT.
- THIS INSTRUMENT WAS PREPARED BY GREGORY T. TUCKER, P.S.M., LEGACY SURVEYING AND MAPPING, INC., 112 NORTH U.S. HIGHWAY ONE, TEQUESTA, FLORIDA 33469.



TOWN OF JUPITER ACCEPTANCE

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 _____ DAY OF _____, 2018, 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: Doug P. Koenicke
DOUG P. KOENICKE, P.E.
TOWN ENGINEER

THE PLAT OF CENTER PARK COMMERCIAL CENTER, IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF January, 2018.

BY: Todd Wodraska
TODD WODRASKA, MAYOR

ATTEST: Sally Boylan
SALLY BOYLAN
TOWN CLERK

SHEET 1 OF 2

Legacy

Surveying and Mapping, Inc.
112 N. U.S. Highway No. 1
Tequesta, FL 33469
Phone: (561) 746-8424
BUSINESS LICENSE: LB# 8130