

2006-0590905

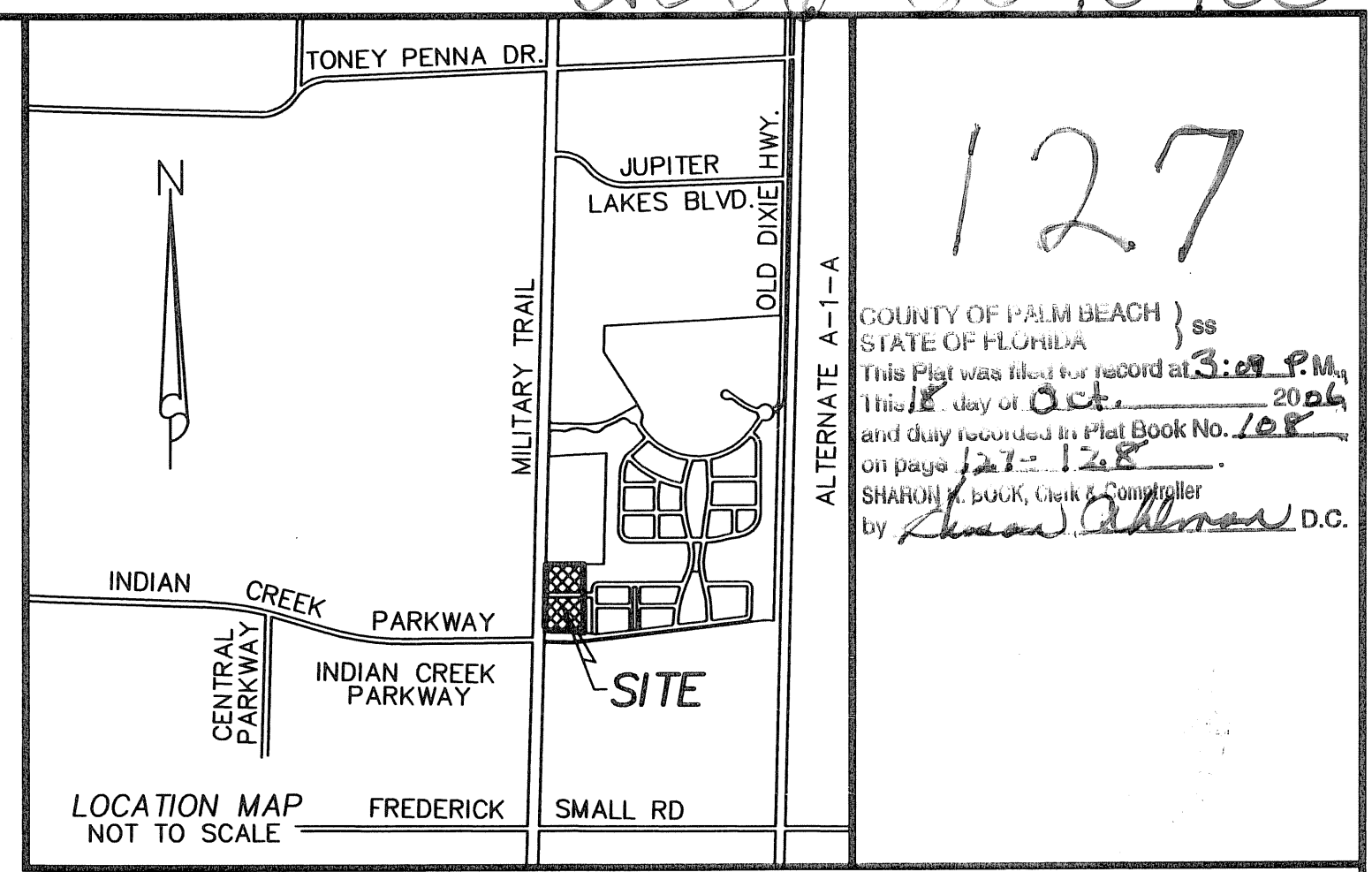
SEA PLUM TOWN CENTER

BEING A REPLAT OF A TRACTS C-1 AND C-2, SEA PLUM, AS RECORDED IN PLAT BOOK 105, PAGES 138 - 144, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 12 AND 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
MAY, 2006 SHEET 1 OF 2

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT: No. 27-01B
TABULAR DATA: (AREAS IN ACRES)

| COMMERCIAL TRACTS | | |
|-------------------|-------|-----|
| C-1 | 3.206 | COM |
| C-2 | 2.673 | COM |
| TOTAL | 5.879 | |
| OVERALL AREA | | |
| TOTAL | 5.879 | |

LAND USE CLASSIFICATIONS FOR NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ASSESSMENT VALUATIONS ONLY
COM = COMMERCIAL



127

COUNTY OF PALM BEACH } ss
STATE OF FLORIDA }
This Plat was filed for record at 3:08 PM
This day of October 2006
and duly recorded in Plat Book No. 105
on page 127 of 128
SUBSTITUTION of Plat Book No. 105
by *Raymond Johnson* D.C.

DEDICATION AND RESERVATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MPG JUPITER, LTD, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS SEA PLUM TOWN CENTER, BEING A REPLAT OF TRACTS C-1 AND C-2, SEA PLUM, AS RECORDED IN PLAT BOOK 105, PAGE 138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 12 AND 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT C-2

TRACT C-2, SEA PLUM, AS RECORDED IN PLAT BOOK 105, PAGE 138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE NORTH 86°17'48" EAST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 60.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, 120 FOOT WIDE RIGHT-OF-WAY AND THE POINT OF BEGINNING; THENCE NORTH 01°22'22" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 225.94 FEET TO THE CENTERLINE OF A FLORIDA POWER AND LIGHT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1400, PAGE 367, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN AS THE SOUTH LINE OF LENDER CENTER AS RECORDED IN PLAT BOOK 70, PAGE 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID CENTERLINE AND SOUTH LINE, SOUTH 89°50'40" EAST, A DISTANCE OF 392.15 FEET; THENCE DEPARTING SAID CENTERLINE AND SOUTH LINE, SOUTH 00°00'00" WEST, A DISTANCE OF 294.52 FEET; THENCE NORTH 90°00'00" WEST, A DISTANCE OF 373.77 FEET; THENCE NORTH 44°13'24" WEST, A DISTANCE OF 35.83 FEET TO SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 01°33'12" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 44.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 116,431 SQUARE FEET, OR 2.673 ACRES, MORE OR LESS.

TRACT C-1

TRACT C-1, SEA PLUM, AS RECORDED IN PLAT BOOK 105, PAGE 138, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE NORTH 86°17'48" EAST, ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 60.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL, 120 FOOT WIDE RIGHT-OF-WAY; THENCE SOUTH 01°33'12" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 144.59 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, NORTH 45°40'30" EAST, A DISTANCE OF 34.87 FEET; THENCE NORTH 90°00'00" EAST, A DISTANCE OF 378.49 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 363.69 FEET TO THE PROPOSED NORTHERLY RIGHT-OF-WAY LINE OF SEA PLUM DRIVE; THENCE NORTH 83°21'58" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.23 FEET; THENCE NORTH 77°40'43" WEST, A DISTANCE OF 37.24 FEET; THENCE NORTH 68°25'42" WEST, A DISTANCE OF 265.00 FEET; THENCE NORTH 43°28'45" WEST, A DISTANCE OF 56.57 FEET TO SAID EAST RIGHT-OF-WAY LINE OF MILITARY TRAIL; THENCE NORTH 01°33'12" EAST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 275.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 139,632 SQUARE FEET, OR 3.206 ACRES, MORE OR LESS.

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

- THE UTILITY EASEMENTS 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.
- THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 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 SUCH 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, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- THE 24' PUBLIC CROSS ACCESS EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC CROSS ACCESS PURPOSES, SUBJECT TO THE CONDITIONS SET FORTH IN THE DECLARATION OF UNITY OF CONTROL AND CROSS ACCESS EASEMENT RECORDED IN OFFICIAL RECORD BOOK 1827, PAGES 1065 THROUGH 1069, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE THE PERPETUAL MAINTENANCE OF OBLIGATION OF MPG JUPITER, LTD.

IN WITNESS WHEREOF, MPG JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THE AUTHORIZED REPRESENTATIVE OF ITS GENERAL PARTNER SAID GENERAL PARTNERS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF SEPTEMBER, 2006.

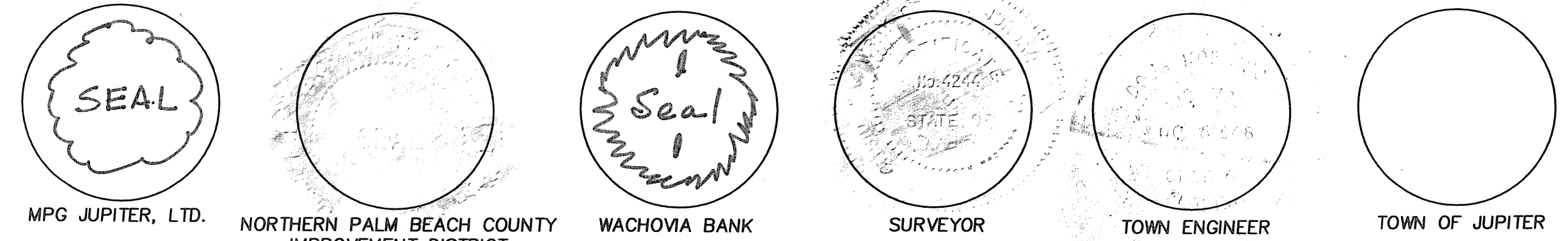
MPG JUPITER, LTD.,
A FLORIDA LIMITED PARTNERSHIP

BY: MPG JUPITER, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER

WITNESS: *Tabitha M. Decker*
PRINT NAME: Tabitha M. Decker

WITNESS: *Myra Ugarte*
PRINT NAME: Myra Ugarte

BY: *IRA S. WAITZ*
IRA S. WAITZ, PRESIDENT



ACKNOWLEDGMENT:

STATE OF ALABAMA
COUNTY OF PINNACLES

BEFORE ME PERSONALLY APPEARED IRA S. WAITZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MPG JUPITER, INC., A FLORIDA CORPORATION, IN ITS CAPACITY AS GENERAL PARTNER OF MPG JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, IN ITS CAPACITY AS GENERAL PARTNER OF MPG JUPITER, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 13th DAY OF September, 2006.

MY COMMISSION EXPIRES: 12-3-2008

Ronda V. Fulton
PRINT NAME: Ronda V. Fulton
NOTARY PUBLIC - STATE OF ALABAMA
COMMISSION No.: 00281187

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE OF DEDICATIONS:

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, ITS PRESIDENT, AND O'NEAL BARDIN, JR., ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 9 DAY OF October, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: *Pamela Rauch* Pamela Rauch, VP
-RONALD M. ASH, PRESIDENT

ATTEST: *O'Neal Bardin, Jr.*
O'NEAL BARDIN, JR., SECRETARY

MORTGAGEE'S CONSENT:

STATE OF ALABAMA
COUNTY OF PINNACLES

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 15818 AT PAGE 1276 OF THE 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF September, 2006.

WACHOVIA BANK, NATIONAL ASSOCIATION

WITNESS: *Margaret Christopher*
PRINT NAME: Margaret Christopher

WITNESS: *Cal Moore*
PRINT NAME: Cal Moore

BY: *Manuel Brothers*
PRINT NAME: MANUEL BROTHERS
Vice President

ACKNOWLEDGMENT:

STATE OF ALABAMA
COUNTY OF PINNACLES

BEFORE ME PERSONALLY APPEARED *Maynard Brothers* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *Vice President* OF WACHOVIA BANK, NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 14th DAY OF September, 2006.

MY COMMISSION EXPIRES: 12-4-2008

Wanda A. Attorney
PRINT NAME: Wanda A. Attorney
NOTARY PUBLIC - STATE OF ALABAMA
COMMISSION No.:

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN MPG JUPITER, LTD., A FLORIDA 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; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 9-13-2006

BY: *Constance Selfridge*
CONSTANCE SELFDRIDGE
VICE PRESIDENT OF NATIONAL ACCOUNTS
PROCESSING SERVICES

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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.

BY: *Wray D. Jordan*
WRAY D. JORDAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 4244
LIDBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD, SUITE 200
JUPITER, FLORIDA 33458
CERTIFICATE OF AUTHORIZATION LB No. 4431

LEGEND:

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- O.R.B. = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG. = PAGE
- FND. = FOUND
- FPL = FLORIDA POWER & LIGHT
- C.M.B. = COMMISSION MINUTES BOOK
- = PERMANENT REFERENCE MONUMENT LB 4431 (UNLESS OTHERWISE NOTED)
- U.E. = UTILITY EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- ROW = RIGHT-OF-WAY
- C/L = CENTERLINE
- PRM = PERMANENT REFERENCE MONUMENT
- POB = POINT OF BEGINNING
- SWE = SIDEWALK EASEMENT
- SECT = SECTION
- TWP = TOWNSHIP
- RGE = RANGE
- CSWE = COUNTY SIDEWALK EASEMENT
- No = NUMBER

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON. 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 6th DAY OF October, 2006, 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. Koenmcke* P.E.
DOUG P. KOENMCKE, P.E. TOWN ENGINEER

"SEA PLUM TOWN CENTER" IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF October, 2006.

BY: *Karen J. Golonka*
KAREN J. GOLOKKA
MAYOR

ATTEST: *Sally M. Boylan*
SALLY M. BOYLAN
TOWN CLERK

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 86°17'48" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- NO STRUCTURES OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THE PROPERTIES PLATTED HEREON LYING IN SAID SECTION 12 ARE SUBJECT TO TOWN OF JUPITER LAND USE ORDINANCE No. 44-86, RECORDED IN OFFICIAL RECORD BOOK 5166, PAGE 645, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- A 66 FOOT WIDE POSTED AND VIEWED RIGHT-OF-WAY IN SECTION 13, ACCORDING TO PALM BEACH COUNTY COMMISSION BOOK 15, PAGE 376, HAS BEEN ABANDONED BY TOWN OF JUPITER ORDINANCE No. 01-01, AS RECORDED IN OFFICIAL RECORD BOOK 13744, PAGE 1146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE LOCATED IN THE HOMEOWNERS DOCUMENTS OF THE BOTANICSEA PLUM MASTER ASSOCIATION, INC. AND OR ANY SUB ASSOCIATIONS THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

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.

LIDBERG LAND SURVEYING, Inc.

LB 4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL 561-746-8454

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| CAD | K\AUTOCAD2000\124142\03-099\DWG\03-099-306.DWG | | | | |
| REF | K\AUTOCAD2000\124142\98-150\98-150-303H.DWG | | | | |
| FLD | AM. | FB. | PC. | JOB | 03-099-306 |
| OFF | W.D.J. | | | DATE | 07/11/05 |
| CKD | W.D.J. | SHEET | 1 OF 2 | DWG | D03-099P |