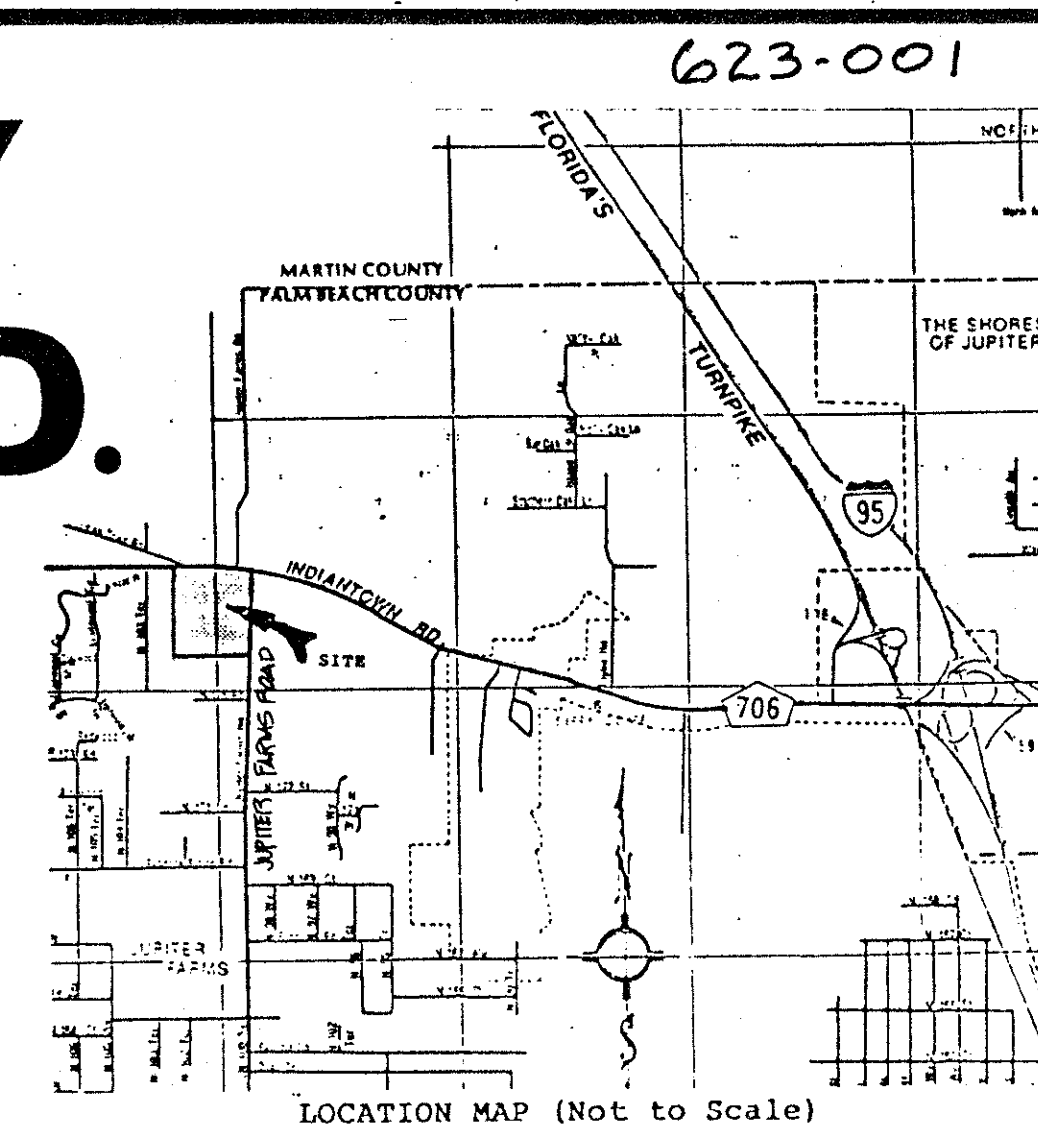


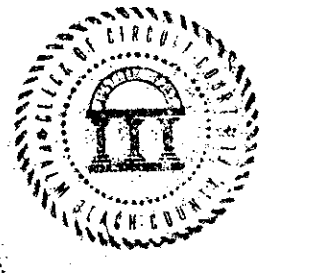
PLAT OF JUPITER FARMS COMMUNITY SHOPPING CENTER, P.C.D.

BRING A REPLAT OF A PORTION OF THE REPLAT OF JUPITER FARMS AND GROVES, AS RECORDED
IN PLAT BOOK 24, PAGE 7, PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 1,
TOWNSHIP 41 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.
APRIL, 1993 SHEET 1 OF 2



10

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 12:39 PM
this 20th day of JULY, 1993
and duly recorded in Plat Book No. 72
on page 10 + 11
DOROTHY H. WILKEN, Clerk of Circuit Court
by Santana C. Platt D.E.



DEDICATION

Know all men by these presents that Passages Land Partnership, a Florida Partnership, owner of the land shown hereon, being a Replat of a portion of the Replat of JUPITER FARMS AND GROVES as recorded in Plat Book 24, Page 7, Public Records of Palm Beach County, and being in Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida, shown hereon as JUPITER FARMS COMMUNITY SHOPPING CENTER, being more particularly described as follows:

A Parcel of land lying in the Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1, Township 41 South, Range 41 East, Palm Beach County, Florida, Public Records, being more particularly described as follows:

Commencing at the Northeast corner of said Section 1; thence South 01° 59'45" West, along the East line of said Section 1, a distance of 55.07 feet to the intersection with the South right-of-way line of Indiantown Road (State Road # 706); Thence North 87°36'23" West, along said right-of-way line (description bearing base), a distance of 50.17 feet to the intersection with the West canal right-of-way line, as shown on the REPLAT OF JUPITER FARMS AND GROVES, as recorded in Plat Book 24, Page 7, Palm Beach County, Florida, Public Records; said Point also being the POINT OF BEGINNING; thence continue North 87°36'23" West, along said South right-of-way line, a distance of 248.54 feet; thence North 89°56'51" West, along said right-of-way line, a distance of 967.67 feet to the intersection with the East right-of-way line of a South Indian River Water Control District (SIRWCD) Canal No. 1, said right-of-way line being 60.00 feet East of and parallel to the West line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1; thence South 01° 59'50" West, along said East right-of-way line a distance of 1216.30 feet; thence South 43°59'06" East, a distance of 28.76 feet to the intersection with the North right-of-way line of said (SIRWCD) Canal No. 1, being 60.00 feet North of and parallel to the South line of said Northeast Quarter (NE 1/4) of the Northeast Quarter (NE 1/4) of Section 1; thence South 89°58'02" East, along said North right-of-way line, a distance of 1191.98 feet to the intersection with said West canal right-of-way line as shown on said REPLAT OF JUPITER FARMS AND GROVES; thence North 02°10'08" East, along said West right-of-way line, a distance of 1226.55 feet to the POINT OF BEGINNING.

Containing 1,499,762 square feet or 34.43 acres, more or less.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. TRACT A, as shown hereon is hereby reserved for the Passages Land Partnership, a Florida Partnership, its successors and assigns, as a driveway tract serving abutting lots for ingress, egress, utilities, drainage and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County.

2. TRACT B, as shown hereon, is hereby reserved for the Passages Land Partnership, a Florida Partnership, its successors and assigns, for stormwater management, and drainage purposes and is the perpetual maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County.

3. TRACT C, as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

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. (a.) The drainage easements, as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all of drainage facilities located therein shall be the perpetual maintenance obligation of the Passages Land Partnership, its successors and assigns, without recourse to Palm Beach County.

(b.) The Lake maintenance easement as shown hereon are hereby reserved for the Passages Land Partnership, a Florida partnership, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said partnership, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of Public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements associated with said drainage system.

6. The Littoral Zone Easement as shown hereon is hereby reserved for littoral zone and water management purposes for the Passages Land Partnership, a Florida Partnership, its successors and assigns, and is the perpetual maintenance obligation of said Partnership, its successors and assigns, without recourse to Palm Beach County. It is punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants without said area without prior written consent of the Palm Beach County Department of Environmental Resources Management.

7. The limited access easements as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

8. The Preservation Easement as shown hereon is hereby reserved for preservation purposes for the Passages Land Partnership, a Florida Partnership, its successors and assigns, and is the perpetual maintenance obligation of said Partnership, its successors and assigns, without recourse to Palm Beach County. It is punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross-sections, or to chemically or physically remove, damage, destroy, cut or trim any plants within said area without prior written consent of the Palm Beach County Department of Environmental Resources Management.

This plat is filed by Passages Land Partnership, a Florida Partnership, pursuant to the Palm Beach County approval plan for a Planned Commercial Development, and the dedications on this plat are subject to the conditions set forth therein.

IN WITNESS WHEREOF, the above-named Florida partnership has caused these presents to be signed by its partner and managing partner this 8th day of JUNE, 1993

PASSAGES LAND PARTNERSHIP,
a Florida Partnership.

WITNESS: Dabana A. Standy BY: William E. Burkhardt
Renae O'Whitely William E. Burkhardt
As partner
WITNESS: Dabana A. Standy BY: Ivan C. Frederickson, Jr.
Renae O'Whitely Ivan C. Frederickson, Jr.,
As Managing partner

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared William E. Burkhardt, who is personally known to me or has produced VOTERS REGISTRATION, as identification and did/did not take an oath, 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 8th day of JUNE, 1993.

My commission expires: Cardia F. Sabin
Notary Public

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Ivan C. Frederickson, Jr., who is personally known to me or has produced VOTERS REGISTRATION, as identification and did/did not take an oath, 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 8th day of JUNE, 1993.

My commission expires: Cardia F. Sabin
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 6055, Page 1528 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 hereon by and with the authority of its Board of Directors, this 11th day of JUNE, 1993.

BURKE INVESTMENTS, INC.
a Florida Corporation.

WITNESS: Fred B. Allen BY: Philip John Tucker
Foretha M. Hasting Philip John Tucker
President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Philip John Tucker, who is personally known to me, or has produced VOTERS REGISTRATION, as identification and did/did not take an oath, and who executed the foregoing instrument as President of BURKE INVESTMENTS, INC. a corporation, 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 authority and that said instrument is the free act and deed of said Corporation.

WITNESS MY HAND AND OFFICIAL SEAL this 11th day of JUNE, 1993.

My commission expires: Carol H. Jones
Notary Public

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

The undersigned hereby certifies that it is the holder of mortgage, upon the property 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 Records Book 6041 at Page 1784 of the Public Records of Palm Beach County, Florida shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I, Herbert L. Gildan, do hereunto set my hand and seal this 9th day of JUNE, 1993.

WITNESSED: Susan A. Parcell BY: Herbert L. Gildan
Irene Muser as trustee

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Herbert L. Gildan, as trustee, who is personally known to me or has produced VA, as identification and did/did not take oath, 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 9th day of JUNE, 1993.

My commission expires: 10/1/95 Norma Russo
Notary Public

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA:

This Plat is hereby approved for record this 6 day of July, 1993.

BY: Mary McCarty
Mary McCarty, Chair

ATTEST:

Dorothy H. Wilken, Clerk

BY: Debra Russell
Deputy Clerk

COUNTY ENGINEER:

This Plat is hereby approved for record this 6 day of July, 1993.

Darryl T. Webb
George T. Webb, P.E.
County Engineer

PET. 92-17

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Carlos J. Berrocal, 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 to PASSAGES LAND PARTNERSHIP, a Florida Partnership; that the current taxes have been paid; and 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.

DATED: JUNE 8, 1993
Carlos J. Berrocal
Carlos J. Berrocal, Attorney at Law
Licensed in Florida.

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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) and permanent control points (P.C.P.'S) have been placed as required by law; and, further that the survey data complies with all requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

DONALD D. DANIELS, INC.
Donald D. Daniels
Donald D. Daniels
Professional Land Surveyor
License No. 2608, State of Florida.

NOTE

There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.

This Instrument was prepared by Donald D. Daniels in the Office of Donald D. Daniels, Inc., 725 North A-1-A, Suite C-111, Jupiter, Florida 33477. (407) 747-9894

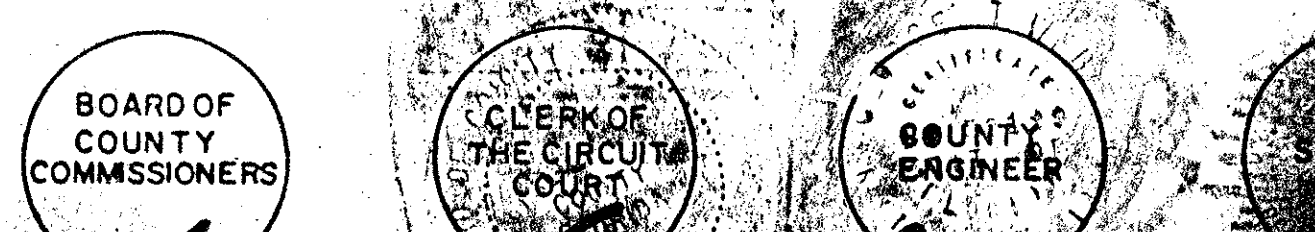
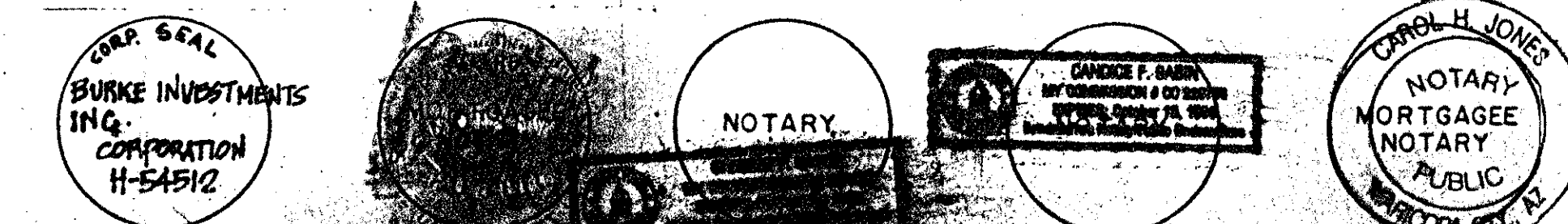
Donald D. Daniels, Inc.

PROFESSIONAL LAND SURVEYOR

7/10

FLOOD MAP # 0508
ZONING AR
QUAD # 56
ZIP CODE 33478
PUB NAME Jupiter Farms & Groves
CITY/STATE
SE

TAZ = 762



0623-001

JUPITER FARMS COMMUNITY SHOPPING CENTER