

PROJECT LOCATION

# CIRCLE K STORE #5338

BEING A REPLAT OF  
LOTS 15 THROUGH 34, BLOCK 9, JUPITER TOWNSITE SECTION ONE  
PLAT BOOK 14, PAGES 11 AND 12  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN THE SOUTHEAST QUARTER OF  
SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
TOWN OF JUPITER  
PALM BEACH COUNTY, FLORIDA

AUGUST 2020

PAGE 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
3:40 PM  
This Plat Book...  
and duly re...  
in Page(s)  
Surveyor's...  
Clerk & Comptroller  
P.C.

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CIRCLE K STORES INC., A TEXAS CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "CIRCLE K STORE #5338" BEING A PORTION OF LOTS 15 THROUGH 34, BLOCK 9, JUPITER TOWNSITE SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 11 AND 12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 34, BLOCK 9, JUPITER TOWNSITE SECTION ONE AND PROCEED SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF 3RD STREET AS SHOWN ON SAID PLAT OF JUPITER TOWNSITE SECTION ONE, A DISTANCE OF 299.38 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 9; THENCE NORTH 01 DEGREES 33 MINUTES 40 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF ORANGE AVENUE, AS SHOWN ON SAID PLAT, A DISTANCE OF 270.24 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS 25.00 FEET, AS DESCRIBED IN OFFICIAL RECORDS BOOK 6353, PAGE 280, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87 DEGREES 10 MINUTES 50 SECONDS ALONG AN ARC DISTANCE OF 38.04 FEET TO A POINT 10 FEET SOUTH OF AS MEASURED AT RIGHT ANGLE TO THE SOUTH RIGHT-OF-WAY LINE OF JUPITER CONCOURSE ALSO KNOWN AS INDIANTOWN ROAD, AS SHOWN ON SAID PLAT; THENCE NORTH 88 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 326.51 FEET TO A POINT ON THE EAST LINE OF LOT 15, SAID POINT BEING 10 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO SAID SOUTH RIGHT-OF-WAY LINE OF JUPITER CONCOURSE; THENCE SOUTH 01 DEGREES 33 MINUTES 40 SECONDS WEST, A DISTANCE OF 129.99 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST, ALONG THE SOUTH LINE OF LOTS 15 AND 16, A DISTANCE OF 50.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 16; THENCE SOUTH 01 DEGREES 31 MINUTES 05 SECONDS WEST A DISTANCE OF 169.95 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2.189 ACRES MORE OR LESS.

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

- TRACT A, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC RIGHT-OF-WAY AND UTILITY PURPOSES.
- PARCEL A, AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF CIRCLE K STORES INC. THEIR SUCCESSORS AND OR ASSIGNS FOR DEVELOPMENT PURPOSES, AND SHALL BE THE MAINTENANCE RESPONSIBILITY OF CIRCLE K STORES INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE PUBLIC PEDESTRIAN ACCESS, UTILITY AND LANDSCAPING EASEMENT, LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF THE 10 FOOT ADDITIONAL RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PEDESTRIAN ACCESS, UTILITY AND LANDSCAPING PURPOSES AND THE SIDEWALK, LANDSCAPING, IRRIGATION, AND DRIVEWAY TURNOUTS WITHIN THE EASEMENT SHALL BE THE MAINTENANCE OBLIGATION OF CIRCLE K STORES, INC., THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE FLORIDA DEPARTMENT OF TRANSPORTATION. THE FLORIDA DEPARTMENT OF TRANSPORTATION SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ACCESS AND MAINTAIN THE IMPROVEMENTS WITHIN SAID EASEMENT; THE TOWN OF JUPITER SHALL HAVE THE RIGHT TO INSTALL, OPERATE AND MAINTAIN A LIGHTING SYSTEM WITHIN SAID EASEMENT AREA. SAID EASEMENT IS 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 PEDESTRIAN PUBLIC CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF CIRCLE K STORES INC. THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE IMPROVEMENTS WITHIN THE EASEMENT, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN THE IMPROVEMENTS FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNER TO PAY ALL OR PART OF THE MAINTENANCE COSTS.
- THE 5 FOOT WALL EASEMENT AS SHOWN HEREON IS DEDICATED TO CIRCLE K STORES INC. FOR THE CONSTRUCTION AND MAINTENANCE OF A PRIVACY WALL AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CIRCLE K STORES, INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE PUBLIC CROSS ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CIRCLE K STORES INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THE IMPROVEMENTS WITHIN THE EASEMENT, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN THE IMPROVEMENTS FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNER TO PAY ALL OR PART OF THE MAINTENANCE COSTS.
- OPEN SPACE AND DRAINAGE TRACT AS SHOWN HEREON IS DEDICATED TO CIRCLE K STORES INC. FOR OPEN SPACE PURPOSES, INCLUDING LANDSCAPING, FENCING, STORM DRAINAGE AND RETENTION, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CIRCLE K STORES INC., ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE 10 FOOT BY 30 FOOT TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED TO THE TOWN OF JUPITER FOR CONSTRUCTION AND OPERATION OF A PUBLIC TRANSIT BUS SHELTER. THE PUBLIC TRANSIT FACILITIES, ONCE CONSTRUCTED, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE TOWN OF JUPITER. UNTIL TRANSIT FACILITIES ARE CONSTRUCTED, THE EASEMENT AREA SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CIRCLE K STORES 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 WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC, AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID 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 EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THE 10 FOOT TEMPORARY UTILITY EASEMENT AS SHOWN HEREON IS DEDICATED FOR THE MAINTENANCE AND OPERATION OF EXISTING UTILITIES, SUCH AS BUT NOT LIMITED TO OVERHEAD AND ELECTRIC AND TELECOMMUNICATIONS SYSTEM. UPON REMOVAL OF OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE TEMPORARY UTILITY EASEMENT, THIS TEMPORARY UTILITY EASEMENT SHALL BE FULLY AND COMPLETELY RELEASED.
- THE 5 FOOT BY 15 FOOT FDOT EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION FOR THE INSTALLATION AND MAINTENANCE OF, BUT NOT LIMITED TO, TRAFFIC CONTROL DEVICES, DECORATIVE STREET LIGHTING POWER SUPPLY LOAD CENTER, AND ALL APPURTENANCES THERETO, OTHER UTILITIES, AND PUBLIC ACCESS CONSISTENT WITH SAID EASEMENT.

CIRCLE K STORES INC.  
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY HEREON AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 28<sup>th</sup> DAY OF August 2020.

*Edward F. Giunta II*  
EDWARD F. GIUNTA II  
ASSISTANT SECRETARY  
CIRCLE K STORES INC.

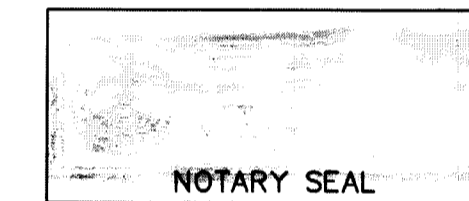
WITNESS: *Kelsey Conslor*  
PRINT NAME Kelsey Conslor

WITNESS: *Kevin Schmidt*  
PRINT NAME Kevin Schmidt

ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH  
BEFORE ME PERSONALLY APPEARED  
WHO ARE KNOWN TO ME OR HAVE PRODUCED  
RESPECTIVELY AS IDENTIFICATION AND THEY EXECUTED THE FOREGOING INSTRUMENT,  
AND ACKNOWLEDGED THE DEDICATIONS AND RESERVATIONS HEREON  
BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES  
EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 28<sup>th</sup> DAY OF August 2020

MY COMMISSION EXPIRES: 4/1/2024  
COMMISSION NUMBER Gc 975022  
*Madeline M. Mangar*  
Madeline M. Mangar, NOTARY PUBLIC



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, DANIEL S. MOSKOVITZ, 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 CIRCLE K STORES INC, A TEXAS CORPORATION THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: September 3, 2020

BY: *Daniel S. Moskowitz*  
DANIEL S. MOSKOVITZ-ESQUIRE  
FLORIDA BAR NO. 0101672

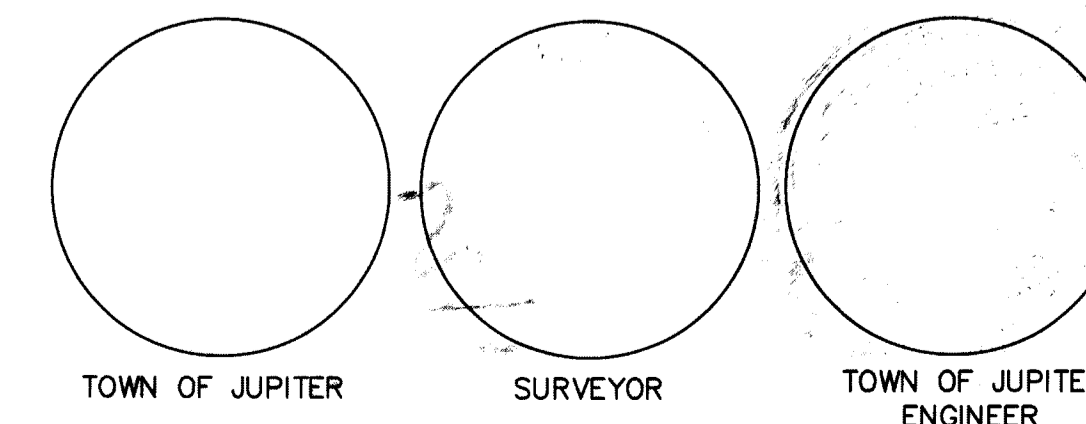
### TOWN OF JUPITER APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 21<sup>st</sup> DAY OF September 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SEC. 177.81 (1), FLORIDA STATUTES.  
BY: *Doug P. Koenicke*  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"CIRCLE K STORE #5338" IS HEREBY APPROVED FOR RECORD THIS 21<sup>st</sup> DAY OF September 2020

BY: *Todd Wodraska*  
TODD WODRASKA  
MAYOR

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



### SURVEYORS 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), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.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 PALM BEACH COUNTY, FLORIDA.

DATE: August 25, 2020

*Ronald E. Stotler*  
RONALD E. STOTLER, P.L.S.  
LICENSE NO. 5026  
STATE OF FLORIDA  
MAGELLAN SURVEYING & MAPPING, INC.  
LB No. 7571

### SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON PLAT BEARING OF SOUTH 88°44'30" WEST ALONG THE NORTH LINE OF BLOCK 9, JUPITER TOWNSITE SECTION ONE AS RECORDED IN PLAT BOOK 14, PAGES 11 AND 12, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
- P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY TOWN OF JUPITER ZONING REGULATIONS
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THE 25 FOOT ALLEY WAY AS SHOWN ON THE PLAT OF JUPITER TOWNSITE SECTION ONE LYING WITHIN THIS PLAT IS ABANDONED UPON RECORDEATION OF THIS PLAT.
- THIS IS A REPLAT OF A PORTION OF THE PLAT JUPITER TOWNSITE SECTION ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 11 AND 12. ALL ITEMS OF RECORDS WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- UPON REMOVAL OF OR RELOCATION OF ALL EXISTING UTILITIES WITHIN THE TEMPORARY UTILITY EASEMENT, THE TEMPORARY UTILITY EASEMENT SHOWN HEREON SHALL BE FULLY AND COMPLETELY RELEASED.

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 INSTRUMENT WAS PREPARED BY  
RONALD E. STOTLER, P.L.S.  
FLORIDA SURVEYOR & MAPPER #5026  
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.  
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA, 33458

JOB NUMBER: 13-118

MAGELLAN SURVEYING & MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
LICENSED BUSINESS - 7571  
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561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com