

MAPLEWOOD PROFESSIONAL CENTER

BEING A REPLAT OF LOT 4, A REPLAT OF PARCEL C-1, MAPLEWOOD CENTER, PLAT BOOK 68, PAGES 112 THROUGH 113, LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JULY, 2001

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Coteleur & Hearing, Inc. a Florida Corporation, Maplewood Professional Center Office Condominium Association, Inc., a Florida Corporation, and Jeff H. Iravani and Karen K. Iravani, husband and wife, owners of the land shown hereon as MAPLEWOOD PROFESSIONAL CENTER, being a Replat of Lot 4, A Replat of Parcel C-1, Maplewood Center, Plat Book 68, Pages 112 and 113, lying in Section 2, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, and being more particularly described as follows:

Lot 4 of A REPLAT OF PARCEL C-1, MAPLEWOOD CENTER according to the Plat thereof recorded in Plat Book 68, Pages 112 and 113, of the Public Records of Palm Beach County, Florida.

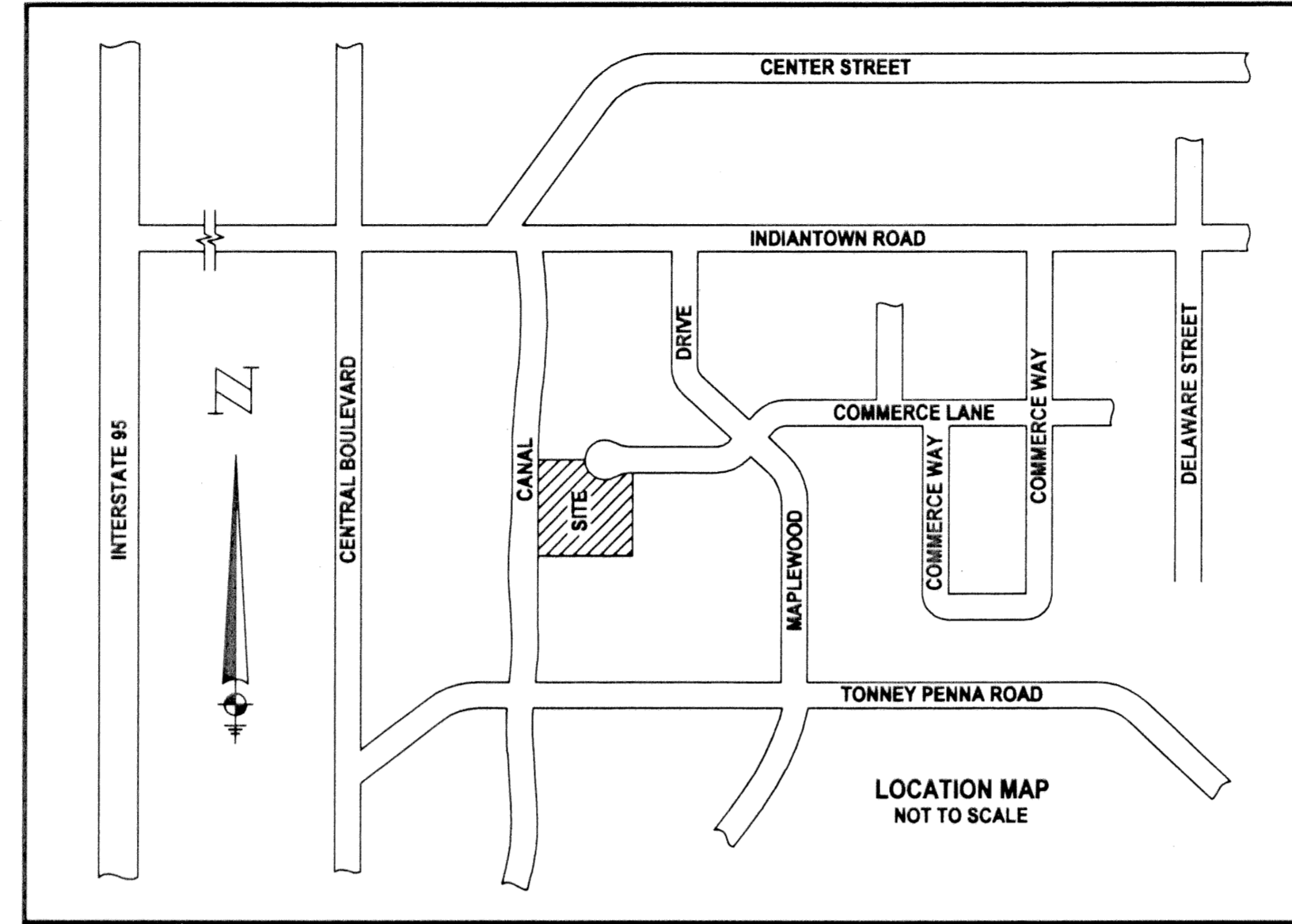
Containing in all 1.30 acres, more or less.

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

1. **PARKING AND ACCESS:** All parking or access within all of Lot 4 is shared by the owners, their successors and assigns, of both portions of the subdivided lot. The maintenance of all parking and access facilities located therein shall be the perpetual maintenance obligation of the owners of Lot 4A and Lot 4B, as shown hereon, their successors and assigns, without recourse to the Town of Jupiter.

2. **DRAINAGE EASEMENTS:** The drainage easements as shown are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the owners of Lot 4A and Lot 4B, as shown hereon, their successors and assigns, without recourse to the Town of Jupiter.

3. 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.



IN WITNESS WHEREOF, Coteleur & Hearing, Inc., a Florida Corporation, has caused these presents to be signed by its Vice President and its corporate seal to be affixed hereto by and with the Authority of its Board of Directors, this 12th day of September, 2001.

WITNESS: Sandra Brunton BY: Donaldson E. Hearing
Coteleur & Hearing, Inc., a Florida Corporation
Donaldson E. Hearing, Vice President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Donaldson E. Hearing, who is personally known to me or has produced a _____ as identification, and who executed the foregoing instrument as Vice President of Coteleur & Hearing, Inc., a Florida Corporation, and severally acknowledged to and before me that he executed said 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 12th day of September, 2001.
My commission expires: Feb 20, 2005 Emma Corroza
Commission No. 00987650 Emma Corroza, Notary Public
(printed name)

IN WITNESS WHEREOF, Maplewood Professional Center Office Condominium Association, Inc., a Florida 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 12th day of September, 2001.

WITNESS: Sandra Brunton BY: Donaldson E. Hearing
Maplewood Professional Center
Office Condominium Association, Inc.,
a Florida Corporation
Donaldson E. Hearing, President

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Donaldson E. Hearing, who is personally known to me or has produced a _____ as identification, and who executed the foregoing instrument as President of Maplewood Professional Center Office Condominium Association Inc., a Florida Corporation, and severally acknowledged to and before me that he executed said 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 12th day of September, 2001.
My commission expires: Feb 20, 2005 Emma Corroza
Commission No. 00987650 Emma Corroza, Notary Public
(printed name)

IN WITNESS WHEREOF, We Jeff H. Iravani and Karen K. Iravani do hereunto set our hands and seals, this 2nd day of October, 2001.

WITNESS: Amber Douglas BY: Jeff H. Iravani
WITNESS: M. Hargrove
WITNESS: Amber Douglas BY: Karen K. Iravani
WITNESS: M. Hargrove

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Jeff H. Iravani and Karen K. Iravani who are personally known to me or have produced _____ respectively as identification, and who executed the foregoing instrument, and acknowledged before me that they executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 2nd day of October, 2001.
My commission expires: April 3, 2005 Missy Hargrove
Commission No. DD01565 Missy Hargrove, Notary Public
(printed name)

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

The undersigned hereby certifies that it is the holder of mortgages, 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 mortgages which are recorded in Official Record Book 10188 at page 1586 and ORB 11014, Page 1253 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 _____ and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this day of _____, 2001.

WITNESS: Mary Hickox FIRST UNION NATIONAL BANK,
Janet Miller a Florida Corporation
BY: Thomas Leonard V.P.
(printed name & title)

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, personally appeared Thomas Leonard who is personally known to me or has produced a _____ as identification, and who executed the foregoing instrument as V. President of First Union National Bank, a Florida Corporation, and severally acknowledged to and before me that he executed said 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 23rd day of October, 2001.
My commission expires: 10/19/05 Irma K. Sikes
Commission No. DD 041427 Irma K. Sikes, Notary Public
(printed name)

TOWN OF JUPITER APPROVALS & ACCEPTANCE

This plat is hereby approved for record pursuant to the Ordinances of the Town of Jupiter and in accordance with section 177.071(2), Florida Statutes, this 5th day of November, 2001, and has been reviewed by a Professional Surveyor & Mapper under contract with the Town of Jupiter in accordance with Section 177.081(1), Florida Statutes.

BY: Douglas P. Koennick, P.E.
Douglas P. Koennicke, P.E.
TOWN ENGINEER

Maplewood Professional Center is hereby approved for record this 5th day of November, 2001.

BY: Karen J. Golonka
Karen J. Golonka, Mayor
ATTEST: Sally M. Boylan
Sally M. Boylan, Town Clerk

TITLE CERTIFICATION

I, Jane S. Hunston, Florida Bar No. 274860, do hereby certify that I have examined the title to the hereon described property; that I find that the title to the property is vested to Coteleur & Hearing, Inc., a Florida Corporation, Maplewood Professional Center Office Condominium Association, Inc., a Florida Corporation, and Jeff H. and Karen K. Iravani, husband and wife; 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.

Dated: October 5, 2001
Jane S. Hunston
Jane S. Hunston, Attorney-at-law

SURVEYOR & MAPPER CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of 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"), Monuments and Permanent Control Points ("P.C.P.s") according to Section 177.091 (9), Florida Statutes, 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.

Dated: This 10th day of SEPTEMBER, 2001.
Donald D. Daniels
DONALD D. DANIELS
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATION NO. 2608

THIS INSTRUMENT WAS PREPARED BY DONALD D. DANIELS IN THE OFFICES OF DONALD D. DANIELS, INC.

DONALD D. DANIELS, INC. Consulting Surveyors & Mappers	MAPLEWOOD PROFESSIONAL CENTER		SCALE: N/A
	Florida Certificate LB No. 4165 725 North A-1-A, Suite C-111 Jupiter, Florida 33477 Tel: (561) 747-9894	REFERENCE: 68/112 OFFICE: DAO CHECKED:	REVISIONS:

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 2:36 P.M.
this 5th day of November, 2001.
and duly recorded in Plat Book No. 68
on page 122-123
DOROTHY H. WILKEN, Clerk of Circuit Court
By: Shirley S. Fields, D.C.

