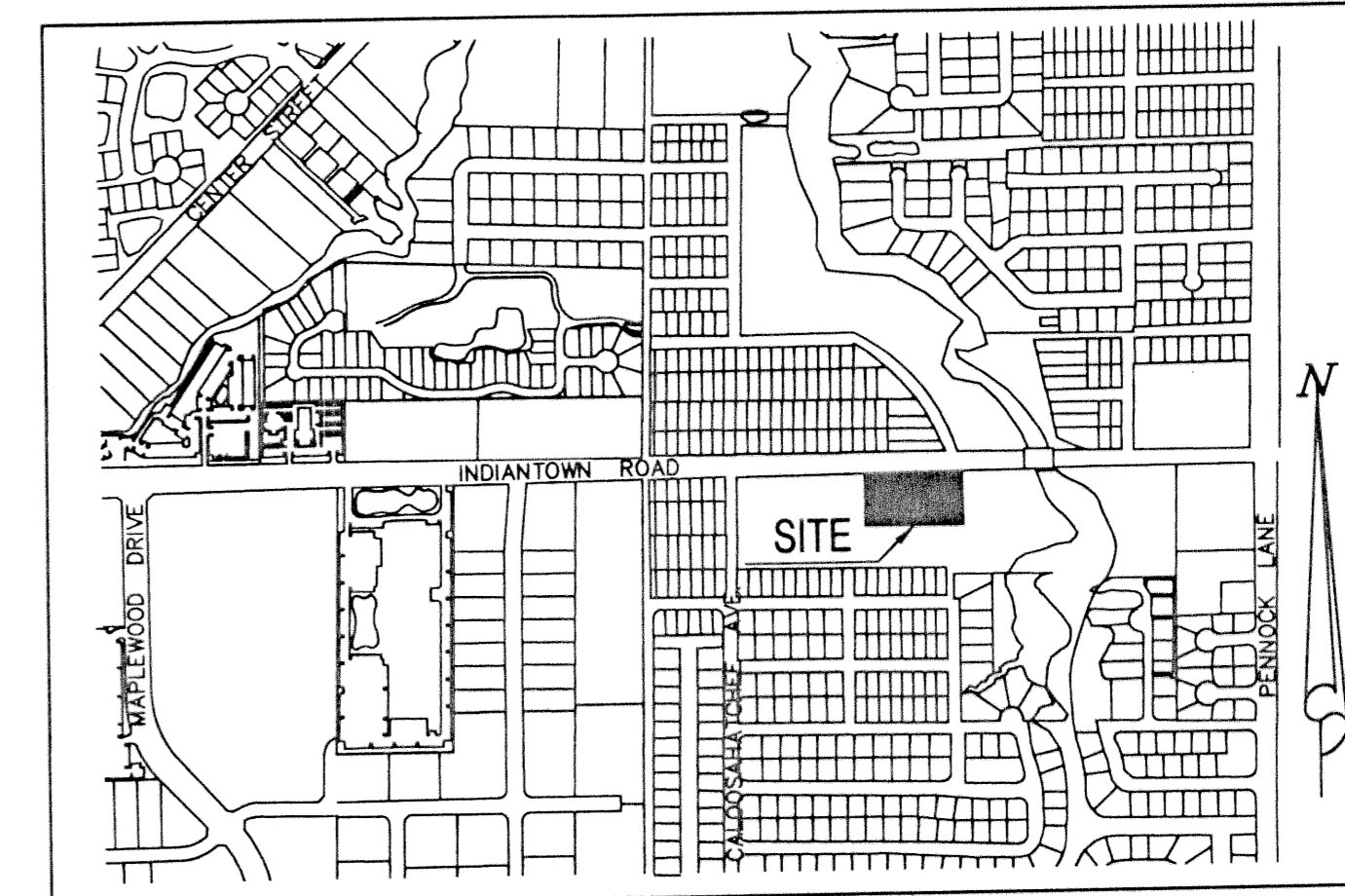


SONNY'S BBQ

BEING A REPLAT OF PARCELS 2 AND 3, JUPITER CREEK COMMERCIAL,
 RECORDED IN PLAT BOOK 81, PAGES 35 AND 36,
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
 LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
 JANUARY, 2003 SHEET 1 OF 2



LOCATION MAP

2003-0165363

177

COUNTY OF PALM BEACH) ss
 STATE OF FLORIDA)
 This Plat was filed for record at 8:57 A.M. on the 23 day of March 2003.
 and duly recorded in Plat Book No. 97 on page 177-178.
 DOROTHY H. WILKIN, Clerk of Circuit Court
 D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT PAT'S BBQ, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS SONNY'S BBQ, BEING A REPLAT OF PARCELS 2 AND 3, JUPITER CREEK COMMERCIAL, AS RECORDED IN PLAT BOOK 81, PAGES 35 AND 36, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 2, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS 2 AND 3, JUPITER CREEK COMMERCIAL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 81, PAGES 35 AND 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 1.92 ACRES.

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

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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. NO LANDSCAPING OR PERMANENT STRUCTURES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 27 DAY OF JANUARY, 2003.

PAT'S BBQ, INC.,
 A FLORIDA CORPORATION

WITNESS: Karl. Dan
 WITNESS: Susan M. Earle BY: Jerry W. Williams
 JERRY W. WILLIAMS, PRESIDENT

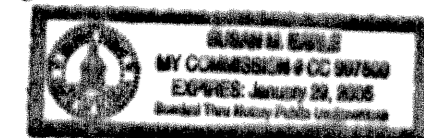
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED JERRY W. WILLIAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PAT'S BBQ, 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 27 DAY OF JANUARY, 2003.

MY COMMISSION EXPIRES: 1/29/05 Susan M. Earle
 My Commission No. CC 997500 NOTARY PUBLIC
 SUSAN M. EARLE
 (PRINTED NAME)



ACCEPTANCE OF DEDICATION

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE JUPITER CREEK COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATION TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF JANUARY, 2003.

JUPITER CREEK COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC.
 A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: Sharon Rappaport
 BY: Donald Montano
 DONALD MONTANO, PRESIDENT
 WITNESS: Kristen M. Hagen

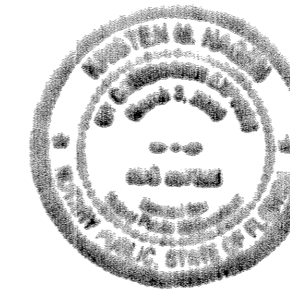
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED DONALD MONTANO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JUPITER CREEK COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 23 DAY OF JANUARY, 2003.

MY COMMISSION EXPIRES: March 3, 2006 Kristen M. Hagen
 My Commission Number DD087323 NOTARY PUBLIC
 KRISTEN M. HAGEN
 (PRINTED NAME)



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE UNSIGNED 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 13128 AT PAGE 696 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF JANUARY, 2003.

SUN TRUST BANK,
 A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA

WITNESS: Arvid C. Ripkin
 WITNESS: Penelope O'Malley BY: Mark Patterson
 PENELOPE O'MALLEY MARK PATTERSON, VICE PRESIDENT
 (PRINT NAME), (TITLE)

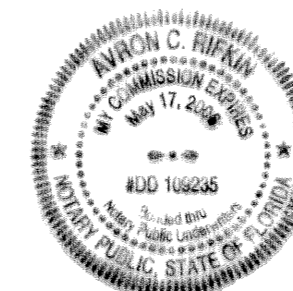
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME, PERSONALLY APPEARED Mark Patterson, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRES OF SUN TRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA, 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 31 DAY OF JANUARY, 2003.

MY COMMISSION EXPIRES: May 17, 2006 Arvid C. Ripkin
 My Commission No. DD 109235 NOTARY PUBLIC
 ARVID C. RIFKIN
 (PRINTED NAME)



SURVEYOR'S NOTES

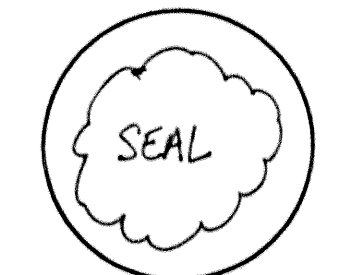
- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO JUPITER CREEK COMMERCIAL, PLAT BOOK 81, PAGES 35 AND 36. THE NORTH LINE OF SAID PLAT BEARS NORTH 89°03'30" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3) WHERE DRAINAGE AND UTILITY EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE.
- 4) BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY THE TOWN OF JUPITER ZONING REGULATIONS.
- 5) 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.
- 6) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458 TELEPHONE (561) 746-8454.

TITLE CERTIFICATION

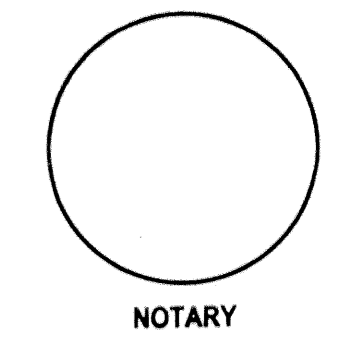
STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

WE, COMMONWEALTH LAND 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 HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PAT'S BBQ, INC., A FLORIDA CORPORATION, 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.

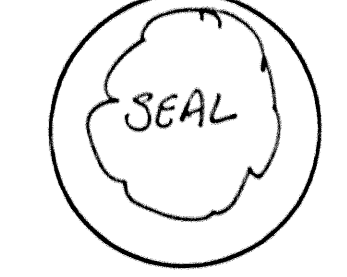
DATED: THIS 17 DAY OF JANUARY, 2003 Susan P. Vealy Kathleen M. Langan
 SUSAN P. VEALY KATHLEEN M. LANGAN
 (TITLE) ASST. VICE PRESIDENT



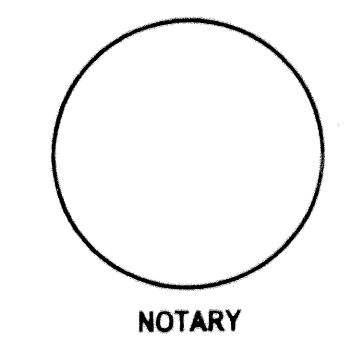
PAT'S BBQ, INC.



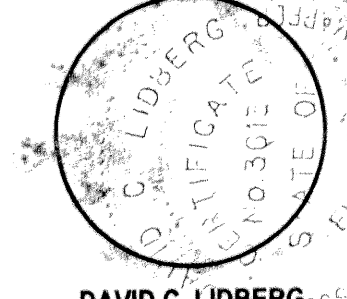
NOTARY



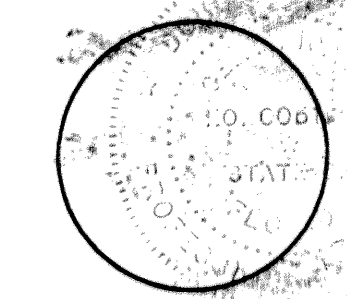
JUPITER CREEK COMMERCIAL PROPERTY OWNERS' ASSOCIATION, INC.



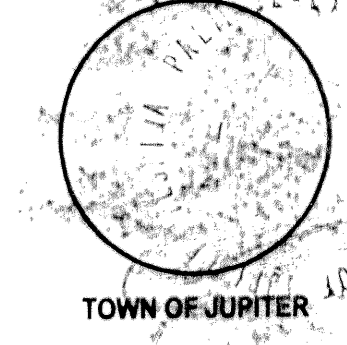
NOTARY



DAVID C. LIDBERG



DOUG P. KOENNICKE, P.E.
 TOWN ENGINEER



TOWN OF JUPITER

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 177.071(2), FLORIDA STATUTES, THIS 18 DAY OF JANUARY, 2003, 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: Doug P. Koennicke, P.E.
 DOUG P. KOENNICKE, P.E.
 TOWN ENGINEER

SONNY'S BBQ IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF MARCH JANUARY, 2003.

BY: Karen J. Golonka
 KAREN J. GOLONKA, MAYOR

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

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 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 SECTION 177.081 (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 23 DAY OF JANUARY, 2003.

David C. Lidberg
 DAVID C. LIDBERG
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE No. 3613

ABBREVIATIONS

- | | |
|--|------------------------------------|
| PRC = POINT OF REVERSE CURVE | DOT = DEPARTMENT OF TRANSPORTATION |
| PC = POINT OF CURVE | LBE = LANDSCAPE BUFFER EASEMENT |
| PT = POINT OF TANGENCY | LAE = LIMITED ACCESS EASEMENT |
| NR = NON RADIAL | DE = DRAINAGE EASEMENT |
| R = RADIUS | UE = UTILITY EASEMENT |
| L = ARC LENGTH | ORB = OFFICIAL RECORD BOOK |
| D = DELTA | PB = PLAT BOOK |
| <input checked="" type="checkbox"/> = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB4431" | RW = RIGHT-OF-WAY |
| UNLESS NOTED OTHERWISE | |
| LB = LICENSE BUSINESS | |

LIDBERG LAND SURVEYING, INC.
 LB 4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD	K:\AUTOCAD2000\024142\02-010\DWG\PLAT\0102306.DWG
REF	K:\AUTOCAD2000\024142\02-010\DWG\PLAT\0102100.DWG
FLD	B.D./M.W. FB. 390 PG. 01 JOB 02-010-306
OFF	S.F.B. DATE 03/12/02
CKD	D.C.L. SHEET 1 OF 2 DWG D02-010P