

JUPITER YACHT CLUB PLAT NO. 1

00030.045

161

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT JYC HOLDINGS, INC., A FLORIDA CORPORATION AND THE TOWN OF JUPITER, FLORIDA OWNERS OF THE LAND SHOWN HEREON AS "JUPITER YACHT CLUB PLAT NO. 1" BEING A REPLAT OF TRACTS "A1", "A2", "A3", "C2", "G2", "G3", "H", "I7", "I8", "J", "L" AND A PORTION OF TRACT "C1", JUPITER YACHT CLUB, AS RECORDED IN PLAT BOOK 94, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS "A1", "A2", "A3", "C2", "I7", "I8", "J" AND "L", JUPITER YACHT CLUB, AS RECORDED IN PLAT BOOK 94, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND TOGETHER WITH:
A PORTION OF TRACT "C1", JUPITER YACHT CLUB, AS RECORDED IN PLAT BOOK 94, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT C1; THENCE SOUTH 18°34'03" WEST ALONG EAST LINE OF SAID TRACT C1, A DISTANCE OF 32.84 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 189.50 FEET AND A CHORD BEARING OF NORTH 38°38'56" WEST; THENCE NORTHWESTERLY DEPARTING SAID EAST LINE AND RUNNING ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°14'48", A DISTANCE OF 14.05 FEET TO A POINT OF NON TANGENCY; THENCE NORTH 18°40'15" EAST, A DISTANCE OF 24.63 FEET; THENCE SOUTH 71°25'56" EAST, A DISTANCE OF 11.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 334 SQUARE FEET MORE OR LESS.
CONTAINING IN ALL 231,364 SQUARE FEET OR 5.311 ACRES MORE OR LESS.

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

- TRACTS "A1", "A2", "A3" AND "A4", AS SHOWN HEREON, ARE HEREBY RESERVED BY JYC HOLDINGS, INC., A FLORIDA CORPORATION, OR ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED BY THE TOWN OF JUPITER, FOR PUBLIC PEDESTRIAN INGRESS AND EGRESS PURPOSES AND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN OFFICIAL RECORD BOOK 13460, PAGE 1318, AND OFFICIAL RECORD BOOK 19441, PAGE 1074, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE IMPROVEMENTS THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER WITHOUT RECOURSE TO JYC HOLDINGS, INC., A FLORIDA CORPORATION, OR ITS SUCCESSORS AND ASSIGNS.
- TRACTS "C" AND "E", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, OR ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "D", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER, A PORTION OF SAID TRACT IS SUBJECT TO THE RESTRICTIONS AND CONDITIONS AS STATED IN OFFICIAL RECORD BOOK 10404, PAGE 1439, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED BY JYC HOLDINGS, INC., A FLORIDA CORPORATION, OR ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS, PARKING, UTILITIES, DRAINAGE AND OTHER USES NOT INCONSISTENT THEREWITH AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "G", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, OR ITS SUCCESSORS AND ASSIGNS FOR PUBLIC ACCESS, COMMON AREA, UTILITIES, DRAINAGE AND OTHER USES NOT INCONSISTENT THEREWITH AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "H", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, OR ITS SUCCESSORS AND ASSIGNS FOR RIGHT-OF-WAY, LANDSCAPING, UTILITIES, DRAINAGE AND OTHER USES NOT INCONSISTENT THEREWITH AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "I", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, OR ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES, MONUMENT SIGNS, UTILITIES, DRAINAGE, PUBLIC SIDEWALK ACCESS, INGRESS, EGRESS AND OTHER DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, OR ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, OR ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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 2 DAY OF December, 2005.

JYC HOLDINGS, INC.
A FLORIDA CORPORATION

WITNESS: *Robert Smith*
PRINT NAME: Robert Smith

WITNESS: *Angela Casperson*
PRINT NAME: Angela Casperson

BY: *Paul J. Angelo*
PAUL J. ANGELO
VICE-PRESIDENT

BEING A REPLAT OF TRACTS "A1", "A2", "A3", "C2", "G2", "G3", "H", "I7", "I8", "J", "L" AND A PORTION OF TRACT "C1", JUPITER YACHT CLUB, AS RECORDED IN PLAT BOOK 94, PAGE 49, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

DECEMBER 2005 SHEET 1 OF 4

ACKNOWLEDGEMENT:

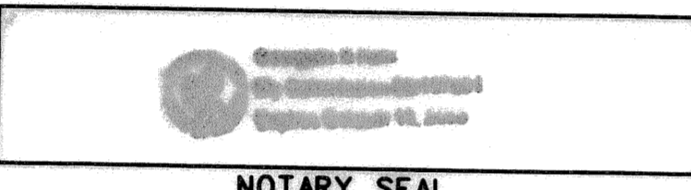
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PAUL J. ANGELO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF JYC HOLDINGS, INC., A FLORIDA 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF December, 2005.

MY COMMISSION EXPIRES: 10/13/06 *Georgelle Skatz*
NOTARY PUBLIC

COMMISSION NO.: DD157801 *Georgelle Skatz*
(PRINTED NAME)



NOTARY SEAL

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2 DAY OF December 2005.

JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: *Robert Smith*
PRINT NAME: Robert Smith

WITNESS: *Angela Casperson*
PRINT NAME: Angela Casperson

BY: *Stephen Griggs*
STEPHEN GRIGGS
VICE PRESIDENT

ACKNOWLEDGEMENT:

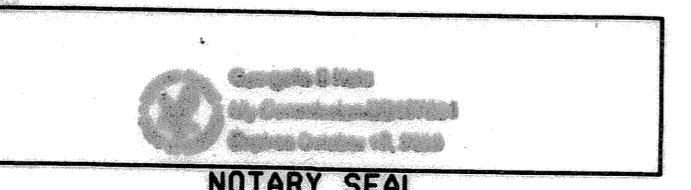
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED STEPHEN GRIGGS, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF JUPITER YACHT CLUB MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2 DAY OF December, 2005.

MY COMMISSION EXPIRES: 10/13/06 *Georgelle Skatz*
NOTARY PUBLIC

COMMISSION NO.: DD157801 *Georgelle Skatz*
(PRINTED NAME)



NOTARY SEAL

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, FIRST FIDELITY TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN JYC HOLDINGS, INC. AND THE TOWN OF JUPITER, FLORIDA; 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: 12/5/05 *Robert Smith*

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 177.07 (2), FLORIDA STATUTES, THIS 2 DAY OF December 2005, 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. Koenigke, P.E.*
DOUG P. KOENIGKE, P.E.
TOWN ENGINEER

"JUPITER YACHT CLUB PLAT NO. 1" IS HEREBY APPROVED FOR RECORD THIS 9 DAY OF December, 2005.

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

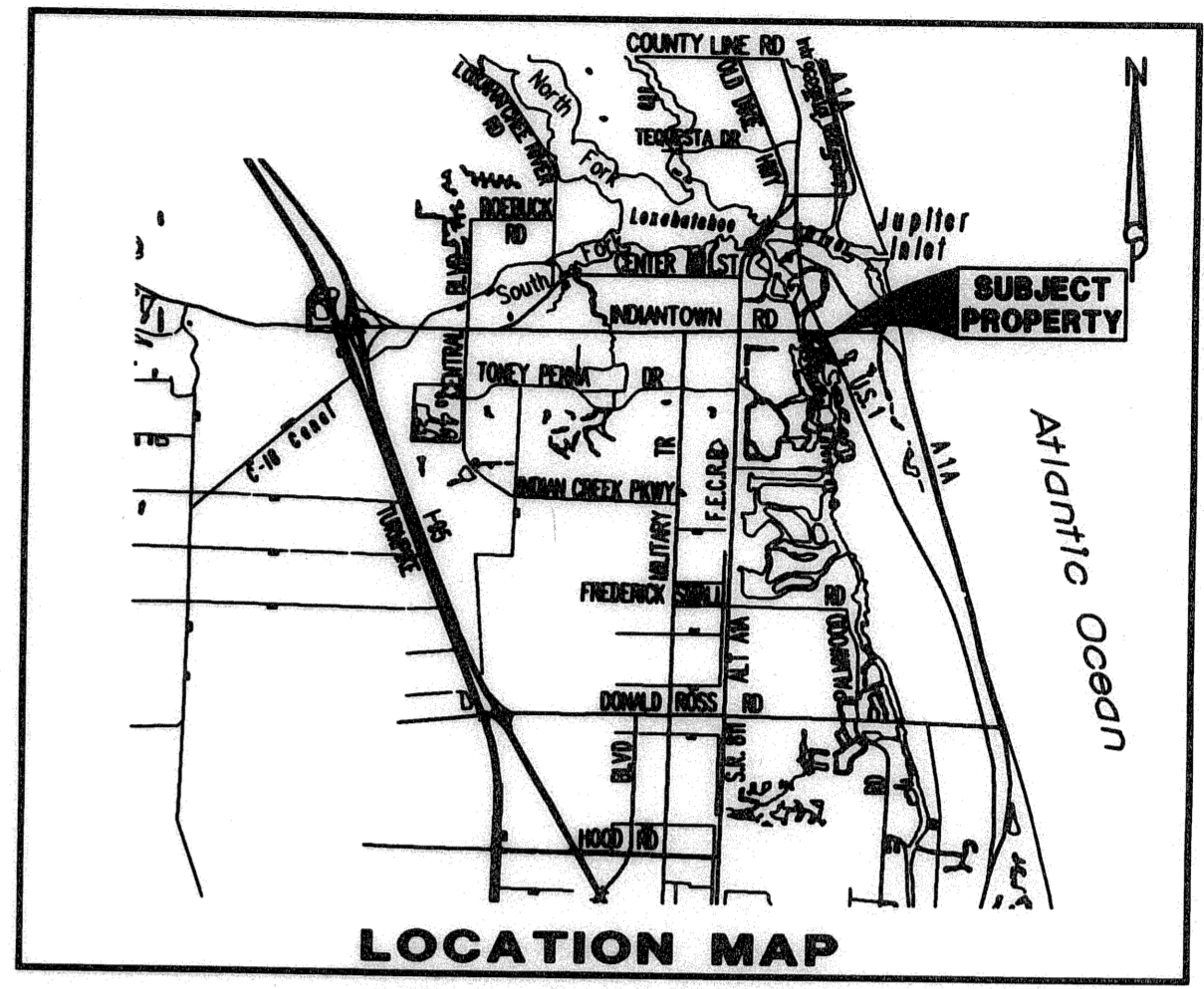
ATTEST: *Sally M. Boylan*
SALLY M. BOYLAN, TOWN CLERK

AREA TABULATION

	SQUARE FEET	ACRES
TRACT A1	14,580	0.335
TRACT A2	25,621	0.588
TRACT A3	101,453	2.329
TRACT A4	24,008	0.551
TRACT B	13,484	0.309
TRACT C	3,867	0.088
TRACT D	200	0.005
TRACT E	2,469	0.057
TRACT F	7,045	0.162
TRACT G	18,703	0.429
TRACT H	4,858	0.112
TRACT I	15,076	0.346
TOTAL	231,364	5.311

ABBREVIATIONS:

- FND = FOUND
- FPL = FLORIDA POWER & LIGHT
- NFS = NOT TO SCALE
- OA = OVERALL
- ORB = OFFICIAL RECORD BOOK
- PB = PALM BEACH
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- RB = RADIAL BEARING
- SRD = STATE ROAD DEPARTMENT
- SL = SQUARE FEET
- TL = TIE LINE



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF N 01°14'05" E ALONG EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.
- Ⓚ DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS NOTED OTHERWISE.
- Ⓛ DENOTES A SET NAIL & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS NOTED OTHERWISE.
- LINE, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- NO BUILDINGS OR STRUCTURES 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.
- 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.
- 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 RELATED TO MAINTENANCE OF SUCH DRAINAGE SYSTEM ANY AND ALL DRAINAGE EASEMENTS, AND TO UTILIZE FOR ACCESS, INGRESS AND EGRESS PURPOSES RELATED TO THE MAINTENANCE OF SUCH DRAINAGE SYSTEM 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 SUCH PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

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") WILL BE 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.

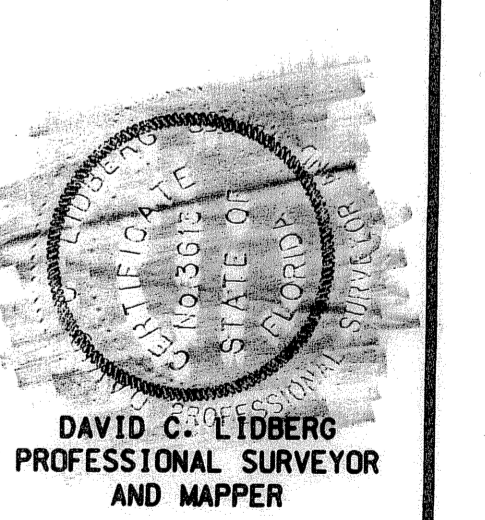
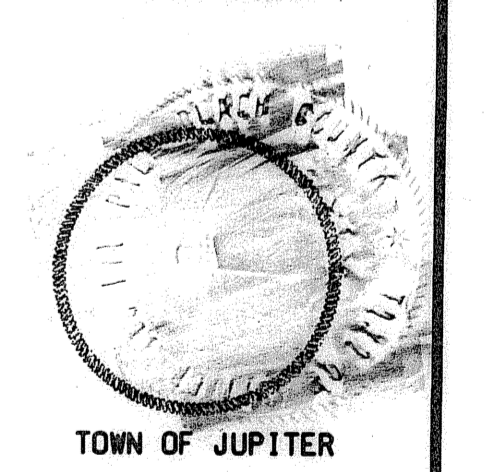
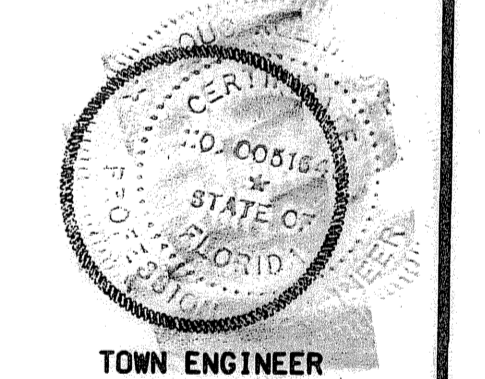
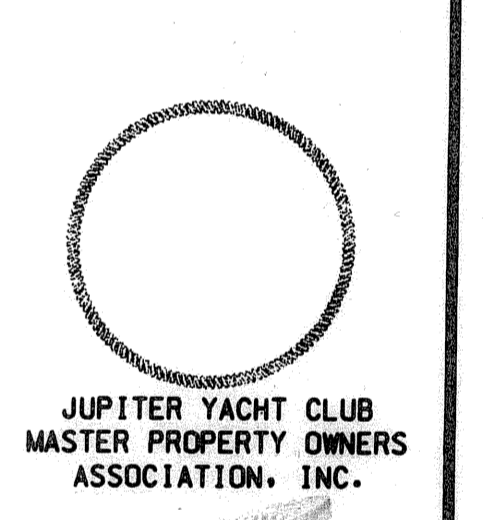
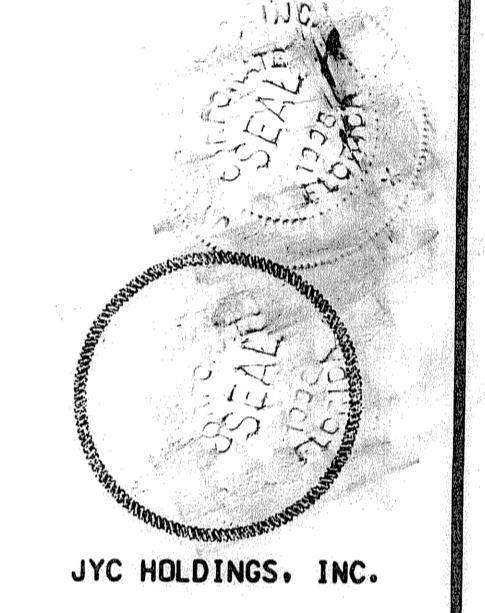
DATE: DECEMBER 2, 2005

DAVID C. LIDBERG
LICENSE NO. 3613
STATE OF FLORIDA

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at P.M.
this 16 day of DECEMBER 2005,
and duly recorded in Plat Book No. 106
of page 161-162
Notary Public
Aloua J. Prosser D.C.



NOTARY SEAL



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

CAD: K:\UST\064143\JYC\0803306\SHEET1.DGN

FLD. - FB. PG. JOB 03-080-306

OFF. CASASUS DATE MARCH 2004

CKD. D.C.L. SHEET 1 OF 4 DWG. D03-080