

# YACHT CLUB ESTATES - REPLAT NO. 1

BEING A REPLAT OF LOTS 1 THROUGH 6, INCLUSIVE, AS SHOWN ON THE PLAT OF YACHT CLUB ESTATES, RECORDED IN PLAT BOOK 22, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
JULY 2015 SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 2:49 P.M. THIS 1<sup>st</sup> DAY OF Sept 2015 AND DULY RECORDED IN PLAT BOOK 120 ON PAGES 118 THROUGH 119.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.



### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT PHILIP J. PERKO AND SUSAN P. PERKO, AND JERRY A. JENSEN, OWNERS OF THE LAND SHOWN HEREON AS YACHT CLUB ESTATES - REPLAT NO. 1, BEING A REPLAT OF LOTS 1 THROUGH 6, INCLUSIVE, AS SHOWN ON THE PLAT OF YACHT CLUB ESTATES, RECORDED IN PLAT BOOK 22, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6, INCLUSIVE, YACHT CLUB ESTATES, A SUBDIVISION OF PALM BEACH COUNTY, FLORIDA, AS PER PLAT BOOK 22, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1) THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS 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.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF A DRAINAGE SYSTEM WITHIN BOUNDARY 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 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, WE PHILIP J. PERKO AND SUSAN P. PERKO, DO HERETO SET OUR HANDS AND SEAL THIS 17<sup>th</sup> DAY OF JULY, 2015.

BY: *[Signature]* WITNESS: *[Signature]*  
PHILIP J. PERKO WITNESS: ANNE ARRAE  
PRINT NAME: ANNE ARRAE

BY: *[Signature]* WITNESS: *[Signature]*  
SUSAN P. PERKO WITNESS: LINDA FAURET  
PRINT NAME: LINDA FAURET

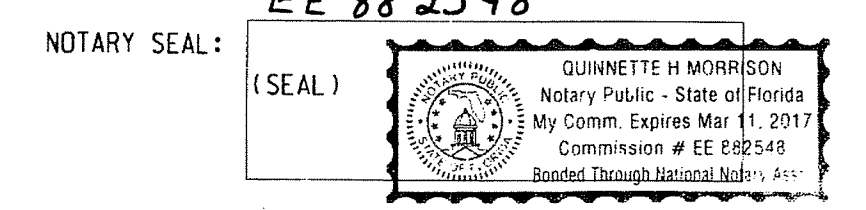
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PHILIP J. PERKO AND SUSAN P. PERKO WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 17<sup>th</sup> DAY OF July, 2015.

MY COMMISSION EXPIRES: 3-11-2017 *[Signature]*  
NOTARY PUBLIC



IN WITNESS WHEREOF, I, JERRY A. JENSEN, DO HERETO SET MY HAND AND SEAL THIS 17<sup>th</sup> DAY OF July, 2015.

BY: *[Signature]* WITNESS: *[Signature]*  
JERRY A. JENSEN WITNESS: BRUNETTE H. MORRISON  
PRINT NAME: BRUNETTE MORRISON

WITNESS: *[Signature]*  
WITNESS: ANNE ARRAE  
PRINT NAME: ANNE ARRAE

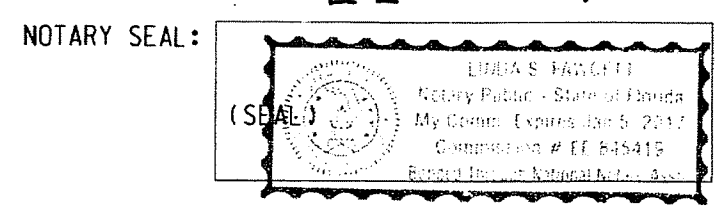
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JERRY A. JENSEN WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 17<sup>th</sup> DAY OF July, 2015.

MY COMMISSION EXPIRES: 1-5-2017 *[Signature]*  
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 25769 AT PAGE 1117 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE THE 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>rd</sup> DAY OF July, 2015.

WITNESS: *[Signature]* SUNTRUST MORTGAGE, INC.  
A FLORIDA CORPORATION  
PRINT NAME: Deborah Wallace

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Tammy L. Brooks  
VICE PRESIDENT

WITNESS: *[Signature]* PRINT NAME: Vicki H. Serafin

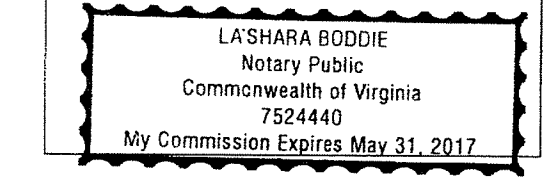
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Tammy L. Brooks 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 SUNTRUST MORTGAGE, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) 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 12<sup>th</sup> DAY OF August, 2015.

MY COMMISSION EXPIRES: 5/31/2017 *[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA



### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

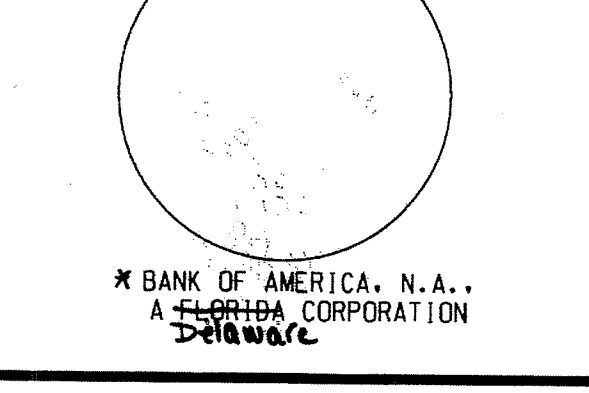
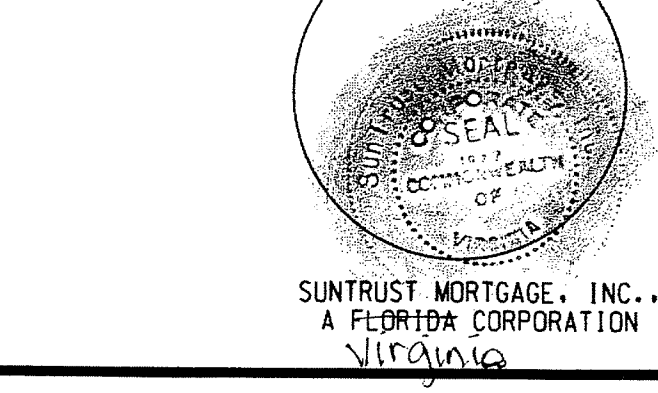
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 26874 AT PAGE 1618 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE THE 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23<sup>rd</sup> DAY OF July, 2015.

WITNESS: *[Signature]* A FLORIDA CORPORATION  
PRINT NAME: Lisa M. Hill

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: Charles Kelley  
VICE PRESIDENT

WITNESS: *[Signature]* PRINT NAME: Heather A. Vinas



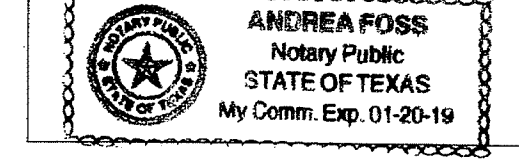
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Charles Kelley VP 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 BANK OF AMERICA, N.A., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE)(SHE) 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 23<sup>rd</sup> DAY OF July, 2015.

MY COMMISSION EXPIRES: 1/20/2019 *[Signature]*  
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Andrea Foss  
COMMISSION NUMBER: 19849966-8

### TOWN OF JUPITER APPROVAL:

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 7<sup>th</sup> DAY OF July, 2015, 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: *[Signature]*  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

YACHT CLUB ESTATES - REPLAT NO. 1 IS HEREBY APPROVED FOR RECORD THIS 7<sup>th</sup> DAY OF July, 2015.

BY: *[Signature]* ATTEST: *[Signature]*  
KAREN J. COLOMBA, MAYOR SALLY M. BOYLAN, TOWN CLERK

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, BRIAN PHILLIP VASSALLO, 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 PHILIP J. PERKO AND SUSAN P. PERKO AND JERRY A. JENSEN; 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: 7/18/15 BY: *[Signature]*  
PRINT NAME: BRIAN PHILLIP VASSALLO  
FLORIDA BAR NO.: 151114

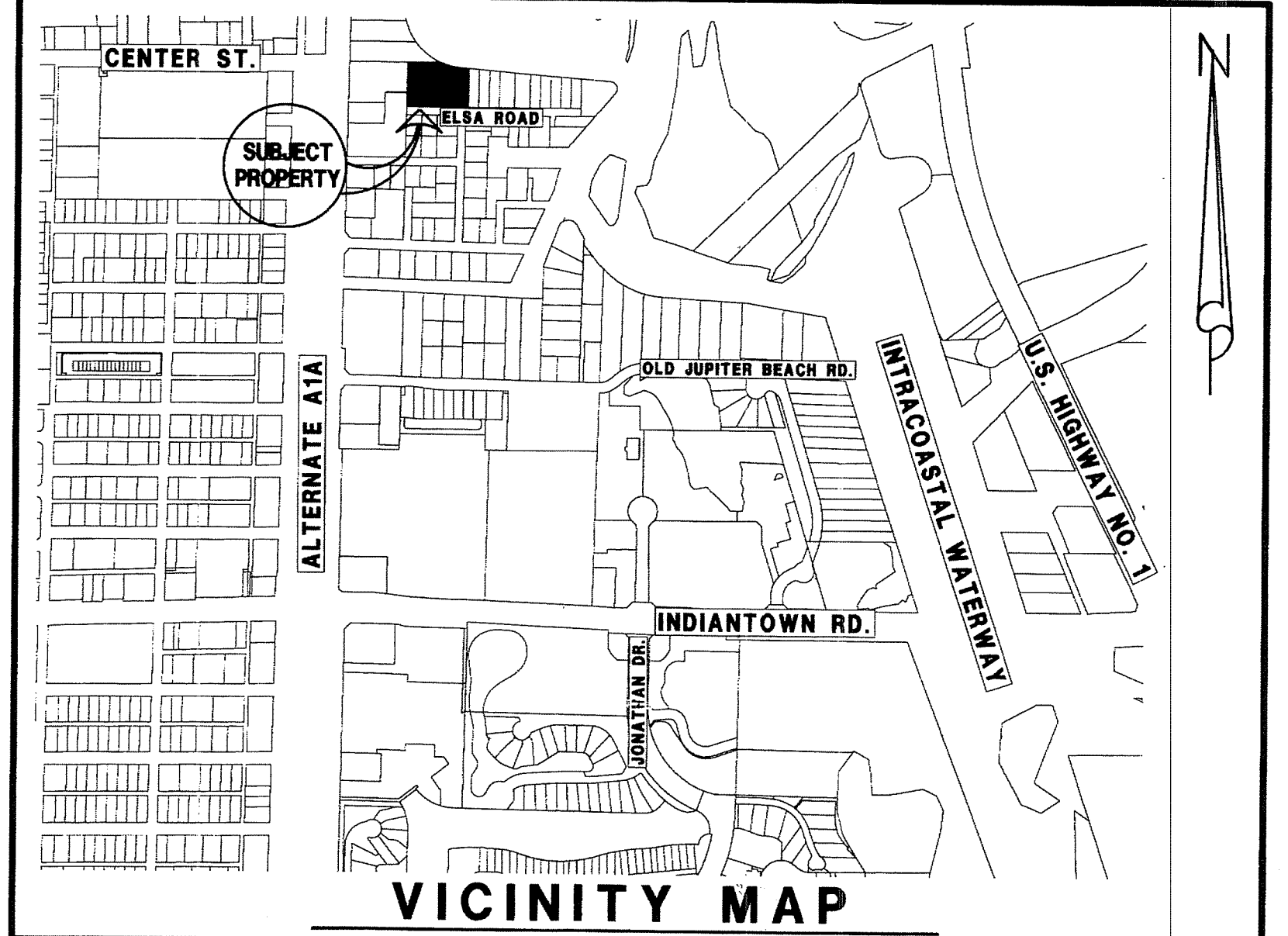
### LEGEND:

- = A SET 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- = A 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED "PRM LB #4431" UNLESS OTHERWISE NOTED.

DESCRIPTION	SQUARE FEET	ACREAGE
LOT 1A	18,259	0.420
LOT 2A	12,567	0.288
LOT 3A	23,924	0.549
TOTAL	54,750	1.257

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

CAD. K:\JUST \ 064143 \ 22-56 \ 14-101-306-1 \ 14-101-306-1.DGN	JOB 14-101-306-1
REF.	DATE 04/28/15
FLD.	SHEET 1 OF 2
OFF. L.J.C.	DWG. D14-101P
CKD. D.C.L.	



### SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF PAULINA ROAD, ACCORDING TO THE PLAT OF YACHT CLUB ESTATES, RECORDED IN PLAT BOOK 22, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID RIGHT-OF-WAY LINE BEARS S 00°00'01" E.
- 2.) 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.
- 3.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 4.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF YACHT CLUB ESTATES ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 56. THE UNDER LYING LOT LINES, WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT. THERE ARE NO PLATTED EASEMENTS OR OTHER EASEMENTS CREATED BY A SEPARATE INSTRUMENT DISCLOSED BY THE TITLE COMMITMENT ON THIS LAND.
- 5.) THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO, 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:

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"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT 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 THE TOWN OF JUPITER, FLORIDA.

DATE: July 8, 2015 BY: *[Signature]*  
DAYIB C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

