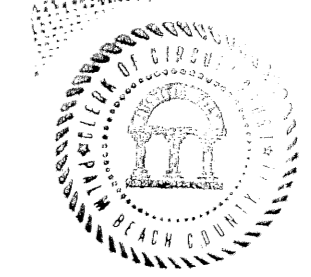


LOCATION MAP NOT TO SCALE

YACHT CLUB POINT ESTATES

BEING A REPLAT OF ALL OF THE PLAT OF YACHT CLUB POINT, PLAT BOOK 88, PAGES 139 AND 140, LYING IN GOVERNMENT LOT 6, SECTION 26, AND GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA VILLAGE OF TEQUESTA

JULY 2002 SHEET 1 OF 2



STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 12:34 PM THIS 23rd DAY OF July 2002, AND DULY RECORDED IN PLAT BOOK PAGES 145 THROUGH 152
DOROTHY H. WILKEN
CLERK OF THE CIRCUIT COURT
BY: *Theresa M. ...*
DEPUTY CLERK

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT JIM BURG CUSTOM HOMES, INC., A FLORIDA CORPORATION AND JAM-ONE, LTD., A FLORIDA LIMITED PARTNERSHIP, DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE LAND SHOWN HEREON AS YACHT CLUB POINT ESTATES, SAID LAND BEING IN GOVERNMENT LOT 6, SECTION 26, AND GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE PLAT OF YACHT CLUB POINT, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 88, PAGES 139 AND 140.

CONTAINING 1.465 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1.) YACHT CLUB PLACE TO THE VILLAGE OF TEQUESTA FOR THE PERPETUAL USE OF THE PUBLIC FOR ROAD, DRAINAGE AND UTILITY PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE YACHT CLUB POINT HOMEOWNERS ASSOCIATION, INC., WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- 2.) THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
- 3.) THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE YACHT CLUB POINT HOMEOWNERS ASSOCIATION, INC., FOR DRAINAGE AND RELATED PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE YACHT CLUB POINT HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.
- 4.) LOTS 2 AND 2A, ARE HEREBY UNITED, AND SHALL HEREAFTER BE TREATED AS A SINGLE ESTATE. IT IS FURTHER DECLARED THAT THIS UNITY OF TITLE SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, BINDING UPON THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS.
- 5.) LOTS 3 AND 3A, ARE HEREBY UNITED, AND SHALL HEREAFTER BE TREATED AS A SINGLE ESTATE. IT IS FURTHER DECLARED THAT THIS UNITY OF TITLE SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, BINDING UPON THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS.
- 6.) LOTS 4 AND 4A, ARE HEREBY UNITED, AND SHALL HEREAFTER BE TREATED AS A SINGLE ESTATE. IT IS FURTHER DECLARED THAT THIS UNITY OF TITLE SHALL CONSTITUTE A COVENANT RUNNING WITH THE LAND, BINDING UPON THE DEDICATOR, ITS SUCCESSORS AND ASSIGNS.
- 7.) THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF TEQUESTA, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OF ACCESS.
- 8.) THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF SIDEWALKS FOR PUBLIC PEDESTRIAN INGRESS/EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE YACHT CLUB POINT HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH

IN WITNESS WHEREOF, JIM BURG CUSTOM HOMES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 10th DAY OF July, 2002.

JIM BURG CUSTOM HOMES, INC.

WITNESS: *Denise L. Adams*
PRINT NAME: Denise L. Adams

WITNESS: *Rachel Cobbs*
PRINT NAME: Rachel Cobbs

STATE OF FLORIDA
COUNTY OF PALM BEACH

IN WITNESS WHEREOF, JAM-ONE, LTD., A FLORIDA LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JAMES A. BURG, AS PRESIDENT OF JAM-ONE MANAGEMENT, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, THIS 10th DAY OF July, 2002.

JAM-ONE, LTD., A FLORIDA LIMITED PARTNERSHIP
BY JAM-ONE MANAGEMENT, INC., A FLORIDA CORPORATION

WITNESS: *Denise L. Adams*
PRINT NAME: Denise L. Adams

WITNESS: *Rachel Cobbs*
PRINT NAME: Rachel Cobbs

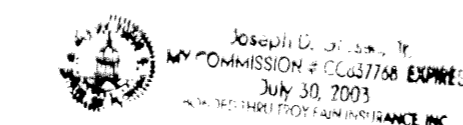
BY: *James A. Burg*
JAMES A. BURG
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED JAMES A. BURG WELL KNOWN TO BE THE PRESIDENT OF JIM BURG CUSTOM HOMES, INC., A FLORIDA CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION, HE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2002.



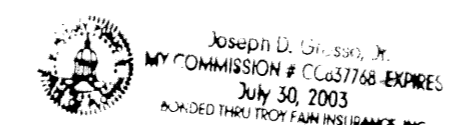
NOTARY PUBLIC
PRINTED NAME: Joseph D. Grosso, Jr.
MY COMMISSION EXPIRES: 7/30/03

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED JAMES A. BURG WELL KNOWN TO BE THE PRESIDENT OF JAM-ONE MANAGEMENT, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF JAM-ONE, LTD., A FLORIDA LIMITED PARTNERSHIP, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION, HE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2002.



NOTARY PUBLIC
PRINTED NAME: Joseph D. Grosso, Jr.
MY COMMISSION EXPIRES: 7/30/03

TITLE CERTIFICATION:

I, JOSEPH D. GROSSO, JR., 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 JIM BURG CUSTOM HOMES, INC., A FLORIDA CORPORATION AND JAM-ONE, LIMITED, A FLORIDA LIMITED PARTNERSHIP; THAT THE REAL PROPERTY TAXES THROUGH DECEMBER 31, 2001 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: 7/10/02

BY: *Joseph D. Grosso, Jr.*
JOSEPH D. GROSSO, JR., ESQUIRE
FLORIDA BAR NO. 26107
JOSEPH D. GROSSO, JR., P.A.
789 SOUTH FEDERAL HIGHWAY
SUITE 310
STUART, FLORIDA 34994

ACCEPTANCE OF DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE YACHT CLUB POINT HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED HEREON BY THE OWNER THEREOF, AND HEREBY ACCEPTS THE DEDICATIONS TO, AND THE MAINTENANCE OBLIGATIONS INCURRED BY SAID ASSOCIATION AS SHOWN HEREON.

IN WITNESS WHEREOF, THE YACHT CLUB POINT HOMEOWNERS ASSOCIATION, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 10th DAY OF July, 2002.

YACHT CLUB POINT HOMEOWNERS ASSOCIATION, INC.

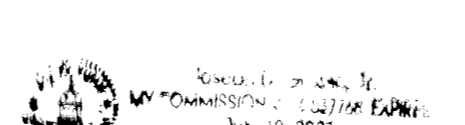
ATTESTED BY: *James A. Burg* SECRETARY BY: *James A. Burg* PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED James A. Burg AND _____ WELL KNOWN TO BE THE PRESIDENT AND SECRETARY, RESPECTIVELY, OF YACHT CLUB POINT HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND THEY ACKNOWLEDGED THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION, THEY ARE PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF July, 2002.



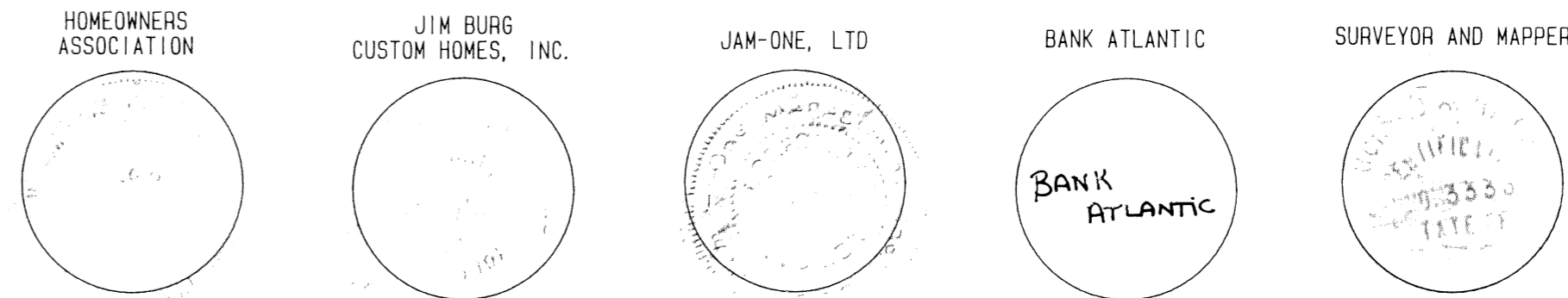
NOTARY PUBLIC
PRINTED NAME: Joseph D. Grosso, Jr.
MY COMMISSION EXPIRES: 7/30/03

SURVEYOR'S 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"), PERMANENT CONTROL POINTS ("P.C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF TEQUESTA.

DATE: 7/3/02

BY: *Richard A. Mixon*
RICHARD A. MIXON
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3335
STATE OF FLORIDA



MORTGAGEE'S CONSENT:

BANK ATLANTIC SUCCESSOR TO COMMUNITY SAVINGS, F.A., HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE EXECUTED ON SEPTEMBER, 18, 2000, RECORDED IN OFFICIAL RECORDS BOOK 12024, PAGE 1643, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT CERTAIN COLLATERAL ASSIGNMENT OF LEASES, RENTS, CONTRACTS, DRAWINGS, WARRANTIES AND PERMITS IN FAVOR OF COMMUNITY SAVINGS, F.A., AND RECORDED IN OFFICIAL RECORDS BOOK 12024, PAGE 1678, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE HOLDER OF THAT CERTAIN MORTGAGE RECORDED IN OFFICIAL RECORDS BOOK 13157, PAGE 409, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT CERTAIN ASSIGNMENT OF LEASES, RENTS, CONTRACTS, DRAWINGS, WARRANTIES AND PERMITS, RECORDED IN OFFICIAL RECORDS BOOK 13157, PAGE 437, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT CERTAIN FINANCING STATEMENT RECORDED IN OFFICIAL RECORDS BOOK 13157, PAGE 444, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL AS MODIFIED IN OFFICIAL RECORDS BOOK 13475, PAGE 447, THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT IT HEREBY CONSENTS TO THE DEDICATIONS HEREON, AND DOES HEREBY SUBORDINATE ITS MORTGAGES, LIENS, AND ENCUMBRANCES, AS DESCRIBED ABOVE, TO SUCH DEDICATION.

IN WITNESS WHEREOF, BANK ATLANTIC SUCCESSOR TO COMMUNITY SAVINGS, F.A., 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 11th DAY OF July, 2002.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 2002.

WITNESS: *Susan A. Cass*
PRINT NAME: SUSAN A. CASS

WITNESS: *Susan A. Cass*
PRINT NAME: SUSAN A. CASS
TITLE: VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME THE UNDERSIGNED NOTARY PERSONALLY APPEARED Susan A. Cass WELL KNOWN TO BE THE VICE PRESIDENT OF BANK ATLANTIC SUCCESSOR TO COMMUNITY SAVINGS, F.A., AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION, HE IS PERSONALLY KNOWN TO ME OR PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF July, 2002.

BY: *Marcia Lynn Peaham*
NOTARY PUBLIC
PRINTED NAME: MARCIA LYNN PEAHAM
MY COMMISSION EXPIRES: November 30, 2004

VILLAGE APPROVAL:

IT IS HEREBY CERTIFIED THAT THIS PLAT OF YACHT CLUB ESTATES HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.

BY: *Michael A. Condo*
MICHAEL A. CONDO
VILLAGE MANAGER

DATE: 7/10/2002

BY: *Beverly A. Benco*
BEVERLY A. BENCO
MAYOR

DATE: 7/10/2002

BY: *Jeffrey Newell*
JEFFREY NEWELL
BUILDING OFFICIAL

DATE: 7/10/2002

BY: *Mary Wolcott*
MARY WOLCOTT
CLERK

DATE: 7/14/2002

THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(561) 747-6046
CERTIFICATE NO. LB 4199

YACHT CLUB POINT ESTATES

JOB NO. 00-042 CAD FILE 00-042RE DATE 08/00/01 SHEET 1 OF 2