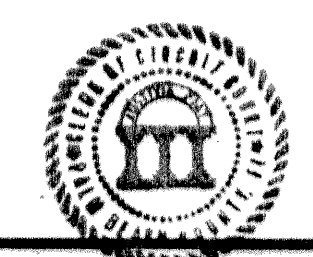


COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 11:23A M.  
This Day of March 20 2002  
and duly recorded in Plat Book No. 99  
on pages 49-51  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by *Sherry R. Galt* D.C.

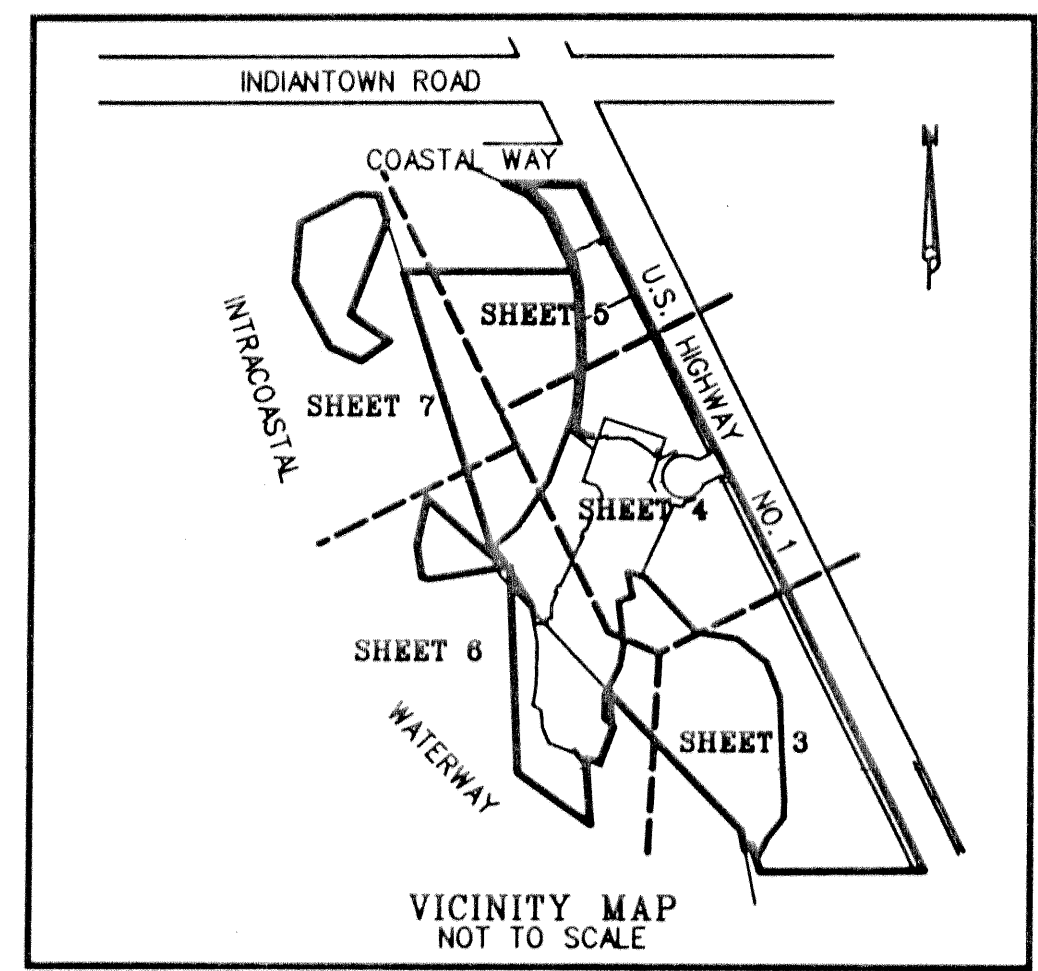


# JUPITER YACHT CLUB

BEING A PORTION OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST,  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

FEBRUARY, 2002

SHEET 1 OF 9



### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT JYC HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "JUPITER YACHT CLUB" BEING A PORTION OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 6; THENCE ALONG THE SOUTH LINE OF SAID SECTION 6 SOUTH 89°25'39" WEST, A DISTANCE OF 603.55 FEET TO THE POINT ON THE ORIGINAL GOVERNMENT MEANDER LINE OF 1855; THENCE SOUTH 88°46'36" WEST ALONG THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 48.36 FEET TO A POINT ON THE EAST LINE OF THE INTRACOASTAL WATERWAY, AS SHOWN IN PLAT BOOK 17, PAGE 3-B, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE NORTH 11°25'02" WEST, A DISTANCE OF 172.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EAST LINE NORTH 11°25'02" WEST, A DISTANCE OF 65.40 FEET; THENCE CONTINUE ALONG SAID EAST LINE NORTH 43°31'20" WEST, A DISTANCE OF 603.37 FEET; THENCE DEPARTING SAID EAST LINE SOUTH 06°21'49" EAST, A DISTANCE OF 109.05 FEET; THENCE SOUTH 20°32'25" WEST, A DISTANCE OF 122.33 FEET; THENCE NORTH 69°58'56" WEST, A DISTANCE OF 47.32 FEET; THENCE SOUTH 04°19'39" EAST, A DISTANCE OF 215.12 FEET TO A POINT ON THE WEST LINE OF TRACT 2 AS DESCRIBED IN DEED BOOK 394, PAGE 310, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST LINE NORTH 54°15'08" WEST, A DISTANCE OF 286.25 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN DEED BOOK 435, PAGE 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EAST LINE NORTH 02°21'46" WEST, A DISTANCE OF 652.20 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN DEED BOOK 435, PAGE 127; THENCE ALONG THE NORTH LINE OF THAT PARCEL OF LAND DESCRIBED IN DEED BOOK 435, PAGE 127, SOUTH 81°01'45" WEST, A DISTANCE OF 259.15 FEET TO A POINT ON THE WEST LINE OF AFORESAID TRACT 2; THENCE ALONG SAID WEST LINE NORTH 73°56'50" WEST, A DISTANCE OF 24.75 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 08°20'52" WEST, A DISTANCE OF 103.80 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 12°20'38" EAST, A DISTANCE OF 149.64 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 48°06'10" EAST, A DISTANCE OF 288.32 FEET TO A POINT ON THE AFORESAID EAST LINE OF SAID INTRACOASTAL WATERWAY; THENCE ALONG SAID EAST LINE NORTH 18°02'03" WEST, A DISTANCE OF 952.78 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 5 OF SAID SECTION 6; THENCE ALONG SAID NORTH LINE NORTH 89°51'56" EAST, A DISTANCE OF 531.02 FEET TO A POINT ON THE MEAN HIGH WATER LINE AT ELEVATION 1.42 (NATIONAL GEODETIC VERTICAL DATUM OF 1929); THENCE ALONG SAID MEAN HIGH WATER LINE NORTH 11°06'02" WEST, A DISTANCE OF 31.40 FEET; THENCE CONTINUE ALONG SAID MEAN HIGH WATER LINE NORTH 25°39'49" WEST, A DISTANCE OF 167.25 FEET; THENCE NORTH 45°06'58" WEST ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 87.52 FEET; THENCE NORTH 64°53'46" WEST ALONG SAID MEAN HIGH WATER LINE, A DISTANCE OF 81.83 FEET TO A POINT ON THE NORTH LINE OF LOT 1, BLOCK 24 OF RUBY HEIGHTS PLAT NO. 2, AN ADDITION TO JUPITER AS RECORDED IN PLAT BOOK 15, PAGE 33, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS ABANDONED IN OFFICIAL RECORD BOOK 1237, PAGE 7, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE SOUTH 89°59'25" EAST, A DISTANCE OF 245.69 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AS DESCRIBED IN OFFICIAL RECORD BOOK 8476, PAGE 1590, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 26°28'24" EAST, A DISTANCE OF 466.31 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 27°52'14" EAST, A DISTANCE OF 615.18 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 AS DESCRIBED IN ROAD PLAT BOOK 2, PAGE 110, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE SOUTH 26°28'24" EAST, A DISTANCE OF 1023.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 17128.80 FEET; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE AND SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°05'26", A DISTANCE OF 326.04 FEET TO A POINT ON A LINE 100.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SAID SOUTH LINE OF SECTION 6; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE SOUTH 89°25'39" WEST PARALLEL TO THE SOUTH LINE OF SAID SECTION 6, A DISTANCE OF 517.43 FEET TO A POINT ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 1659, PAGE 614, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID MEANDER LINE AND SAID EAST LINE NORTH 18°37'23" WEST, A DISTANCE OF 97.82 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1659, PAGE 614; THENCE ALONG SAID NORTH LINE SOUTH 35°46'04" WEST, A DISTANCE OF 30.17 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH  
PARCEL 2

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT OF INTERSECTION OF THE NORTH LINE OF SOUTH HALF OF GOVERNMENT LOT 5 OF SAID SECTION 6 AT THE EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY AS DESCRIBED IN PLAT BOOK 17, PAGE 3-B, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SAID NORTH LINE OF THE SOUTH HALF OF GOVERNMENT LOT 5 SOUTH 89°51'56" WEST, A DISTANCE OF 114.70 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF 1855 AND THE POINT OF BEGINNING; THENCE ALONG SAID MEANDER LINE SOUTH 20°56'08" WEST, A DISTANCE OF 142.70 FEET; THENCE CONTINUE ALONG SAID GOVERNMENT MEANDER LINE SOUTH 55°47'55" EAST, A DISTANCE OF 150.01 FEET TO A POINT ON THE WEST BOUNDARY OF LOT D AS DESCRIBED IN OFFICIAL RECORD BOOK 6737, PAGE 1202, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST BOUNDARY SOUTH 55°40'20" WEST, A DISTANCE OF 108.27 FEET; THENCE CONTINUE ALONG SAID WEST BOUNDARY NORTH 66°48'04" WEST, A DISTANCE OF 107.35 FEET; THENCE NORTH 28°46'24" WEST ALONG SAID WEST BOUNDARY, A DISTANCE OF 231.91 FEET; THENCE NORTH 04°16'48" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 188.31 FEET; THENCE NORTH 62°32'39" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 194.43 FEET; THENCE SOUTH 89°24'32" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 75.55 FEET TO A POINT ON THE SAID EAST RIGHT-OF-WAY LINE OF THE INTRACOASTAL WATERWAY; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE SOUTH 18°02'03" EAST, A DISTANCE OF 85.67 FEET TO A POINT ON THE SAID GOVERNMENT MEANDER LINE OF 1855; THENCE ALONG SAID MEANDER LINE SOUTH 20°56'08" WEST, A DISTANCE OF 173.56 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 39.342 ACRES OR 1,713,754 SQUARE FEET MORE OR LESS.

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

- TRACTS "A1", "A2", "A3", "B", "C1", "C2", "D1" AND "D2", ARE HEREBY RESERVED BY JYC HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL AND RESIDENTIAL DEVELOPMENT PURPOSES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
  - TRACT "E" IS HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, RECREATION, UTILITIES, DRAINAGE, COMMON AREAS AND SUCH OTHER USES NOT INCONSISTENT THEREWITH AND IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN OFFICIAL RECORD BOOK 13460, PAGE 1266, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
  - TRACTS "F1", "F2", "F3", AND "F5" ARE SUBMERGED OR PARTIALLY SUBMERGED LANDS AND ARE HEREBY RESERVED BY JYC HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR SUBMERGED LAND PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
  - TRACT "F4" IS SUBMERGED LAND AND IS HEREBY RESERVED BY JYC HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION RELATED PURPOSES AND IS SUBJECT TO THE TERMS AND CONDITIONS CONTAINED IN OFFICIAL RECORD BOOK 12327, PAGE 447, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
  - TRACTS "G1" AND "G2" ARE HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, MONUMENT SIGNS, UTILITIES, DRAINAGE, PUBLIC SIDEWALK ACCESS AND OTHER DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
  - TRACT "H" IS HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
  - TRACTS "I1", "I2", "I3", "I4", "I5", "I6", "I7" AND "I8" ARE HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR CONSERVATION AND RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. SAID TRACTS ARE SUBJECT TO THE RESTRICTIONS AND CONDITIONS AS STATED IN OFFICIAL RECORD BOOK 10404, PAGE 1439, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
  - TRACT "J" AS SHOWN HEREON, IS HEREBY RESERVED BY JYC HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN INGRESS AND EGRESS PURPOSES.
- AN EASEMENT FOR PUBLIC ACCESS OVER TRACT "J", IS HEREBY DEDICATED TO THE TOWN OF JUPITER AND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN OFFICIAL RECORD BOOK 13460, PAGE 1318, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID EASEMENT AND THE IMPROVEMENTS THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER WITHOUT RECOURSE TO JYC HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS.
- TRACT "M", AS SHOWN HEREON, CONTAINING 0.34 ACRES, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR RECREATION PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TOWN.

- THE 10.00 FOOT PEDESTRIAN EASEMENT SOUTH BOUNDARY, SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER AND IS SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN OFFICIAL RECORD BOOK 13460, PAGE 1310, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE MARINA PEDESTRIAN EASEMENT NORTH AND MARINA PEDESTRIAN EASEMENT SOUTH, SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC ACCESS AND ARE SUBJECT TO THE CONDITIONS AND RESTRICTIONS CONTAINED IN OFFICIAL RECORD BOOK 13460, PAGE 1326, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE SAFE SIGHT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR THE PURPOSE OF CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENT. NO CONSTRUCTION, BUILDINGS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.
- THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 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, AND LAKE MAINTENANCE ACCESS 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.

- TRACT "G3" AS SHOWN HEREON IS HEREBY DEDICATED TO THE JUPITER YACHT CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RIGHT-OF-WAY, LANDSCAPING, PUBLIC SIDEWALK ACCESS, UTILITIES AND DRAINAGE AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACTS "I", "K", "L" AND "N", AS SHOWN HEREON, ARE HEREBY RESERVED BY JYC HOLDINGS, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE 6.0' UTILITY EASEMENT ACROSS TRACTS "B" AND "M", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNER OF TRACT "C1", THEIR SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF UNDERGROUND WATER MAINS AND ELECTRIC, TELEPHONE, CABLE TV AND GAS LINES.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 4TH DAY OF MARCH, 2002.

JYC HOLDINGS, INC.  
A FLORIDA CORPORATION

WITNESS: *Gregory M. Lewis*  
PRINT NAME: GREGORY M. LEWIS  
WITNESS: *Joyann Heller*  
PRINT NAME: JOYANN HELLER

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

### 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 4TH DAY OF MARCH, 2002.

MY COMMISSION EXPIRES: Nov. 6, 2003  
CC 882185

NOTARY SEAL: *Bonnie G. Thompson*  
Bonnie G. Thompson  
COMMISSION # CC882185  
MY COMMISSION EXPIRES: NOVEMBER 6, 2003

### ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE JUPITER YACHT CLUB MASTER 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 DAY 4th OF MARCH, 2002.

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

BY: *John H. Gora, Jr.*  
JOHN H. GORA, JR.  
VICE PRESIDENT

ATTEST: *David R. Dyess*  
DAVID R. DYESS  
SECRETARY

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JOHN H. GORA, JR. AND DAVID R. DYESS, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF JUPITER YACHT CLUB MASTER ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 4TH DAY OF MARCH, 2002.

MY COMMISSION EXPIRES: Nov. 6, 2003  
CC 882185

NOTARY SEAL: *Bonnie G. Thompson*  
Bonnie G. Thompson  
COMMISSION # CC882185  
MY COMMISSION EXPIRES: NOVEMBER 6, 2003

### 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 HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN JYC HOLDINGS, INC.; 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: March 4, 2002 *Maryann Hance*  
MARYANN HANCE



CAD: K:\UST\064143\JYCM01\2717306\ SHEET182.DGN			
REF.			
FLD.		FB.	PG.
OFF.	R.W.		JOB 97-271-306
CKD.	D.C.L.	SHEET 1 OF 9	DATE 10-04-01
			DWG. 067-77P