

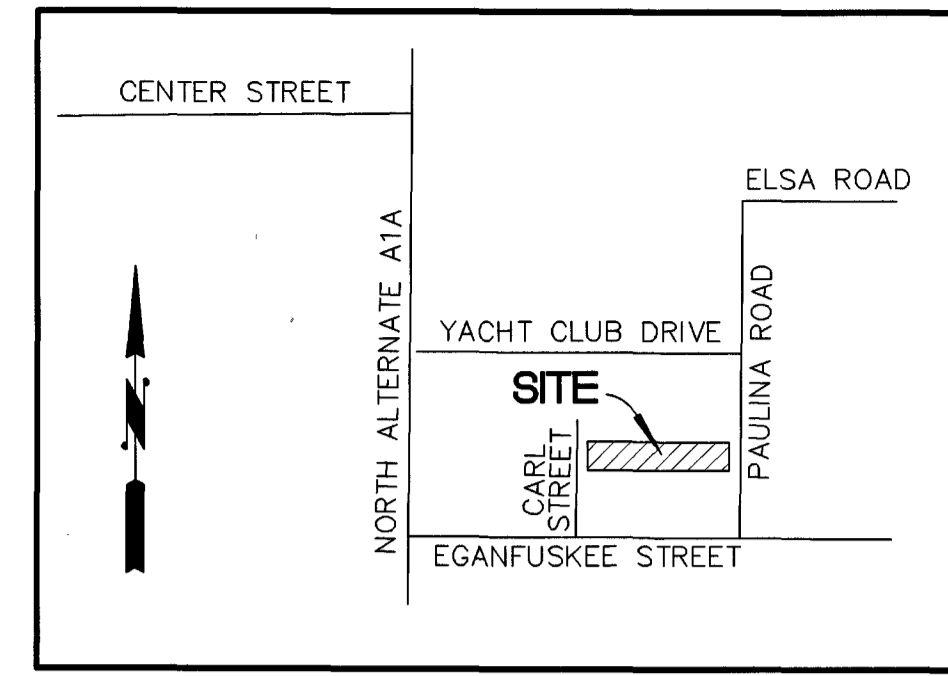
36

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD  
AT 3:12 PM  
THIS 5 DAY OF January  
2023  
AND DULY RECORDED IN  
PLAT BOOK 127  
ON PAGES 26 AND  
JOSEPH R. ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

# SOLOWILL'S SUBDIVISION

BEING A REPLAT OF  
LOTS 38 AND 43, TOGETHER WITH THE SOUTH HALF OF LOT 37 AND LOT 44,  
YACHT CLUB ESTATES, AS RECORDED IN PLAT BOOK 22, PAGE 56  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN THE NORTH HALF OF GOVERNMENT LOT 2  
SECTION 6, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
TOWN OF JUPITER  
PALM BEACH COUNTY, FLORIDA

PAGE 1 OF 1



VICINITY MAP NOT TO SCALE

OCTOBER 2023



CLERK OF THE  
CIRCUIT COURT &  
COMPTROLLER SEAL

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DIXIE M. DODD, OWNER OF THE LAND SHOWN HEREON AS "SOLOWILL'S SUBDIVISION" BEING LOTS 38 AND 43, TOGETHER WITH THE SOUTH HALF OF LOT 37 AND LOT 44, YACHT CLUB ESTATES, AS RECORDED IN PLAT BOOK 22, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTH HALF OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 43, SAID PLAT OF YACHT CLUB ESTATES AND PROCEED NORTH 01 DEGREES 10 MINUTES 41 SECONDS EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF CARL STREET AS SHOWN ON SAID PLAT OF YACHT CLUB ESTATES, A DISTANCE OF 75.00 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH HALF OF LOTS 37 AND 44, SAID PLAT OF YACHT CLUB ESTATES; THENCE SOUTH 89 DEGREES 56 MINUTES 19 SECONDS EAST, ALONG SAID SOUTH LINE OF THE NORTH HALF OF LOTS 37 AND 44, A DISTANCE OF 210.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF PAULINA ROAD, AS SHOWN ON SAID PLAT OF YACHT CLUB ESTATES; THENCE SOUTH 01 DEGREES 10 MINUTES 41 SECONDS WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF LOT 39, YACHT CLUB ESTATES; THENCE NORTH 89 DEGREES 56 MINUTES 19 SECONDS WEST, ALONG THE NORTH LINE OF LOTS 42 THROUGH 39, SAID PLAT OF YACHT CLUB ESTATES, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING, CONTAINING 15747 SQUARE FEET MORE OR LESS

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

THE 5 FOOT UTILITY EASEMENT, SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION AND OTHER TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR DAMAGES.

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 ANY AND ALL DRAINAGE, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, I DIXIE M. DODD,  
DO HEREBY SET MY HAND AND SEAL

THIS 22 DAY OF December, 2023. Dixie M. Dodd  
DIXIE M. DODD

WITNESS: Linda Matusik

PRINT NAME Linda Matusik

WITNESS: Viola C. Sanchez

PRINT NAME Viola C. Sanchez

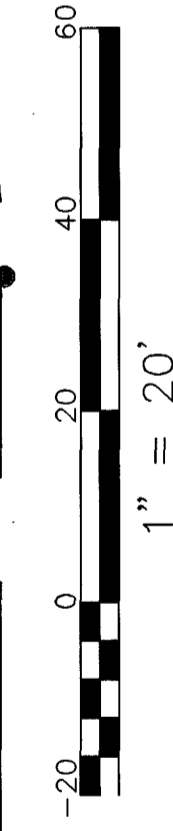
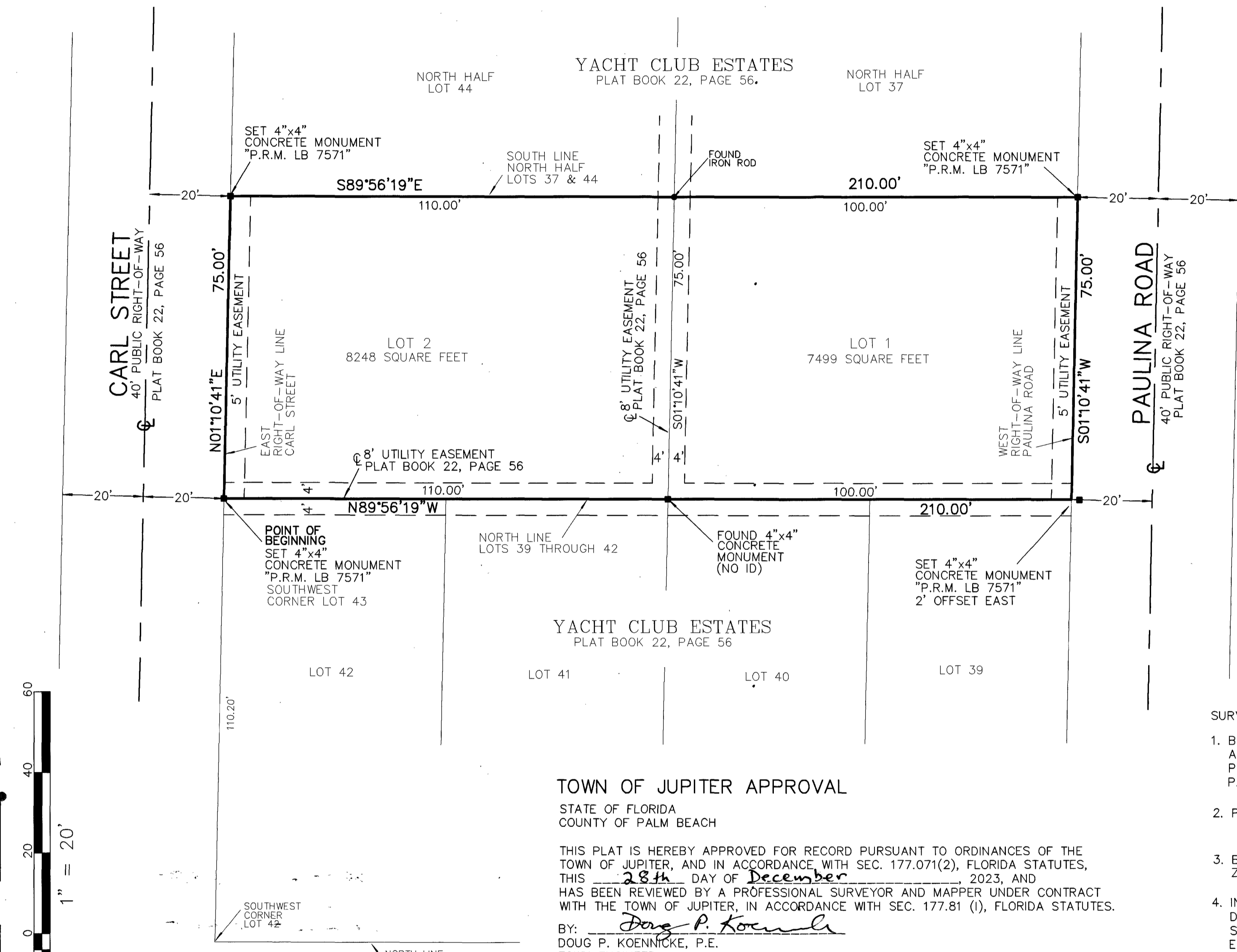
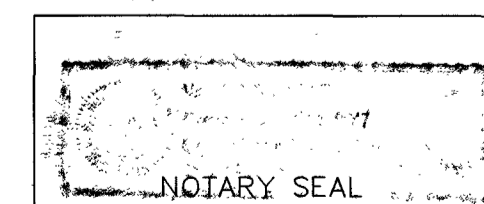
ACKNOWLEDGEMENT  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DIXIE M. DODD, WHO ARE KNOWN TO ME OR HAVE PRODUCED FL Driver License RESPECTIVELY AS IDENTIFICATION AND THEY EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE DEDICATIONS AND RESERVATIONS HEREON BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN, WITNESS MY HAND AND OFFICIAL SEAL

THIS 22 DAY OF December, 2023

MY COMMISSION EXPIRES: 12-25-2025 Viola C. Sanchez

COMMISSION NUMBER 44172247 Viola C. Sanchez NOTARY PUBLIC



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DANIEL J. SHEPHERD, 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 DIXIE M. DODD, AND THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12-22-2023

BY: Daniel J. Shepherd  
DANIEL J. SHEPHERD, ESQUIRE  
FLORIDA BAR NO. 0717576

### SURVEYORS & MAPPER 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) AND 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 TOWN OF JUPITER PLATTING REQUIREMENTS.

DATE: December 21, 2023

Ronald E. Stotler  
RONALD E. STOTLER, P.L.S.  
LICENSE NO. 5026  
STATE OF FLORIDA  
MAGELLAN SURVEYING & MAPPING, INC.  
LB No. 7571

### SURVEYORS NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON A MEASURED GRID BEARING OF NORTH 89°56'19" WEST ALONG THE NORTH LINE OF LOTS 39 THROUGH 42, YACHT CLUB ESTATES AS SHOWN ON SAID PLAT OF YACHT CLUB ESTATES AS RECORDED IN PLAT BOOK 22, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY TOWN OF JUPITER ZONING REGULATIONS
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN AN EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THIS PLAT "SOLOWILL'S SUBDIVISION" IS A REPLAT OF A PORTION OF YACHT CLUB ESTATES, ACCORDING TO PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. NO EASEMENTS SHALL BE ABANDONED

### TOWN OF JUPITER APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 28th DAY OF December, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SEC. 177.81 (1), FLORIDA STATUTES.

BY: Doug P. Koennike  
DOUG P. KOENNIKE, P.E.  
TOWN ENGINEER

"SOLOWILL'S SUBDIVISION" IS HEREBY APPROVED FOR RECORD THIS 28th DAY OF December, 2023

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER, AS CORPORATE TRUSTEE, OF A MORTGAGE AND DEED OF TRUST UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE AND DEED OF TRUST WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 26753, PAGE 1978 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENTS AND ITS CORPORATE SEAL TO BE AFFIXED HEREIN BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF December, 2023

TRUST, SUCCESSOR BY MERGER TO SUNTRUST BANK

WITNESS: Christine B. Cooley

PRINT NAME Christine B. Cooley

WITNESS: Stuart Montgomery

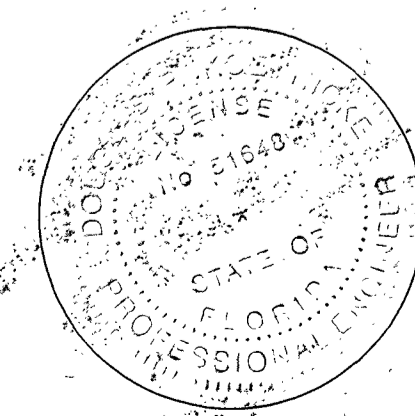
PRINT NAME Stuart Montgomery

BY: Donna T. Carroll

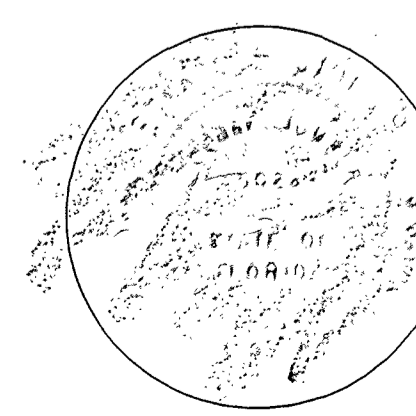
DONNA T. CARROLL  
VICE PRESIDENT



TOWN OF JUPITER



TOWN OF JUPITER  
ENGINEER



SURVEYOR

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.

THIS INSTRUMENT WAS PREPARED BY  
RONALD E. STOTLER, P.L.S.  
FLORIDA SURVEYOR & MAPPER #5026  
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.  
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA, 33458

JOB NUMBER: 23-005

MAGELLAN SURVEYING & MAPPING, INC.  
PROFESSIONAL LAND SURVEYORS  
LICENSED BUSINESS # 7571  
450 S. OLD DIXIE HIGHWAY, SUITE 10  
JUPITER, FLORIDA 33458  
561-746-8745 FAX 561-746-9632 E-mail info@magellansurveying.com

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