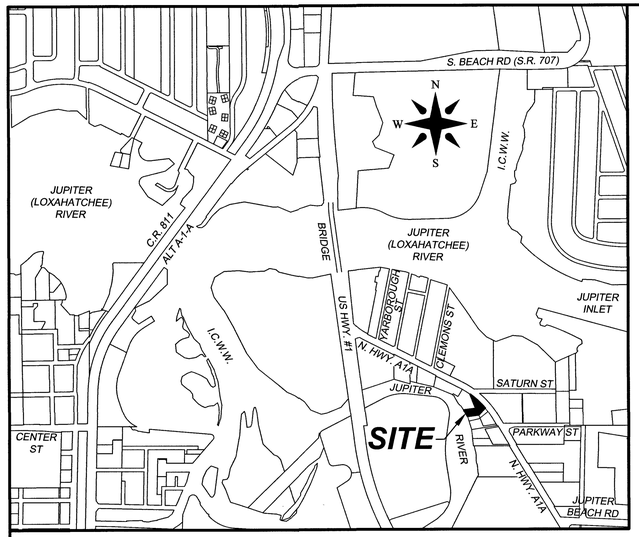
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BEYEL P.U.D.

BEING A REPLAT OF A PORTION OF LOTS 2, 3, 4 & 5, BLOCK 4, TOGETHER WITH A PORTION OF JUNO STREET, TOWN PLAT OF JUPITER, AS RECORDED IN PLAT BOOK 1, PAGE 56, (DADE) NOW PALM BEACH COUNTY PUBLIC RECORDS, TOGETHER WITH A PORTION OF TRACT K, JUPITER INLET ESTATES, AS RECORDED IN PLAT BOOK 16, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.
OCTOBER 2026



VICINITY SKETCH N.T.S.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT VENUS AND MARS, LLC, OWNER OF THE LAND SHOWN HEREON AS **BEYEL P.U.D.**, BEING A REPLAT OF A PORTION OF LOTS 2, 3, 4 & 5, BLOCK 4, TOGETHER WITH A PORTION OF JUNO STREET, TOWN PLAT OF JUPITER, AS RECORDED IN PLAT BOOK 1, PAGE 56, (DADE) NOW PALM BEACH COUNTY PUBLIC RECORDS, TOGETHER WITH A PORTION OF TRACT K, JUPITER INLET ESTATES, AS RECORDED IN PLAT BOOK 16, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL LYING IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS OF LAND IN SECTION 31, TOWNSHIP 40 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, DESCRIBED IN OFFICIAL RECORDS BOOK 29597, PAGE 544 AND OFFICIAL RECORDS BOOK 31784, PAGE 1935, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD A-1-A (66' RIGHT-OF-WAY), AS SHOWN ON THE AMENDED PLAT OF LAND OWNED BY JUPITER INLET ESTATE, INC., A FLORIDA CORPORATION, AND RECORDED IN PLAT BOOK 16, PAGE 25, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 79°51'34" WEST A DISTANCE OF 7.51 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF THE PRESENT RIGHT-OF-WAY OF STATE ROAD A-1-A (73 FEET WIDE RIGHT-OF-WAY AT THIS POINT); THENCE NORTH 31°20'27" WEST ALONG SAID PRESENT RIGHT-OF-WAY LINE, A DISTANCE OF 113.90 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 915.40 FEET AND A CENTRAL ANGLE OF 07°06'02"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 113.44 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 31784, PAGE 1935 AND THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE ALONG SAID CURVE AND THE EAST LINE OF SAID PARCEL OF LAND, THROUGH A CENTRAL ANGLE OF 14°29'57", A DISTANCE OF 231.65 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 30.00 FEET OF JUNO STREET ACCORDING TO SAID TOWN PLAT OF JUPITER (SAID JUNO STREET BEING A 100 FOOT WIDE PUBLIC RIGHT-OF-WAY ABANDONED BY THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS IN OFFICIAL RECORDS BOOK 4969, PAGE 1351, AND QUIT-CLAIMED BY THE TOWN OF JUPITER IN OFFICIAL RECORDS BOOK 18859, PAGE 562); THENCE SOUTH 21°53'12" EAST, ALONG SAID WEST LINE OF THE EAST 30 FEET OF JUNO STREET AND THE WEST LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 31784, PAGE 1935, A DISTANCE OF 166.96 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORDS BOOK 29597, PAGE 544, SAID PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 83°09'41" WEST, ALONG THE NORTH LINE OF SAID PARCEL, A DISTANCE OF 140.92 FEET, MORE OR LESS, TO THE MEAN HIGH WATER LINE OF THE JUPITER RIVER (ALSO KNOW AS THE LAKE WORTH CANAL); THENCE SOUTH 29°31'13" EAST, ALONG SAID MEAN HIGH WATER LINE (SAID MEAN HIGH WATER LINE BEING ALONG THE WET FACE OF AN EXISTING SEAWALL, AT ELEVATION (-)0.096 NAVD-88 AS SHOWN ON SPECIFIC PURPOSE SURVEY SUBMERGED LAND LEASE PREPARED BY LIDBERG LAND SURVEYING, INC., DATED 11/13/2007, RECORDED IN OFFICIAL RECORDS BOOK 22817, PAGE 1864, SAID PUBLIC RECORDS OF PALM BEACH COUNTY) A DISTANCE OF 73.66 FEET; THENCE DEPARTING SAID MEAN HIGH WATER LINE, NORTH 87°56'33" EAST, ALONG THE SOUTH LINE OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 29597, PAGE 544, A DISTANCE OF 88.37 FEET; THENCE CONTINUE ALONG THE SOUTH LINE OF SAID PARCEL, NORTH 89°58'48" EAST A DISTANCE OF 46.52 FEET TO A POINT ON THE WEST LINE OF THE EAST 30 FEET OF SAID JUNO STREET AND THE SOUTHWEST CORNER OF SAID PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 31784, PAGE 1935; THENCE NORTH 45°15'07" EAST, ALONG THE SOUTH LINE OF SAID PARCEL, A DISTANCE OF 101.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID N. STATE ROAD A-1-A AND THE **POINT OF BEGINNING**.

CONTAINING IN ALL 0.524 ACRE, MORE OR LESS.

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

PARCEL 1
PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED BY VENUS AND MARS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL DEVELOPMENT PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE TOWN OF JUPITER, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID VENUS AND MARS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OR JUPITER.

UTILITY EASEMENT
THE UTILITY EASEMENT 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 THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE, FOR PUBLIC PURPOSES, ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, 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, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBERS, THIS 22 DAY OF October, 2026.

VENUS AND MARS, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Samuel Welch
PRINTED NAME

WITNESS: Allyssa Kaufman
PRINTED NAME

WITNESS: ROBERT CAJAL
PRINTED NAME

WITNESS: Samuel Welch
PRINTED NAME

BY: Tammy S. Beyel
TAMMY S. BEYEL
AS AUTHORIZED MEMBER

BY: Daniel R. Beyel Jr.
DANIEL R. BEYEL, JR.
AS AUTHORIZED MEMBER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR __ ONLINE NOTARIZATION, THIS 22 DAY OF October, 2026, BY TAMMY S. BEYEL AND DANIEL P. BEYEL, JR., AS AUTHORIZED MEMBERS OF VENUS AND MARS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO ARE __ PERSONALLY KNOWN TO ME OR HAVE PRODUCED FL Driver License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

8-04-2030
MY COMMISSION EXPIRES

8833316
MY COMMISSION NUMBER

KATE HIGGINS NOTARY PUBLIC MY COMMISSION EXPIRES 8-6-2030 STATE OF FLORIDA COMMISSION NUMBER HH 8833316

SIGNATURE OF NOTARY PUBLIC

Kate Higgins
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JULIE L. HOGAN, 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 VENUS AND MARS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 21 DAY OF OCTOBER, 2026.

JULIE L. HOGAN, ESQUIRE
FLORIDA BAR NO.: 65370

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.

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

ROBERT J. CAJAL IN THE OFFICE OF
WALLACE LAND SURVEYING, LLC, LB #8598
5553 VILLAGE BOULEVARD,
WEST PALM BEACH, FLORIDA 33407
561-640-4551

52

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:27 P. M.
THIS 23 DAY OF October
A.D. 2026 AND DULY RECORDED IN PLAT BOOK 142 ON PAGES 53 AND 54.

SHANNON RAMSEY-CHESSMAN
CLERK OF THE CIRCUIT COURT & COMPTROLLER AD INTERIM

BY: DEPUTY CLERK

SHEET 1 OF 2

CLERK OF THE CIRCUIT COURT & COMPTROLLER

SURVEYOR & MAPPER'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) 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 ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATED THIS 22 DAY OF OCTOBER, 2026.

ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6266
WALLACE LAND SURVEYING, LLC

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 177.071, FLORIDA STATUTES, THIS 22 DAY OF October, 2026, 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. Koennicke
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY:
GEORGE DZAMA, P.E.
DIRECTOR OF ENGINEERING & PUBLIC WORKS

SURVEYOR'S SEAL

ROBERT J. CAJAL PROFESSIONAL SURVEYOR AND MAPPER 6266 STATE OF FLORIDA

TOWN OF JUPITER ENGINEER

DOUGLAS P. KOENNICKE LIC. NO. 61649 STATE OF FLORIDA

PLAT OF:

BEYEL P.U.D.

WALLACE LAND SURVEYING, LLC
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551 LB #8598

FIELD:	JOB No.: 96-1316.	F.B. PG.
OFFICE: R.C.	DATE: SEPT., 2026	DWG. No.: 96-1316-10
C'K'D: R.C.	REF.: 96-1316-9.DWG	SHEET 1 OF 2