

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:45 P.M. THIS
30th DAY OF September
2024 AND DULY RECORDED
IN PLAT BOOK No. 138
ON PAGE 64-65
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
PALM BEACH COUNTY
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2



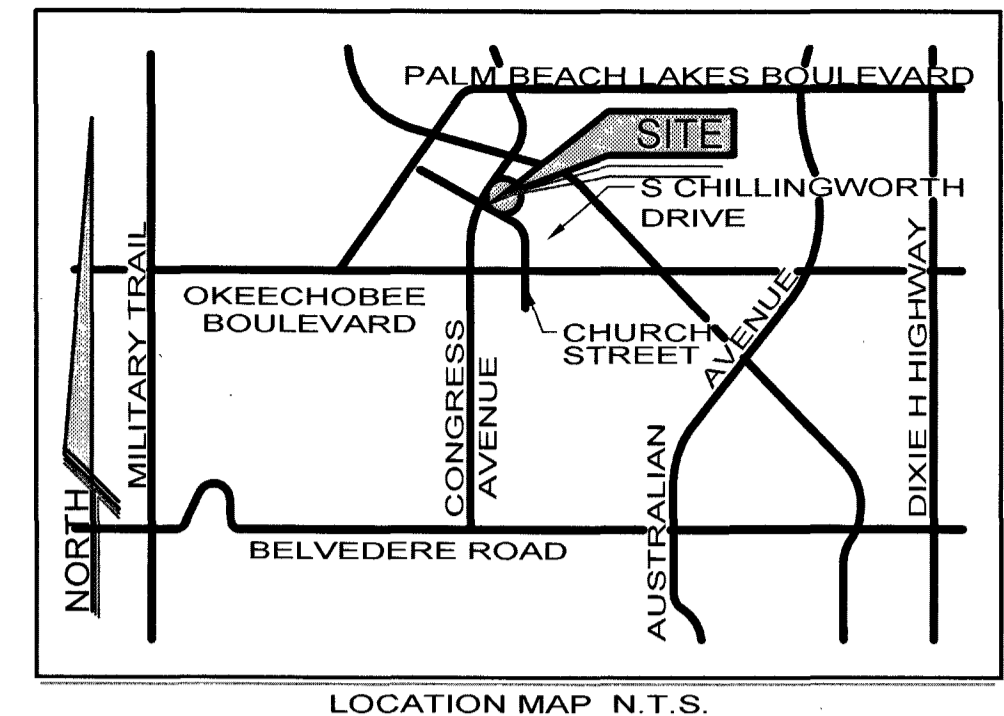
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BODY COURT OF YACHT CLUB ESTATES

BEING A REPLAT OF LOTS 81, 82, AND 83, PLAT OF YACHT CLUB ESTATES, JUPITER FLORIDA,
IN THE NORTH ONE HALF (1/2) OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF
PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

JUNE 2024



RESERVATIONS AND DEDICATIONS

DEDICATION AND RESERVATIONS:
KNOW ALL MEN BY THESE PRESENTS THAT THE CHARLES LEAL AND MARY KELLY LEAL, AS CO-TRUSTEES OF THE CHARLES & KELLY LEAL REVOCABLE TRUST, OWNER OF THE LAND SHOWN HEREON AS BODY COURT OF YACHT CLUB ESTATES, A REPLAT OF LOTS 81, 82, AND 83, PLAT OF YACHT CLUB ESTATES, JUPITER FLORIDA, IN THE NORTH ONE HALF (1/2) OF GOVERNMENT LOT 2, SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER, OF THE NORTHWEST QUARTER, OF SECTION 6, TOWNSHIP 41 SOUTH, RANGE 43 EAST, THENCE S 01°07'57" W, ALONG THE WEST LINE OF THE NORTHWEST QUARTER SAID SECTION 6, ALSO BEING THE WEST LINE OF RANGE 41 EAST, 888.51 FEET TO THE POINT OF INTERSECTION OF SAID WEST LINE OF AND THE WESTERLY PROLONGATION OF THE CENTERLINE OF BODY COURT, YACHT CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89°59'03" E, ALONG SAID WESTERLY PROLONGATION, 835.01 FEET TO THE CENTERLINE OF SAID BODY COURT; THENCE CONTINUE S 89°59'03" E, ALONG SAID CENTERLINE, 130.00 FEET TO THE SOUTHERLY PROLONGATION OF THE EAST LINE OF LOT 84, SAID YACHT CLUB ESTATES; THENCE N 01°07'57" E, ALONG SAID SOUTHERLY PROLONGATION, 20.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 84; THENCE CONTINUE N 01°07'57" E, ALONG THE EAST LINE OF SAID LOT 84, 110.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 01°07'57" E, ALONG SAID EAST LINE, 50.00 FEET TO THE SOUTH LINE OF THE "CANAL" RESERVATION, SAID YACHT CLUB ESTATES, AS LAID OUT AND CURRENTLY IN USE, THENCE S 89°49'56" E, ALONG SAID SOUTH LINE, 144.35 FEET TO THE WESTERLY LINE OF THE LOKAHATCHEE RIVER, AS CURRENTLY IN USE, ALSO BEING THE MEAN HIGH WATER LINE AND WET FACE OF AN EXISTING CONCRETE SEAWALL, AND CONTINUE ON SAID WESTERLY LINE FOR THE NEXT 8 COURSES AND DISTANCES: THENCE S 70°36'56" E, 3.42 FEET; THENCE S 35°33'37" E, 19.87 FEET; THENCE S 16°35'44" E, 9.89 FEET; THENCE S 14°59'35" W, 43.41 FEET; THENCE S 51°14'20" W, 3.78 FEET; THENCE S 81°23'40" W, 5.72 FEET; THENCE S 18°32'36" W, 35.72 FEET; THENCE S 19°04'34" W, 57.31 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID BODY COURT AND THE EASTERLY PROLONGATION THEREOF; THENCE N 89°59'03" W, ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID BODY COURT AND THE EASTERLY PROLONGATION THEREOF, 90.19 FEET TO THE EAST RIGHT-OF-WAY OF SAID BODY COURT; THENCE N 01°07'57" E, ALONG SAID EASTERLY RIGHT-OF-WAY, 110.00 FEET, TO THE NORTH RIGHT-OF-WAY OF SAID BODY COURT; THENCE N 89°59'03" W, ALONG SAID NORTH RIGHT-OF-WAY, 25.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 19,899 SQUARE FEET (0.4568 ACRES), 19,739 SQUARE FEET UPLAND, MORE OR LESS.

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

1. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGE THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.
2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE CHARLES LEAL AND MARY KELLY LEAL, AS CO-TRUSTEES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
3. THE SAFE SIGHT EASEMENT (S.S.E.), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENT. NO CONSTRUCTION, BUILDINGS, SIGNS, MONUMENTS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER OR DESIGNER.
4. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF September, 2024

BY: [Signature]
CHARLES LEAL, CO-TRUSTEE

WITNESS: [Signature]
PRINT NAME: Jorge Navarro
WITNESS: [Signature]
PRINT NAME: Lucia Mejia

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13th DAY OF September, 2024 BY CHARLES LEAL, CO-TRUSTEE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED F.I.D. (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: May 11, 2027
PRINT NAME: Gabrielle Orr
SEAL

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 16th DAY OF September, 2024, 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

"207 BODY COURT" IS HEREBY APPROVED FOR RECORD
THIS 16th DAY OF Sept., 2024

BY: [Signature]
JIM KURETSKI
MAYOR

ATTEST: [Signature]
LAURA CAHILL
TOWN CLERK

SURVEYOR NOTES:

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS. THE BASIS OF BEARING LINE USED IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST AND HAVING A MEASURED BEARING OF SOUTH 88°53'06" EAST. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD 83/90 ADJUSTMENT, EAST ZONE) AND WERE ESTABLISHED USING LEICA GNSS SMART ANTENNA AND OBSERVING PERMANENT REFERENCE MONUMENTS FOR 300 EPOCHS.
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. THIS PLAT IS A REPLAT OF LOTS 81, 82, AND 83, AS SHOWN ON THE PLAT OF YACHT CLUB ESTATE, JUPITER FLORIDA, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 22, PAGE 56, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL PREVIOUS PLATTED LOT LINES WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
4. 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.
5. NO BUILDINGS OR STRUCTURE OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND TOWN ENGINEER.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, CHARLES D. THOMAS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE CHARLES LEAL AND MARY KELLY LEAL, AS CO-TRUSTEES OF THE CHARLES & KELLY LEAL REVOCABLE TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORDS AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 9/14/24
[Signature]
CHARLES D. THOMAS, ESQ.
ATTORNEY AT LAW LICENSED IN FLORIDA
FLORIDA BAR NUMBER 0190896

SURVEYOR AND 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"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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.

THIS 26 DAY OF AUG, 2024

[Signature]
MICHAEL J. MILLER, R.L.S.
LICENSE No. 4034
STATE OF FLORIDA

TOWN OF JUPITER ENGINEER
TOWN OF JUPITER CLERK
MICHAEL J. MILLER PROFESSIONAL SURVEYOR AND MAPPER

PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034
IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: 1" = 20'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-0151 www.millersurveying.com e-mail: orders@millersurveying.com	REF: U197/ A989/7 229/18 6484
DRAWN BY: S.R.L.		PREV. JOB NO'S:
FIELD WK: J.W./B.M.		JOB NO. Y230989
DATE: 10/23/2023		L-2408-A

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