

TRACT "C1", AS SHOWN ON THE PLAT OF JUPITER YACHT CLUB, RECORDED IN PLAT BOOK 94, PAGES 49 THROUGH 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:

COMMENCING AT A NORTHEASTERN CORNER OF SAID TRACT "C1"; THENCE NORTH 65° 01' 45" WEST ALONG THE NORTHERN BOUNDARY LINE OF SAID TRACT "C1", A DISTANCE OF 42.90 FEET; THENCE CONTINUING ALONG SAID NORTHERN BOUNDARY LINE NORTH 26° 27' 33" WEST, A DISTANCE OF 72.00 FEET; THENCE NORTH 18° 34' 03" EAST, A DISTANCE OF 68.57 FEET TO THE POINT OF BEGINNING OF LESSED OUT PARCEL 1; THENCE CONTINUE NORTH 18° 34' 03" EAST, A DISTANCE OF 32.23 FEET; THENCE NORTH 71° 25' 56" WEST, A DISTANCE OF 11.76 FEET; THENCE SOUTH 18° 40' 15" WEST, A DISTANCE OF 24.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 189.50 FEET, A RADIAL BEARING OF SOUTH 49° 13' 40" WEST AND A CENTRAL ANGLE OF 04° 14' 48"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 333.84 SQUARE FEET, MORE OR LESS.

PARCEL 2:

COMMENCING AT A NORTHEASTERN CORNER OF SAID TRACT "C1"; THENCE SOUTH 24° 33' 10" WEST ALONG THE EASTERN BOUNDARY OF SAID TRACT "C1", A DISTANCE OF 208.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE SOUTH 24° 33' 10" WEST, A DISTANCE OF 26.53 FEET; THENCE NORTH 70° 33' 51" WEST ALONG THE BOUNDARY OF SAID TRACT "C1", A DISTANCE OF 43.84 FEET; THENCE CONTINUE ALONG SAID BOUNDARY SOUTH 51° 13' 44" WEST, A DISTANCE OF 5.10 FEET TO REFERENCE POINT 'A'; THENCE NORTH 20° 47' 52" EAST, A DISTANCE OF 33.44 FEET; THENCE SOUTH 67° 23' 00" EAST, A DISTANCE OF 48.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1319.81 SQUARE FEET, MORE OR LESS.

PARCEL 3:

COMMENCING AT REFERENCE POINT 'A'; THENCE SOUTH 51° 13' 44" WEST ALONG SAID BOUNDARY LINE OF TRACT "C1", A DISTANCE OF 6.70 FEET; THENCE CONTINUE ALONG SAID LINE SOUTH 12° 59' 50" EAST, A DISTANCE OF 6.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY LINE SOUTH 12° 59' 50" EAST, A DISTANCE OF 67.40 FEET; THENCE CONTINUE ALONG SAID LINE SOUTH 68° 08' 43" WEST, A DISTANCE OF 47.07 FEET; THENCE SOUTH 07° 13' 55" EAST, A DISTANCE OF 138.08 FEET; THENCE SOUTH 10° 17' 50" WEST, A DISTANCE OF 70.67 FEET; THENCE SOUTH 27° 04' 34" WEST, A DISTANCE OF 59.65 FEET TO REFERENCE POINT 'B'; THENCE DEPARTING SAID BOUNDARY LINE NORTH 20° 42' 39" EAST, A DISTANCE OF 47.46 FEET; THENCE NORTH 08° 28' 07" EAST, A DISTANCE OF 25.63 FEET; THENCE NORTH 01° 43' 19" EAST, A DISTANCE OF 23.79 FEET; THENCE NORTH 00° 06' 22" EAST, A DISTANCE OF 192.56 FEET; THENCE NORTH 33° 34' 54" EAST, A DISTANCE OF 26.12 FEET; THENCE NORTH 24° 42' 53" EAST, A DISTANCE OF 21.48 FEET; THENCE NORTH 20° 47' 52" EAST, A DISTANCE OF 16.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 4288.79 SQUARE FEET, MORE OR LESS.

PARCEL 4:

COMMENCING AT REFERENCE POINT 'B'; THENCE CONTINUING ALONG SAID BOUNDARY LINE OF TRACT "C1" SOUTH 27° 04' 34" WEST, A DISTANCE OF 41.49 FEET; THENCE SOUTH 00° 27' 01" WEST, A DISTANCE OF 13.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY LINE SOUTH 00° 27' 01" WEST, A DISTANCE OF 62.20 FEET; THENCE SOUTH 46° 42' 30" EAST, A DISTANCE OF 7.21 FEET AND REFERENCE POINT 'C'; THENCE DEPARTING SAID BOUNDARY LINE NORTH 68° 15' 55" WEST, A DISTANCE OF 23.64 FEET; THENCE NORTH 23° 11' 34" WEST, A DISTANCE OF 6.58 FEET; THENCE NORTH 20° 42' 39" EAST, A DISTANCE OF 55.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 679.59 SQUARE FEET, MORE OR LESS.

PARCEL 5:

COMMENCING AT REFERENCE POINT "C"; THENCE SOUTH 46° 42' 30" EAST ALONG SAID BOUNDARY LINE OF TRACT "C1", A DISTANCE OF 21.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 46° 42' 30" EAST, A DISTANCE OF 5.43 FEET; THENCE NORTH 43° 17' 30" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 46° 42' 30" EAST, A DISTANCE OF 1.60 FEET; THENCE SOUTH 06° 21' 49" EAST, A DISTANCE OF 9.00 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 13.56 FEET; THENCE NORTH 38° 53' 07" WEST, A DISTANCE OF 36.31 FEET; THENCE DEPARTING SAID BOUNDARY LINE SOUTH 68° 26' 14" EAST, A DISTANCE OF 62.49 FEET; THENCE NORTH 21° 27' 11" EAST, A DISTANCE OF 43.98 FEET; THENCE NORTH 68° 33' 04" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 23° 01' 34" EAST, A DISTANCE OF 75.20 FEET TO THE POINT OF BEGINNING

CONTAINING 2127.39 SQUARE FEET, MORE OR LESS.

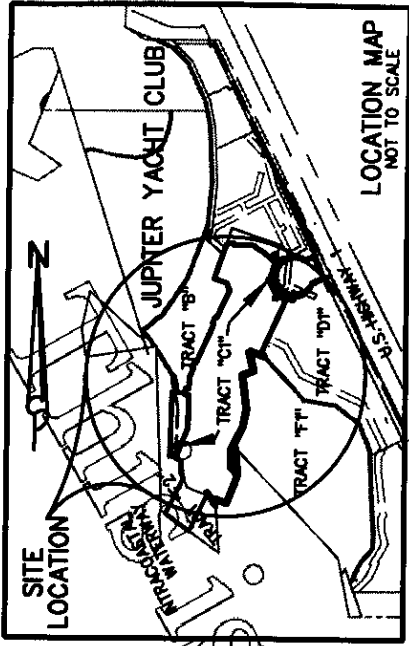
TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF TRACT "D-1", AS SHOWN ON THE PLAT OF JUPITER YACHT CLUB, RECORDED IN PLAT BOOK 94, PAGES 49 THROUGH 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERN CORNER OF TRACT "C1", AS SHOWN ON SAID PLAT OF JUPITER YACHT CLUB; THENCE SOUTH 24° 33' 10" WEST ALONG THE EASTERLY LINE OF SAID TRACT "C1" AND THE WESTERLY LINE OF SAID TRACT "D1", A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID DESCRIBED LINE SOUTH 64° 45' 07" EAST, A DISTANCE OF 9.65 FEET; THENCE SOUTH 24° 33' 10" WEST, A DISTANCE OF 13.32 FEET; THENCE NORTH 64° 45' 07" WEST, A DISTANCE OF 9.65 FEET TO A POINT ON SAID EASTERLY AND WESTERLY LINE; THENCE NORTH 24° 33' 10" EAST ALONG SAID LINE, A DISTANCE OF 13.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 128.54 SQUARE FEET, MORE OR LESS.

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT B



SURVEY REPORT

1. THIS IS A BOUNDARY SURVEY AS DEFINED IN CHAPTER 61G17-6.002(8), FLORIDA ADMINISTRATIVE CODE.
2. SURVEY BASED ON THE PLAT OF JUPITER YACHT CLUB.
3. LEGAL DESCRIPTION WAS PREPARED BY LIDBERG LAND SURVEYING, INC.
4. BEARING BASIS: N0°14'05"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER, SECTION 6/41/43
5. TOTAL AREA - 4.64 ACRES, MORE OR LESS.
6. THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS NOT SHOWN ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN PERFORMED BY LIDBERG LAND SURVEYING, INC.
7. THIS SURVEY FALLS WITHIN THE SUBURBAN CATEGORY AS CLASSIFIED IN CHAPTER 61G17-6.003, FLORIDA ADMINISTRATIVE CODE. ALL FIELD MEASURED CONTROL MEASUREMENTS EXCEEDED THE ACCURACY REQUIREMENTS FOR THIS CLASSIFICATION.
8. THIS SURVEY IS PREPARED ONLY FOR THE PARTIES LISTED BELOW AND IS NOT ASSIGNABLE. PREPARED FOR:
WCI COMMUNITIES, INC.
JYC HOLDINGS, INC.
9. © COPYRIGHT 2002 BY LIDBERG LAND SURVEYING, INC.
THE SKETCH OF SURVEY AND SURVEY REPORT COMPRISE THE COMPLETE SURVEY. THIS SURVEY IS NOT VALID UNLESS THE SKETCH AND REPORT ACCOMPANY EACH OTHER. REPRODUCTIONS OF THIS SURVEY ARE NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER EMPLOYED BY LIDBERG LAND SURVEYING, INC.

LIDBERG LAND SURVEYING, INC.

DATE OF SURVEY: SEPTEMBER 10, 2002

CERTIFICATION

I HEREBY CERTIFY THAT THE ENCLOSED SHEETS 1 THROUGH 16, INCLUSIVE, WHICH COMPRISE THIS EXHIBIT "B", IS A CORRECT REPRESENTATION OF THE IMPROVEMENTS DESCRIBED HEREIN TO INCLUDE THE COMMON ELEMENTS AND UNITS, AND THAT THE CONSTRUCTION OF SAID IMPROVEMENTS, IS SUBSTANTIALLY COMPLETE SUCH THAT THE MATERIAL, TOGETHER WITH THE PROVISIONS OF THE DECLARATION OF CONDOMINIUM FOR JUPITER YACHT CLUB MARINA, A CONDOMINIUM, RESPECTIVELY DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THAT THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS AND OF EACH UNIT INCLUDED WITHIN SAID CONDOMINIUM CAN BE DETERMINED FROM THESE MATERIALS.

I HEREBY CERTIFY THAT THIS CONDOMINIUM BOUNDARY HAS BEEN PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE RULE 61G17-6, PURSUANT TO CHAPTER 718.104(e) FLORIDA STATUTES, AND FIND THAT THERE ARE NO EASEMENTS, ENCROACHMENTS, OR USES AFFECTING THIS PROPERTY, THAT I HAVE KNOWLEDGE OF OTHER THAN THOSE SHOWN AND DEPICTED THEREON.

DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 3613

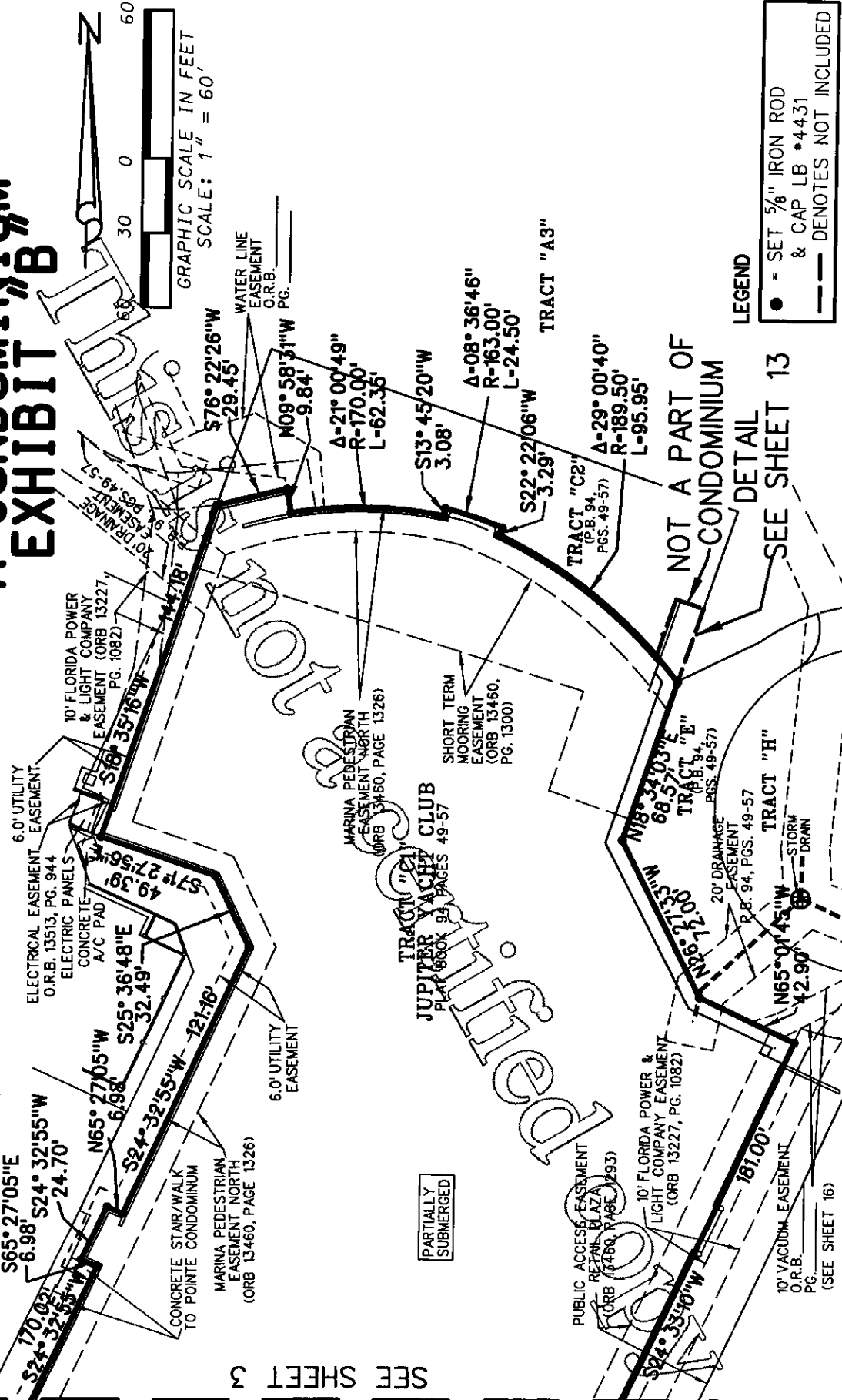
LIDBERG LAND SURVEYING, INC.

LB 4431
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

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OFF. L.J.C. 340 15 DATE 09/10/02
KCD. D.C.L. SHEET 1 OF 16 DWG. A02-017

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT "B"

TRACT "B"
P.B. 94, PGS. 49-57



GRAPHIC SCALE IN FEET
SCALE: 1" = 60'

LEGEND

- - SET 5/8" IRON ROD & CAP LB *4431
- DENOTES NOT INCLUDED

NOT A PART OF
CONDOMINIUM
DETAIL
SEE SHEET 13

TRACT "D1"
(P.B. 94, PGS. 49-57)

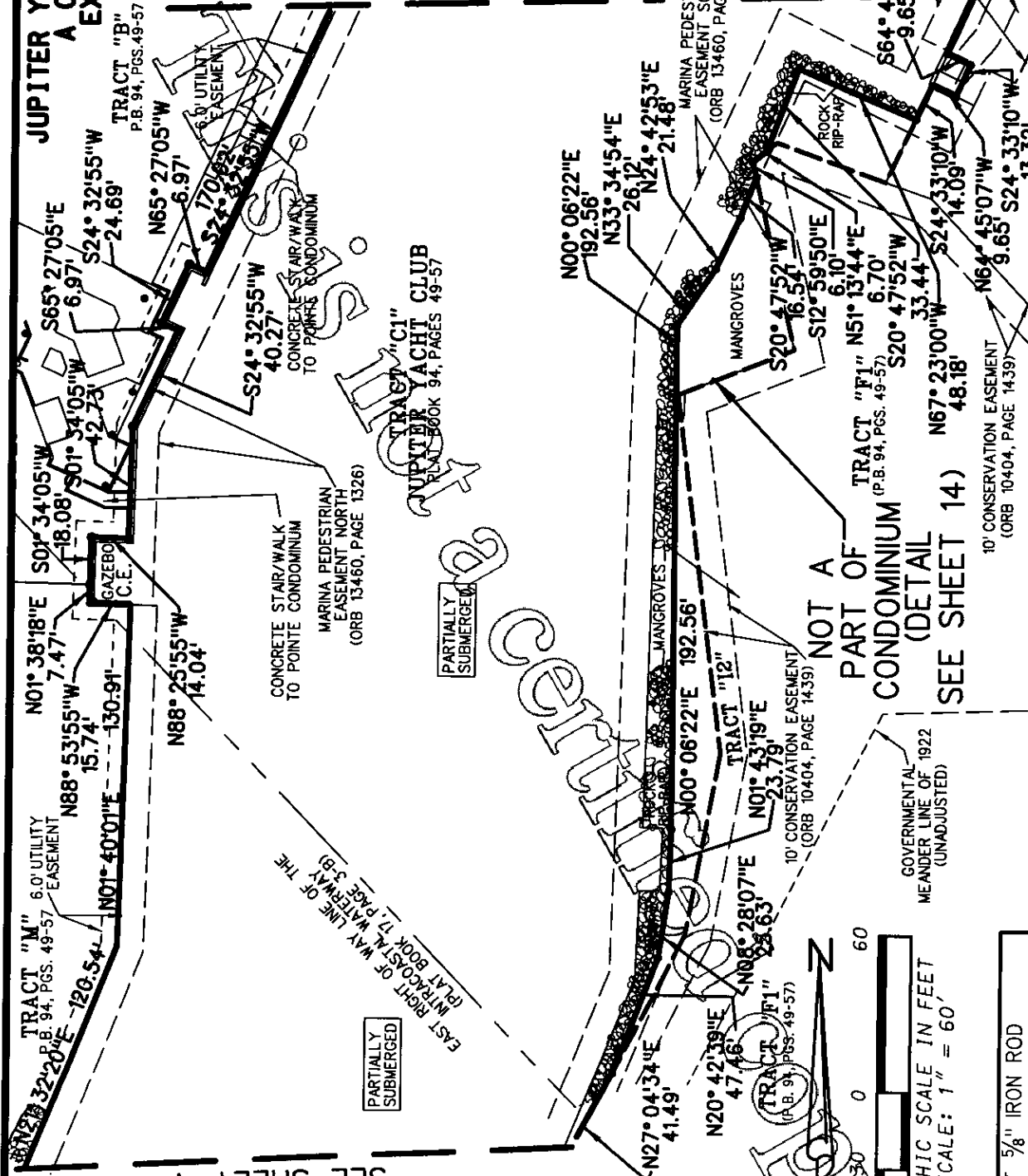
BOUNDARY SURVEY

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675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

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	DWG.	A02-017

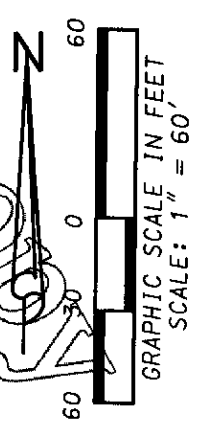
SEE SHEET 3

**JUPITER YACHT CLUB MARINA,
A CONDOMINIUM
EXHIBIT "B"**



SEE SHEET 4

SEE SHEET 2



LEGEND
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 --- DENOTES NOT INCLUDED

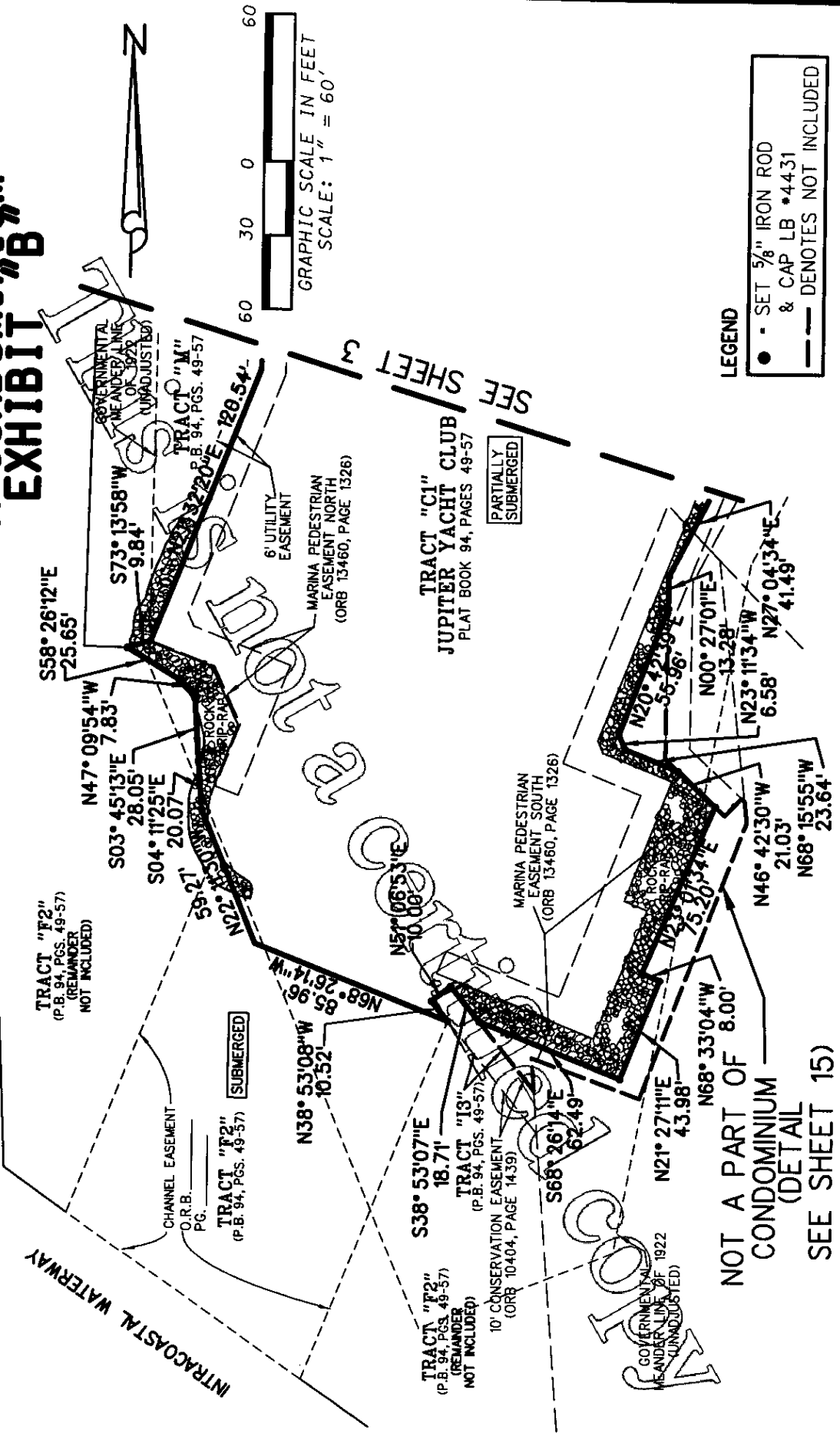
BOUNDARY SURVEY

LIB4431

LIDBERG LAND SURVEYING, INC.
 675 West Indian Town Road, Suite 200
 Jupiter, Florida 33458 TEL. 561-746-8454

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JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT "B"

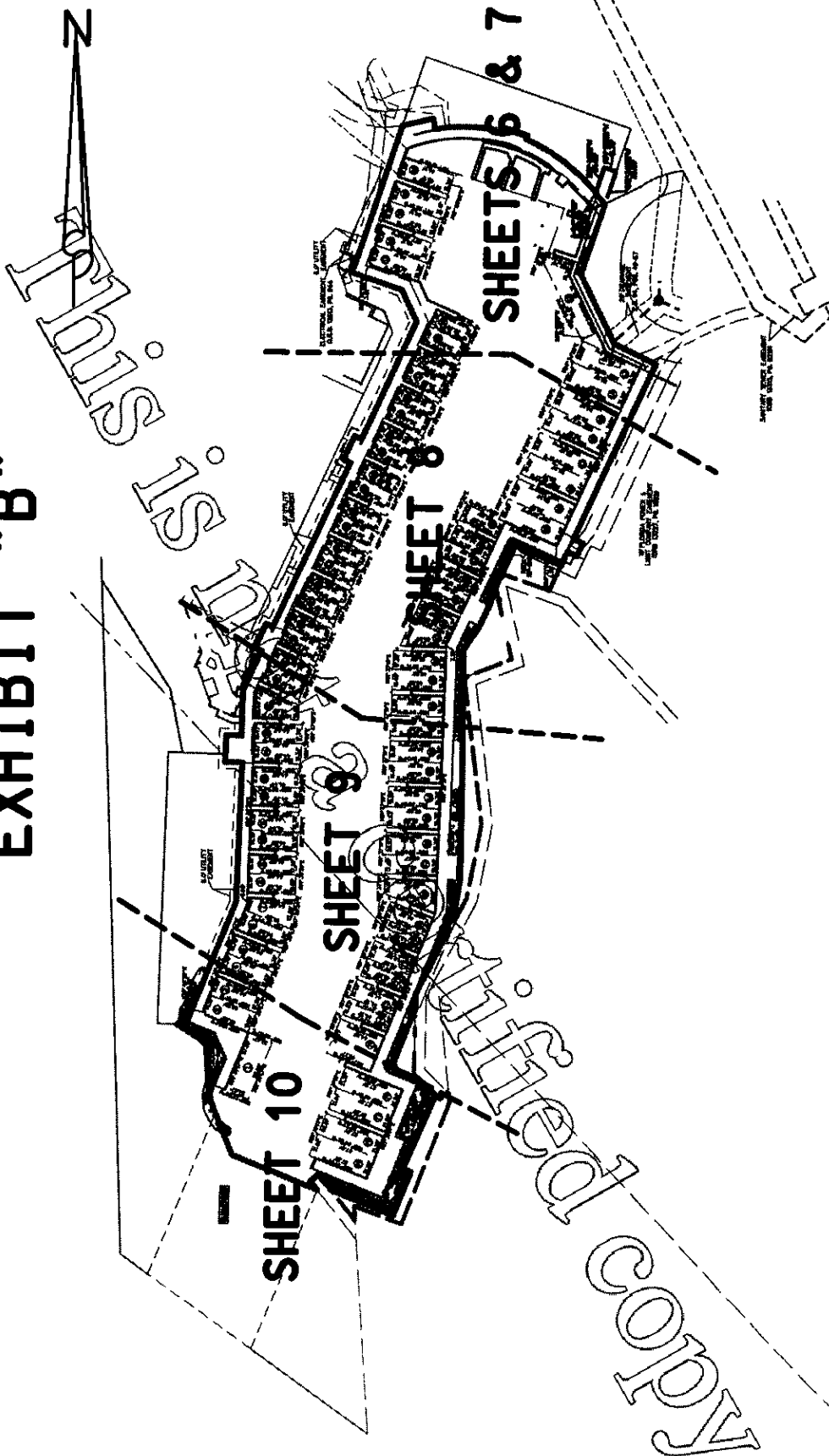


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OFF. L.J.C.	DATE 09/10/02
CKD. D.C.L.	SHEET 4 OF 16
	DWG. A02-017

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BOUNDARY SURVEY

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT "B"



**KEY SHEET
MAP
(NOT TO SCALE)**

**LIDBERG LAND
SURVEYING, INC.**

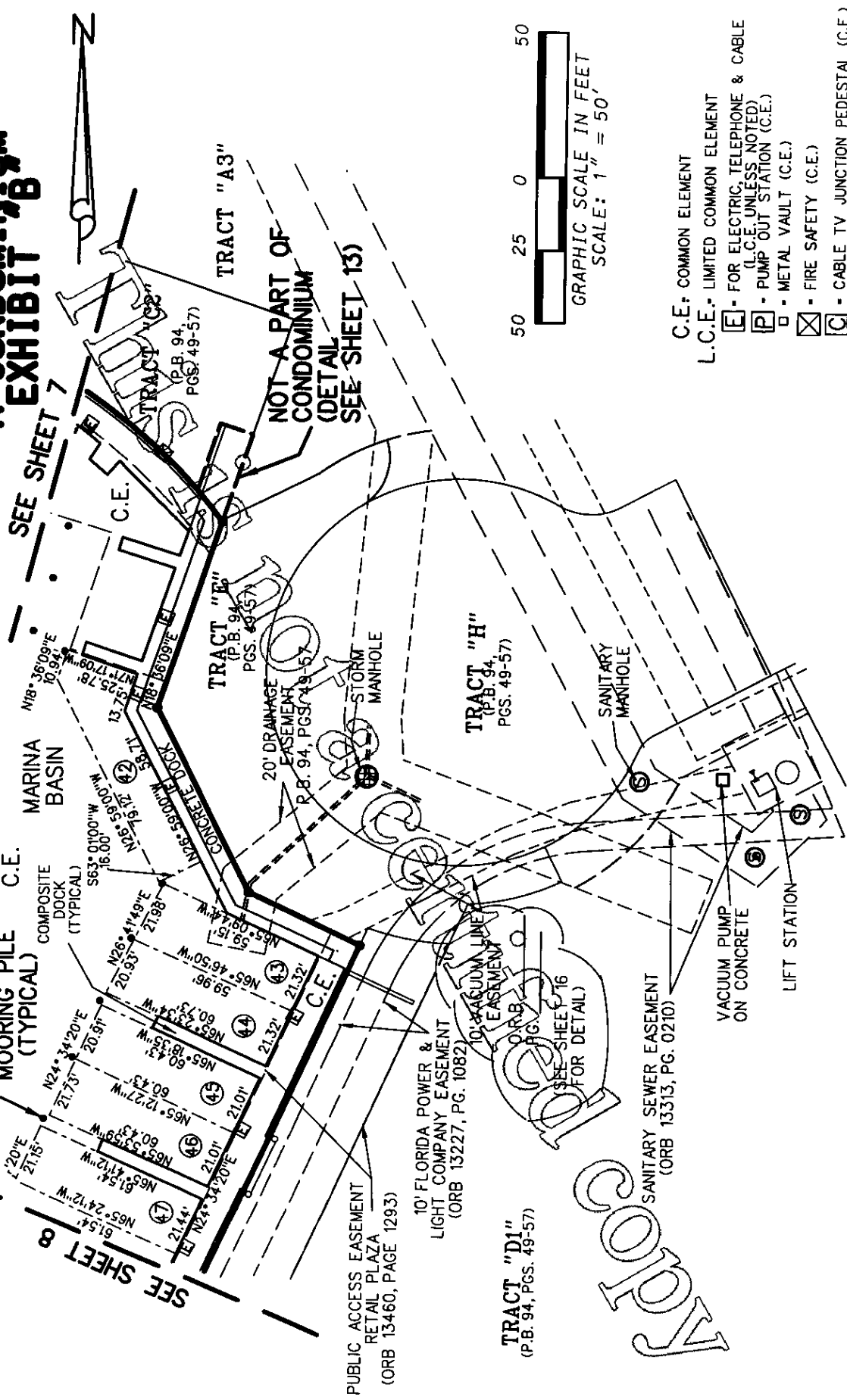
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Jupiter, Florida 33458 TEL. 561-746-8454

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SHEET 5 OF 16	DWG. A02-017
FB.	JOB 02-017-305

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT B

TRACT "C1"
JUPITER YACHT CLUB
PLAT BOOK 94, PAGES 49-57



LIDBERG LAND SURVEYING, INC.
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 Jupiter, Florida 33458 TEL. 561-746-8454

PLOT PLAN

CAD. K:\JUST \ 064143 \ JYC \ 0172305 \ LET501.DGN	JOB	02-017-305
REF. K:\JUST \ 064143 \ JYC \ 0172305 \ 0172305.DGN	DATE	09/10/02
FLD. B.D.	FB.	PG.
OFF. L.J.C.	340	15
CKD. D.C.L.	SHEET 6	OF 16
	DWG.	A02-017

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT 'B'

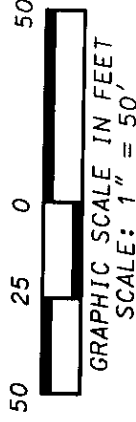
6.0' UTILITY
ELECTRICAL EASEMENT
O.R.B. 13513, PG. 944

TRACT "B"
(P.B. 94,
PGS. 49-57)

TRACT "C"
JUPITER YACHT CLUB
MARINA BASIN
PLAT BOOK 94,
PAGES 49-57

L.C.E.
MOORING PILE
(TYPICAL)

TRACT "A3"



TRACT "C2"
(P.B. 94,
PGS. 49-57)

TRACT "E"
(P.B. 94,
PGS. 49-57)

NOT A PART
OF CONDOMINIUM
(DETAIL
SEE SHEET 13)

- C.E.: COMMON ELEMENT
- L.C.E.: LIMITED COMMON ELEMENT
- [E] - FOR ELECTRIC, TELEPHONE & CABLE (L.C.E. UNLESS NOTED)
- [P] - PUMP OUT STATION (C.E.)
- [M] - METAL VAULT (C.E.)
- [X] - FIRE SAFETY (C.E.)
- [C] - CABLE TV JUNCTION PEDESTAL (C.E.)

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REF. K:\UST \ 064143 \ JYC \ 0172305 \ 0172305.DGN	
FLD.	B.D.
OFF.	L.J.C.
CKD.	D.C.L.
FB.	PG.
JOB	02-017-305
DATE	09/10/02
SHEET	7 OF 16
DWG.	A02-017

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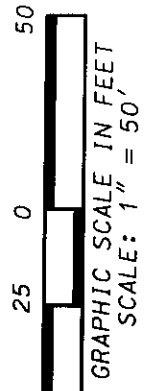
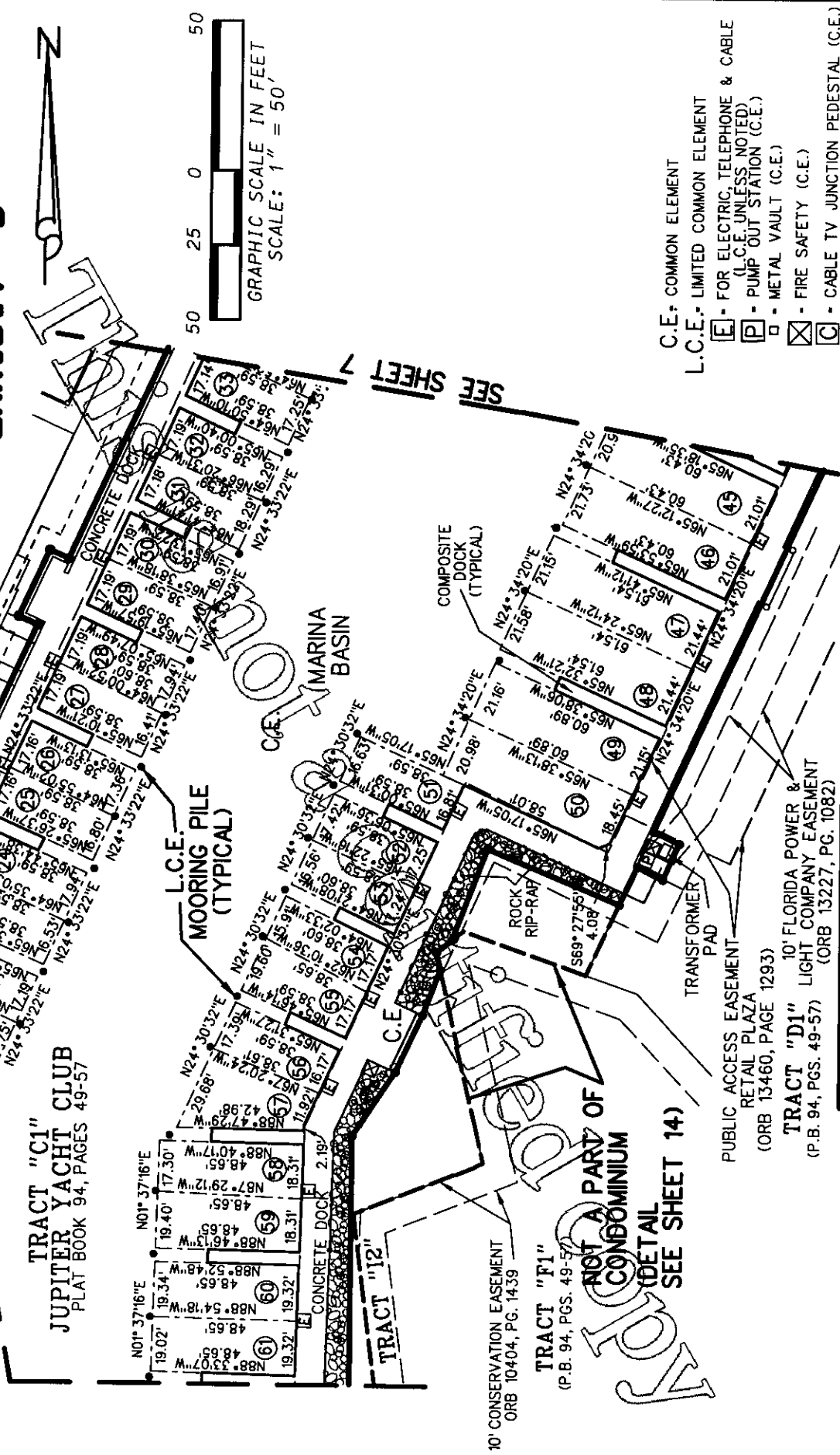
PLOT PLAN

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT 'B'

TRACT "B"
LP-8 94, PGS. 49-57

TRACT "C1"
JUPITER YACHT CLUB
PLAT BOOK 94, PAGES 49-57

SEE SHEET 9



- C.E. = COMMON ELEMENT
- L.C.E. = LIMITED COMMON ELEMENT
- [E] = FOR ELECTRIC, TELEPHONE & CABLE (L.C.E. UNLESS NOTED)
- [P] = PUMP OUT STATION (C.E.)
- [□] = METAL VAULT (C.E.)
- [X] = FIRE SAFETY (C.E.)
- [C] = CABLE TV JUNCTION PEDESTAL (C.E.)

SEE SHEET 7

10' CONSERVATION EASEMENT
ORB 10404, PG. 1439

TRACT "F1"
(P.B. 94, PGS. 49-57)

NOT A PART OF
CONDOMINIUM
DETAIL
(SEE SHEET 14)

PUBLIC ACCESS EASEMENT
RETAIL PLAZA
(ORB 13460, PAGE 1293)

TRACT "D1"
10' FLORIDA POWER & LIGHT COMPANY EASEMENT
(P.B. 94, PGS. 49-57) (ORB 13227, PG. 1082)

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CKD. D.C.L.	SHEET 8 OF 16
	JOB 02-017-305
	DATE 09/10/02
	DWG. A02-017

LIDBERG LAND SURVEYING, INC.

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Jupiter, Florida 33458 TEL. 561-746-8454

LB4431

PLOT PLAN

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT "B"

50 25 0
GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

TRACT "M"
(P.B. 94, PGS. 49-57)

GOVERNMENTAL
MEANDER LINE
OF 1922 (UNADJUSTED)

6.0' UTILITY
EASEMENT

TRACT "B"
(P.B. 94, PGS. 49-57)

6.0' UTILITY
EASEMENT

TRACT "C1"
JUPITER YACHT CLUB
PLAT BOOK 94, PAGES 49-57

L.C.E.
MOORING PILE
(TYPICAL)

MARINA
BASIN

SEE SHEET 10

SEE SHEET 8

C.E. - COMMON ELEMENT

L.C.E. - LIMITED COMMON ELEMENT

- FOR ELECTRIC, TELEPHONE & CABLE
(L.C.E. UNLESS NOTED)

- PUMP OUT STATION (C.E.)

- METAL VAULT (C.E.)

- FIRE SAFETY (C.E.)

- CABLE TV JUNCTION PEDESTAL (C.E.)

NOT A PART OF
CONDOMINIUM
(DETAIL
SEE SHEETS
14 & 15)

10' CONSERVATION EASEMENT
ORB 10404, PG. 14-39

GOVERNMENTAL
MEANDER LINE
OF 1922
(UNADJUSTED)

TRACT "F1"
(P.B. 94, PGS. 49-57)

TRACT "I2"

TRACT "M"

TRACT "B"

TRACT "C1"

TRACT "F1"

TRACT "I2"

TRACT "M"

TRACT "B"

TRACT "C1"

TRACT "F1"

TRACT "I2"

TRACT "M"

TRACT "B"

TRACT "C1"

TRACT "F1"

TRACT "I2"

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TRACT "B"

TRACT "C1"

TRACT "F1"

TRACT "I2"

TRACT "M"

TRACT "B"

TRACT "C1"

TRACT "F1"

TRACT "I2"

TRACT "M"

TRACT "B"

TRACT "C1"

TRACT "F1"

TRACT "I2"

TRACT "M"

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TRACT "B"

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TRACT "M"

TRACT "B"

TRACT "C1"

TRACT "F1"

TRACT "I2"

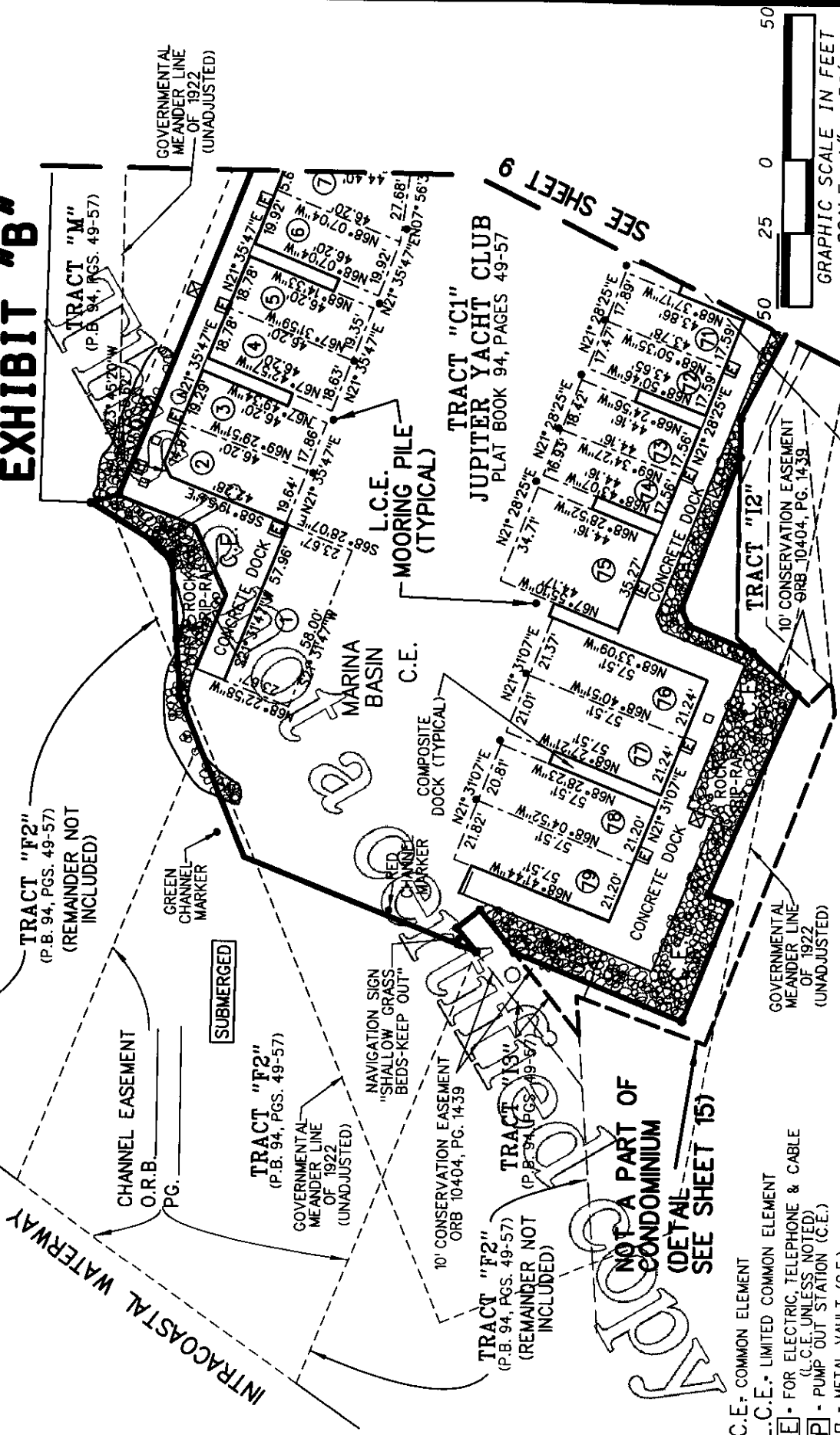
TRACT "M"

TRACT "B"

TRACT "C1"

TRACT "F1"

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT "B"



- C.E. - COMMON ELEMENT
- L.C.E. - LIMITED COMMON ELEMENT
- E - FOR ELECTRIC, TELEPHONE & CABLE (L.C.E. UNLESS NOTED)
- P - PUMP OUT STATION (C.E.)
- - METAL VAULT (C.E.)
- ⊗ - FIRE SAFETY (C.E.)
- ⊙ - CABLE TV JUNCTION PEDESTAL (C.E.)

PLOT PLAN

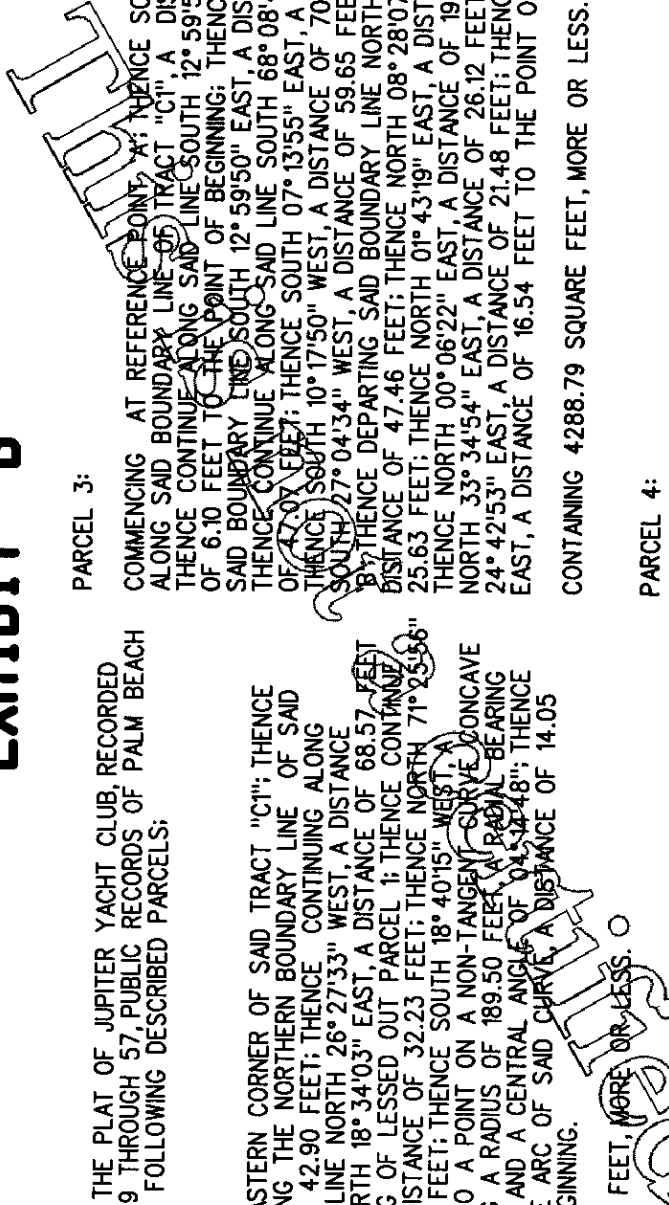
LIDBERG LAND SURVEYING, INC.
 675 West Indiantown Road, Suite 200
 Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 064143 \ JYC \ 0172305 \ LET505.DGN	JOB 02-017-305
REF. K:\UST \ 064143 \ JYC \ 0172305 \ 0172305.DGN	DATE 09/10/02
FLD. B.D.	PG. 15
OFF. L.J.C.	340
CKD. D.C.L.	SHEET 10 OF 16
	DWG. A02-017

GRAPHIC SCALE IN FEET
SCALE: 1" = 50'

NOT A PART OF
CONDOMINIUM
DETAIL
SEE SHEET 15

JUPITER YACHT CLUB MARINA. A CONDOMINIUM EXHIBIT B



PARCEL 3:

TRACT "C1", AS SHOWN ON THE PLAT OF JUPITER YACHT CLUB, RECORDED IN PLAT BOOK 94, PAGES 49 THROUGH 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LESS THE FOLLOWING DESCRIBED PARCELS:

PARCEL 1:

COMMENCING AT A NORTHEASTERN CORNER OF SAID TRACT "C1"; THENCE NORTH 65°01'45" WEST ALONG THE NORTHERN BOUNDARY LINE OF SAID TRACT "C1", A DISTANCE OF 42.90 FEET; THENCE CONTINUING ALONG SAID NORTHERN BOUNDARY LINE NORTH 26°27'33" WEST, A DISTANCE OF 72.00 FEET; THENCE NORTH 18°34'03" EAST, A DISTANCE OF 68.57 FEET TO THE POINT OF BEGINNING OF LESSED OUT PARCEL 1; THENCE CONTINUING NORTH 18°34'03" EAST, A DISTANCE OF 32.23 FEET; THENCE NORTH 71°25'56" WEST, A DISTANCE OF 11.76 FEET; THENCE SOUTH 18°40'15" WEST, A DISTANCE OF 24.63 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 189.50 FEET, A RADIAL BEARING OF SOUTH 49°13'40" WEST AND A CENTRAL ANGLE OF 045°32'48"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 14.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 333.84 SQUARE FEET, MORE OR LESS.

PARCEL 2:

COMMENCING AT A NORTHEASTERN CORNER OF SAID TRACT "C1"; THENCE SOUTH 24°33'10" WEST ALONG THE EASTERN BOUNDARY OF SAID TRACT "C1", A DISTANCE OF 268.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE SOUTH 24°33'10" WEST, A DISTANCE OF 26.53 FEET; THENCE NORTH 70°33'51" WEST ALONG THE BOUNDARY OF SAID TRACT "C1", A DISTANCE OF 43.84 FEET; THENCE CONTINUING ALONG SAID BOUNDARY SOUTH 51°13'44" WEST, A DISTANCE OF 5.10 FEET TO REFERENCE POINT 'A'; THENCE NORTH 20°47'52" EAST, A DISTANCE OF 33.44 FEET; THENCE SOUTH 67°23'00" EAST, A DISTANCE OF 48.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 1319.81 SQUARE FEET, MORE OR LESS.

PARCEL 3:

COMMENCING AT REFERENCE POINT 'A'; THENCE SOUTH 51°13'44" WEST ALONG SAID BOUNDARY LINE OF TRACT "C1", A DISTANCE OF 6.70 FEET; THENCE CONTINUING ALONG SAID LINE SOUTH 12°59'50" EAST, A DISTANCE OF 6.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY LINE SOUTH 12°59'50" EAST, A DISTANCE OF 67.40 FEET; THENCE CONTINUE ALONG SAID LINE SOUTH 68°08'43" WEST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 07°13'55" EAST, A DISTANCE OF 138.08 FEET; THENCE SOUTH 10°17'50" WEST, A DISTANCE OF 59.65 FEET TO REFERENCE POINT 'B'; THENCE DEPARTING SAID BOUNDARY LINE NORTH 20°42'39" EAST, A DISTANCE OF 47.46 FEET; THENCE NORTH 08°28'07" EAST, A DISTANCE OF 23.79 FEET; THENCE NORTH 00°06'22" EAST, A DISTANCE OF 192.56 FEET; THENCE NORTH 33°34'54" EAST, A DISTANCE OF 26.12 FEET; THENCE NORTH 24°42'53" EAST, A DISTANCE OF 21.48 FEET; THENCE NORTH 20°47'52" EAST, A DISTANCE OF 16.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 4288.79 SQUARE FEET, MORE OR LESS.

PARCEL 4:

COMMENCING AT REFERENCE POINT 'B'; THENCE CONTINUING ALONG SAID BOUNDARY LINE OF TRACT "C1" SOUTH 27°04'34" WEST, A DISTANCE OF 41.49 FEET; THENCE SOUTH 00°27'01" WEST, A DISTANCE OF 13.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID BOUNDARY LINE SOUTH 00°27'01" WEST, A DISTANCE OF 62.20 FEET; THENCE SOUTH 46°42'30" EAST, A DISTANCE OF 7.21 FEET AND REFERENCE POINT 'C'; THENCE DEPARTING SAID BOUNDARY LINE NORTH 68°15'55" WEST, A DISTANCE OF 23.64 FEET; THENCE NORTH 23°11'34" WEST, A DISTANCE OF 6.58 FEET; THENCE NORTH 20°42'39" EAST, A DISTANCE OF 55.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 679.59 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION



LB4431
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Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 064143 \ JYC \ 0172305 \ LESSEDOUT.DGN	JOB 02-017-305	
REF. K:\UST \ 064143 \ JYC \ 0172305 \ 0172305.DGN	DATE 09/10/02	
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OFF. L.J.C.	340 15	
CKD. D.C.L.	SHEET 11 OF 16	

JUPITER YACHT CLUB MARINA. A CONDOMINIUM EXHIBIT 'B'

This is a copy of the original survey.

PARCEL 5:

COMMENCING AT REFERENCE POINT "C"; THENCE SOUTH 46° 42' 30" EAST ALONG SAID BOUNDARY LINE OF TRACT "C"; A DISTANCE OF 21.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID BOUNDARY LINE SOUTH 46° 42' 30" EAST, A DISTANCE OF 5.43 FEET; THENCE NORTH 43° 17' 30" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 46° 42' 30" EAST, A DISTANCE OF 1.60 FEET; THENCE SOUTH 06° 21' 49" EAST, A DISTANCE OF 9.00 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 13.56 FEET; THENCE NORTH 38° 53' 07" WEST, A DISTANCE OF 36.31 FEET; THENCE DEPARTING SAID BOUNDARY LINE SOUTH 68° 26' 14" EAST, A DISTANCE OF 62.49 FEET; THENCE NORTH 21° 27' 11" EAST, A DISTANCE OF 43.98 FEET; THENCE NORTH 68° 33' 04" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 23° 01' 34" EAST, A DISTANCE OF 75.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 2127.39 SQUARE FEET, MORE OR LESS.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL;

A PORTION OF TRACT "D-1", AS SHOWN ON THE PLAT OF JUPITER YACHT CLUB, RECORDED IN PLAT BOOK 94, PAGES 49 THROUGH 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A NORTHEASTERN CORNER OF TRACT "C1", AS SHOWN ON SAID PLAT OF JUPITER YACHT CLUB; THENCE SOUTH 24° 33' 10" WEST ALONG THE EASTERLY LINE OF SAID TRACT "C1" AND THE WESTERLY LINE OF SAID TRACT "D1", A DISTANCE OF 181.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID DESCRIBED LINE SOUTH 64° 45' 07" EAST, A DISTANCE OF 9.65 FEET; THENCE SOUTH 24° 33' 10" WEST, A 13.32 FEET; THENCE NORTH 64° 45' 07" WEST, A DISTANCE OF 9.65 FEET TO A POINT ON SAID EASTERLY AND WESTERLY LINE; THENCE NORTH 24° 33' 10" EAST ALONG SAID LINE, A DISTANCE OF 13.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 128.54 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION

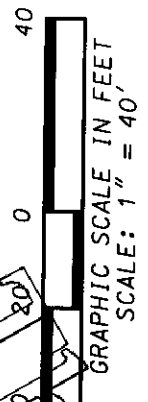
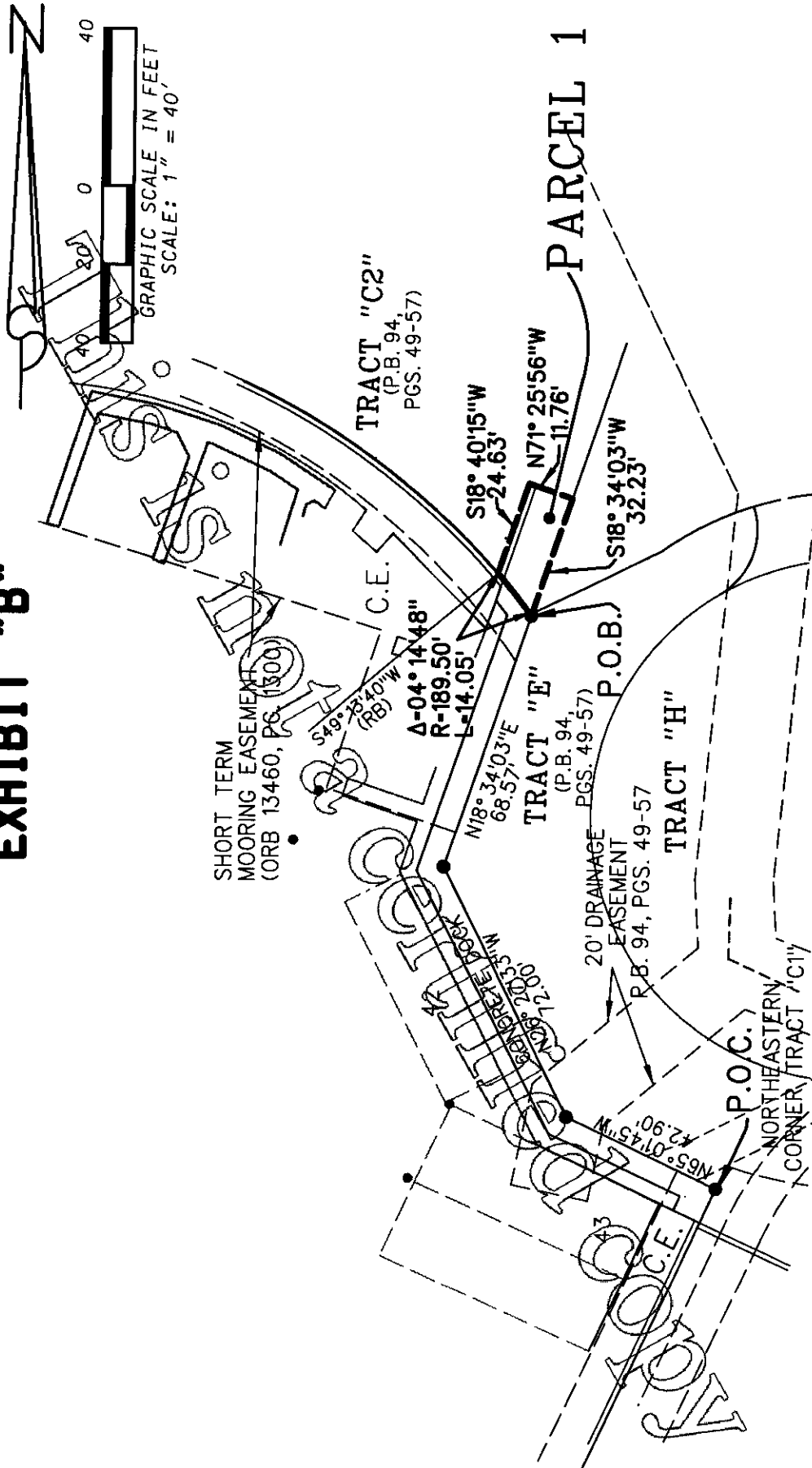


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CKD. D.C.L.	SHEET 12 OF 16	DWG. A02-017

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT 'B'



(RB)=RADIAL BEARING

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OFF. L.J.C.	340	DATE 09/10/02
CKD. D.C.L.	SHEET 13 OF 16	DWG. A02-017

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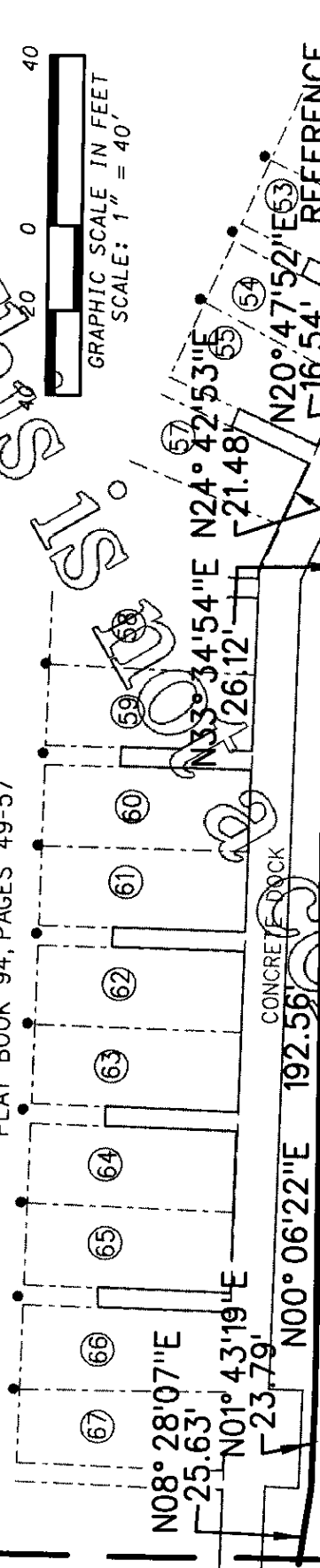
LB4431

SKETCH OF
LESSED OUT
PARCELS

JUPITER YACHT CLUB MARINA. A CONDOMINIUM EXHIBIT B

C.E. MARINA
BASIN

TRACT "C1"
JUPITER YACHT CLUB
PLAT BOOK 94, PAGES 49-57



TRACT "F1"
S10° 17' 50" W 70.67'
S07° 13' 55" E 47.07'
S68° 08' 43" W 47.07'
S12° 59' 50" E 67.40'
S51° 13' 44" W 5.10'
N70° 33' 51" W 43.84'
S24° 33' 10" W 26.53'
N20° 47' 52" E 33.44'
N20° 47' 52" E 16.54'
N24° 42' 53" E 21.48'
N33° 34' 54" E 26.12'
N00° 06' 22" E 192.56'
N01° 43' 19" E 23.79'
N08° 28' 07" E 25.63'

PARCEL 3

TRACT "F1"
(P.B. 94, PGS. 49-57)

MARINA PEDESTRIAN
EASEMENT SOUTH
(ORB 13460, PAGE 1326)

TRACT "F2"
S07° 13' 55" E 47.07'
S68° 08' 43" W 47.07'
S12° 59' 50" E 67.40'
S51° 13' 44" W 5.10'
N70° 33' 51" W 43.84'
S24° 33' 10" W 26.53'
N20° 47' 52" E 33.44'
N20° 47' 52" E 16.54'
N24° 42' 53" E 21.48'
N33° 34' 54" E 26.12'
N00° 06' 22" E 192.56'
N01° 43' 19" E 23.79'
N08° 28' 07" E 25.63'

CONSERVATION EASEMENT
(ORB 10404, PAGE 1439)

PARCEL 2

P.O.B.
NORTH-EASTERN
CORNER
TRACT "C1"

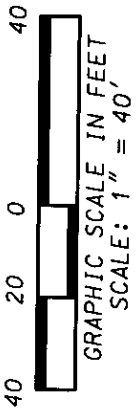
SKETCH OF
LESSED OUT
PARCELS

**LIDBERG LAND
SURVEYING, INC.**

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Jupiter, Florida 33458 TEL. 561-746-8454

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KCD. D.C.L.	DWG. A02-017

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT "B"

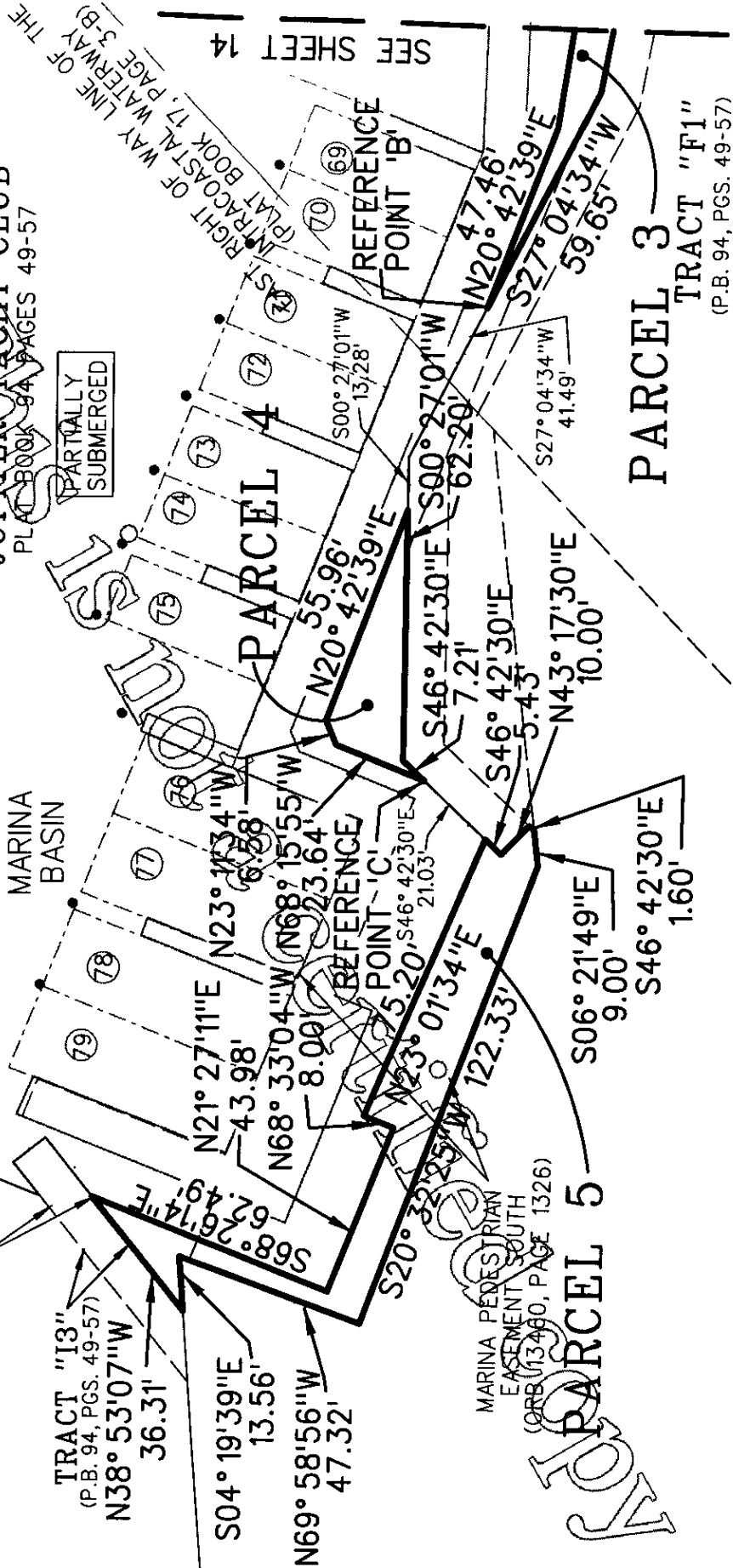


10' CONSERVATION EASEMENT
(ORB 10404, PAGE 1439)

TRACT "I3"
(P.B. 94, PGS. 49-57)
N38° 53'07"W
36.31'

S04° 19'39"E
13.56'
N69° 58'56"W
47.32'

MARINA
BASIN

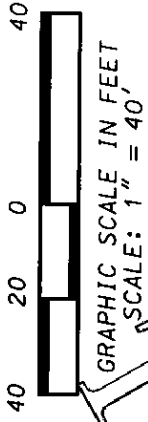


SKETCH OF LESSED OUT PARCELS

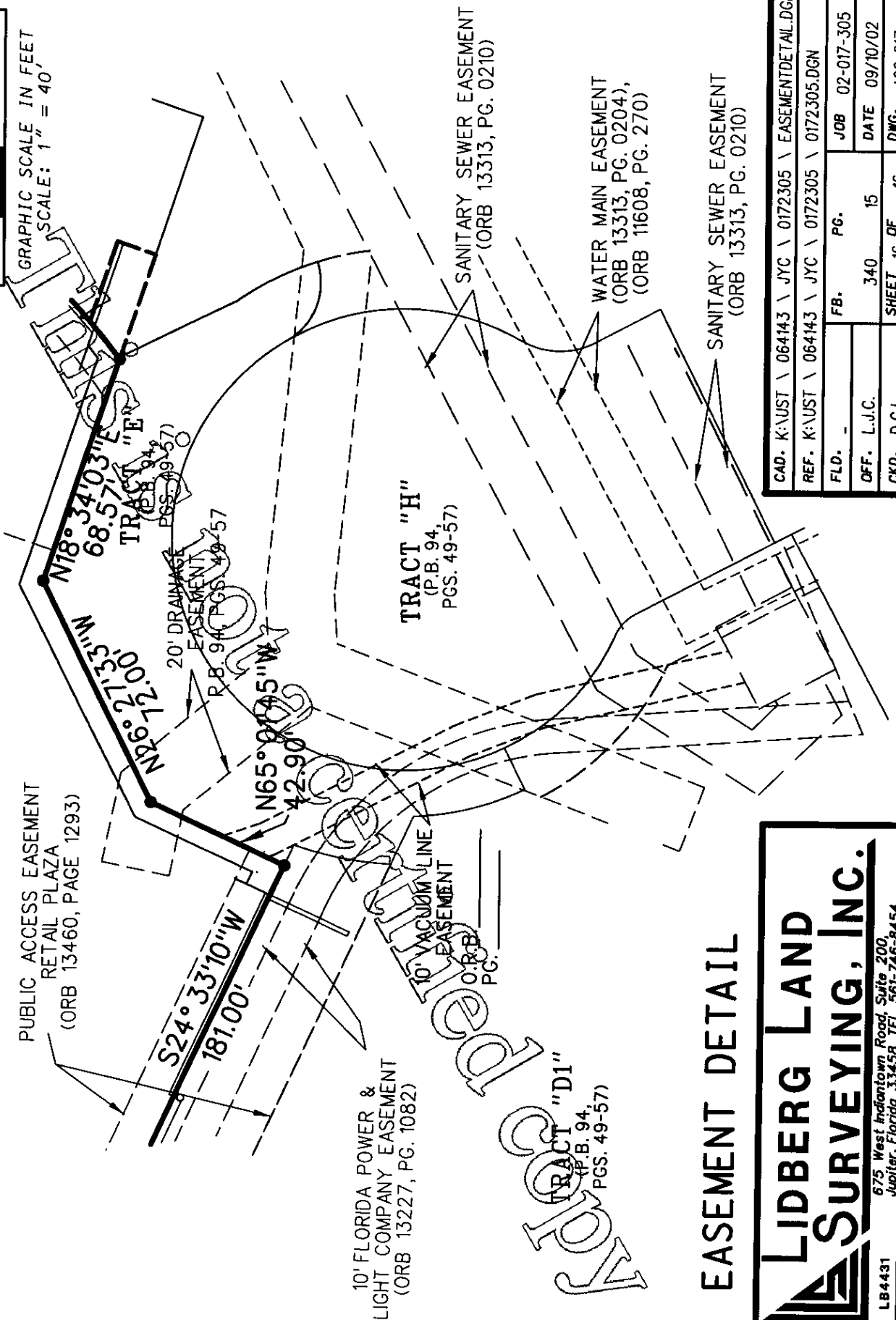
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PKB. 340	SHEET 15 OF 16
D.C.L.	DWG. A02-017

JUPITER YACHT CLUB MARINA, A CONDOMINIUM EXHIBIT "B"



PUBLIC ACCESS EASEMENT
RETAIL PLAZA
(ORB 13460, PAGE 1293)



10' FLORIDA POWER &
LIGHT COMPANY EASEMENT
(ORB 13227, PG. 1082)

TRACT "D1"
(P.B. 94,
PGS. 49-57)

TRACT "H"
(P.B. 94,
PGS. 49-57)

TRACT "E"
(P.B. 94,
PGS. 49-57)

SANITARY SEWER EASEMENT
(ORB 13313, PG. 0210)

WATER MAIN EASEMENT
(ORB 13313, PG. 0204),
(ORB 11608, PG. 270)

SANITARY SEWER EASEMENT
(ORB 13313, PG. 0210)

EASEMENT DETAIL

**LIDBERG LAND
SURVEYING, INC.**

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LB4431

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FLD. -	PG.
OFF. L.J.C.	340
CXD. D.C.L.	SHEET 16 OF 16
JOB 02-017-305	DATE 09/10/02
DWG. A02-017	