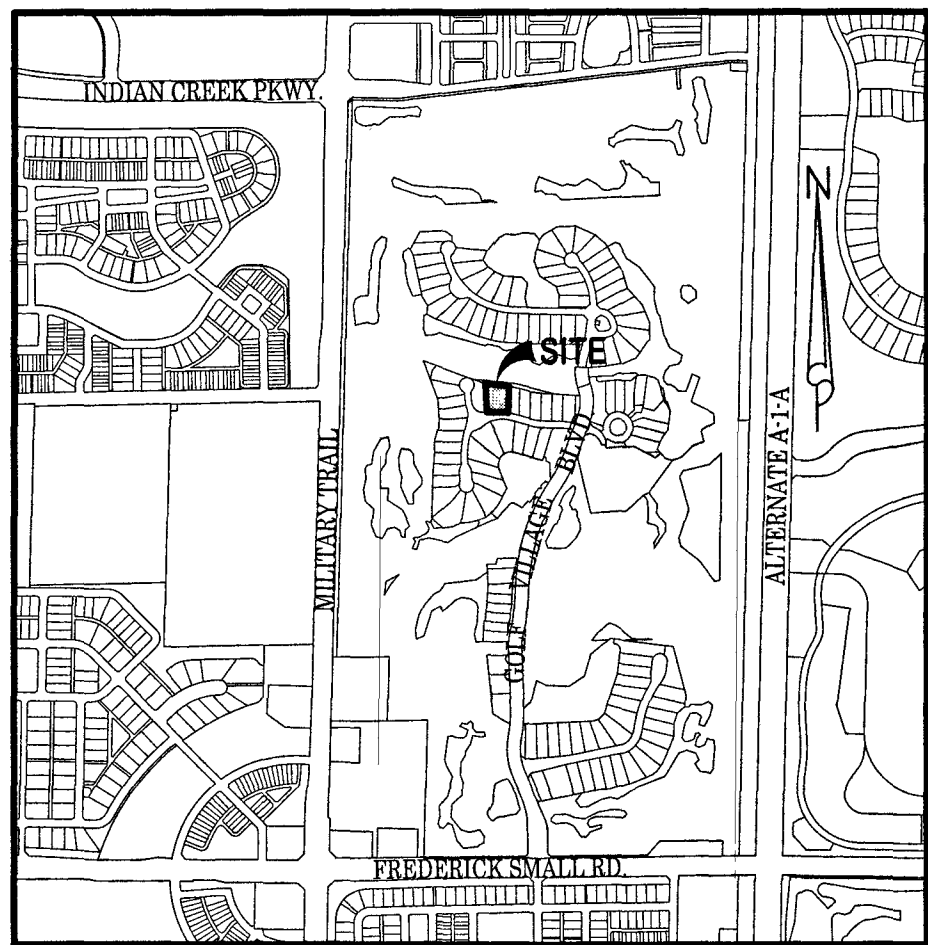


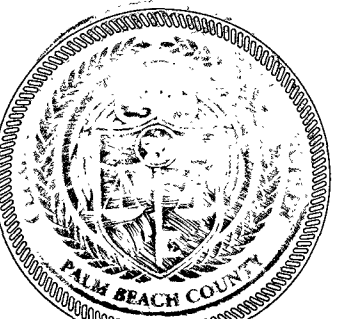
PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF 51R

BEING A REPLAT OF LOT 51R OF PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 51 AND 52,
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 139 AND 140,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
LYING IN SECTION 13, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2025



LOCATION MAP
NOT TO SCALE

106
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 3:32 P. M. THIS
25 DAY OF November, 2025
AND DULY RECORDED IN PLAT BOOK
140 ON PAGES 106
THRU 107.
MIKE CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER OF PALM BEACH COUNTY
BY: [Signature] D.C.



PALM BEACH COUNTY
CLERK AND COMPTROLLER

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MUSTAPICK HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF 51R, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 51R OF PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 51 AND 52, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 86, PAGES 139 AND 140, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 21,770 SQUARE FEET OR 0.50 ACRES MORE OR LESS.

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

1.) 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS DAY OF 20th, November, 2025.

MUSTAPICK HOMES, INC.
A FLORIDA CORPORATION.

ATTEST: [Signature]
GLENN MUSTAPICK, VICE PRESIDENT

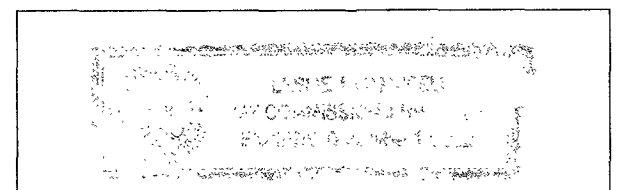
BY: [Signature]
SCOTT T. MUSTAPICK, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 20th DAY OF November, 2025, BY SCOTT T. MUSTAPICK AS PRESIDENT FOR MUSTAPICK HOMES, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED [Signature] AS IDENTIFICATION.

MY COMMISSION EXPIRES: 12/14/2026



NOTARY SEAL

[Signature]
NOTARY PUBLIC
PRINT NAME: LESLIE J. CAMPBELL
COMMISSION NUMBER: HH341211

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES RYAN, 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 MUSTAPICK HOMES, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO 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: NOVEMBER 20, 2025

BY: [Signature]
JAMES RYAN
FLORIDA BAR NO.: 976751

SURVEYOR'S CERTIFICATION

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.

DATE: NOVEMBER 19, 2025

BY: [Signature]
KENNETH J. BUCHANAN, P.S.M.
LICENSE NO. 7202
STATE OF FLORIDA

SURVEYOR'S NOTES:

1.) BEARINGS SHOWN HEREON ARE RELATIVE TO THE NORTH LINE OF PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 51 AND 52, RECORDED IN PLAT BOOK 86, PAGES 139 AND 140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID NORTH LINE HAVING A BEARING OF SOUTH 84°11'28" EAST.

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.

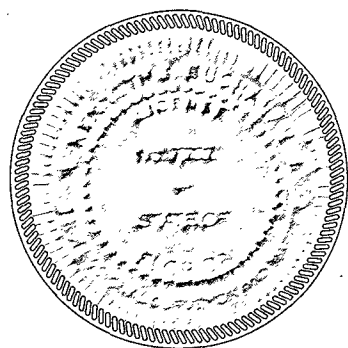
3.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE DIRECTOR OF ENGINEERING AND PUBLIC WORKS.

4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.

5.) THIS IS A REPLAT OF ALL OF PARCEL B - GOLF VILLAGE AT ADMIRAL'S COVE REPLAT OF LOTS 51 AND 52, RECORDED IN PLAT BOOK 86, PAGES 139 AND 140, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL PREVIOUSLY PLATTED EASEMENTS SHOWN THEREON WILL REMAIN IN AFFECT AND NOT BE ABANDONED BY THE RECORDING OF THIS PLAT.

6.) THIS INSTRUMENT WAS PREPARED BY KENNETH J. BUCHANAN, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 3780 BURNS ROAD, SUITE 6, PALM BEACH GARDENS, FLORIDA, 33410. TELEPHONE: 561-746-8454

PROFESSIONAL
SURVEYOR & MAPPER



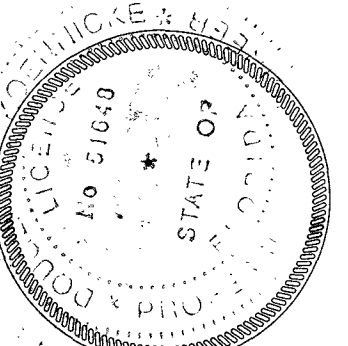
TOWN OF JUPITER APPROVAL:

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 25th DAY OF NOVEMBER, 2025, 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

BY: [Signature]
GEORGE D. DUMA, P.E.
DIRECTOR OF ENGINEERING DEPARTMENT



TOWN OF JUPITER
ENGINEER

ABBREVIATIONS

C	= CENTERLINE	N	= NORTH
FND.	= FOUND	S	= SOUTH
I.R.	= IRON ROD	E	= EAST
MAG	= MAG NAIL	W	= WEST
NO.	= NUMBER		
O.R.B.	= OFFICIAL RECORD BOOK		
P.B.	= PLAT BOOK		
P.C.P.	= PERMANENT CONTROL POINT		
PG.	= PAGE		
PGS.	= PAGES		
P.R.M.	= PERMANENT REFERENCE MONUMENT		
P.S.M.	= PROFESSIONAL SURVEYOR AND MAPPER		
U.E.	= UTILITY EASEMENT		

**LIDBERG LAND
SURVEYING, INC.**

LB4431

3780 Burns Road, Suite 6,
Palm Beach Gardens, Florida, 33410 TEL. 561-746-8454

O:\0_Property Files\PBC - Jupiter\141-842\41-42-13 W Village Way (Admiral's Cove)\0_CAD\UST\25-006-PLAT\25-006-PLAT.DGN			
REF.			
F.L.D.	K.F.	FB.	PG.
OFF.	R.J.W.	851	79
CKD.	A.B.	SHEET	1 OF 2
		JOB	25-006
		DATE	08/29/2025
		DWG.	D25-006P