

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT EMERALD CAY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WATER POINTE, BEING A PORTION OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST AND A PORTION OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST, AND A PORTION OF GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SAID GOVERNMENT LOT 1 OF SECTION 7 WITH THE SOUTH LINE OF THE NORTH 330 FEET OF SAID GOVERNMENT LOT 3 OF SECTION 8; THENCE ALONG SAID SOUTH LINE OF THE NORTH 330 FEET OF GOVERNMENT LOT 3 AND ALONG THE SOUTH LINE OF THE PLAT OF MANGROVE BAY, A P.U.D., RECORDED IN PLAT BOOK 89, PAGES 46 THROUGH 50, AND ALSO ALONG THE SOUTH LINE OF THE PLAT OF EXECUTIVE PARK, RECORDED IN PLAT BOOK 42, PAGES 100 THROUGH 101, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SOUTH 89°58'11" EAST, A DISTANCE OF 712.98 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 (STATE ROAD NO. 5), AS RECORDED IN ROAD PLAT BOOK 2, PAGE 105 THROUGH 118, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WEST RIGHT OF WAY LINE, SOUTH 23°20'06" EAST, A DISTANCE OF 334.53 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTH 307.1 FEET OF THE NORTH 637.1 FEET OF SAID GOVERNMENT LOT 3 OF SECTION 8; THENCE ALONG SAID SOUTH LINE OF THE SOUTH 307.1 FEET OF THE NORTH 637.1 FEET OF SAID GOVERNMENT LOT 3 OF SECTION 8, NORTH 89°58'11" WEST, A DISTANCE OF 414.28 FEET TO A POINT ON THE GOVERNMENT MEANDER LINE OF 1955, ADJUSTED IN 1924; THENCE ALONG SAID GOVERNMENT MEANDER LINE, NORTH 58°18'43" WEST, A DISTANCE OF 508.10 FEET TO A POINT ON THE WEST LINE OF SAID GOVERNMENT LOT 3 OF SECTION 8; THENCE CONTINUE ALONG SAID GOVERNMENT MEANDER LINE, NORTH 29°37'51" WEST, A DISTANCE OF 46.51 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE FOREMENTIONED SOUTH LINE OF THE NORTH 330 FEET OF GOVERNMENT LOT 3 OF SECTION 8; THENCE ALONG SAID WESTERLY EXTENSION, SOUTH 89°58'11" EAST, A DISTANCE OF 24.14 TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 182,455 SQUARE FEET OR 4.189 ACRES, MORE OR LESS.

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

1.) TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL DEVELOPMENT PURPOSES.

2.) TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC ACCESS, LANDSCAPING, LIGHTING, TOWN UTILITY FACILITIES, RECREATION AND DRAINAGE PURPOSES AND ALL IMPROVEMENTS WITHIN THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER. SHOULD THE TOWN DEEM IT NECESSARY TO PERFORM MAINTENANCE OF ANY PORTION OF TRACT B OR IMPROVEMENTS THEREIN, THE TOWN SHALL HAVE THE RIGHT TO BE REIMBURSED FOR THE COSTS FOR SAID MAINTENANCE WORK. SHOULD THE TOWN INSTALL UTILITY FACILITIES WITHIN THE TRACT AFTER RECORDATION OF THE PLAT, THE TOWN SHALL BE RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF SUCH FACILITIES, OTHER THAN THOSE FACILITIES INSTALLED BY THE TOWN WHEN PERFORMING MAINTENANCE OF EXISTING FACILITIES, WHICH ARE SAID ASSOCIATION'S PERPETUAL MAINTENANCE OBLIGATION UNDER THIS PLAT OR A SEPARATE MAINTENANCE AGREEMENT WITH THE TOWN.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY OF THE IMPROVEMENTS WITHIN TRACT B, AS SHOWN HEREON, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE FACILITIES.

3.) THE PUBLIC CROSS ACCESS EASEMENT (WATER POINTE PLACE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR VEHICULAR AND PEDESTRIAN PUBLIC ACCESS PURPOSES BETWEEN TRACT 2, AS SHOWN ON MANGROVE BAY, P.U.D., RECORDED IN PLAT BOOK 89, PAGES 46 THROUGH 50, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND U.S. HIGHWAY NO. 1 PUBLIC ROAD RIGHT OF WAY AND SHALL BE THE MAINTENANCE OBLIGATION OF WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

4.) THE 24 FOOT WIDE CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS FOR FUTURE PUBLIC VEHICULAR CROSS ACCESS PURPOSES WITH THE ADJACENT PROPERTY TO THE SOUTH, AND ALL IMPROVEMENTS WITHIN THE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

TEMPORARY CONSTRUCTION EASEMENT RIGHTS ARE ALSO GRANTED UNDER THIS EASEMENT TO THE OWNER OF THE PROPERTY ADJUTING THE SOUTH PROPERTY LINE OF WATER POINTE, TO PERFORM ANY REQUIRED MODIFICATIONS NECESSARY TO ESTABLISH THE PHYSICAL CROSS ACCESS DRIVE CONNECTION BETWEEN WATER POINTE PLACE CROSS ACCESS EASEMENT AND THE PAVED DRIVES WITHIN THE PROPERTY TO THE SOUTH OF WATER POINTE.

THE LOCATION OF THE CROSS ACCESS EASEMENT MAY BE ADJUSTED AS NEEDED BASED ON THE FINAL DESIGN OF ANY FUTURE ACCESS CONNECTION WITH THE PROPERTY SOUTH OF WATER POINTE PLACE, AND SAID CROSS ACCESS CONNECTION DESIGN IS SUBJECT TO THE REVIEW OF SAID ASSOCIATION.

5.) THE PUBLIC PEDESTRIAN ACCESS EASEMENT 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES BETWEEN U.S. HIGHWAY NO. 1 AND TRACT B, AS SHOWN HEREON, AND ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, WALKWAYS, GATEWAY FEATURE, LANDSCAPING, IRRIGATION, AND DRAINAGE FACILITIES WITHIN THE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

6.) THE PUBLIC PEDESTRIAN ACCESS EASEMENT 2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS PURPOSES BETWEEN THE SCENIC CORRIDOR EASEMENT AND WATER POINTE PLACE, AS SHOWN HEREON, AND ALL IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, WALKWAYS, PEDESTRIAN GATE, LANDSCAPING, IRRIGATION, AND DRAINAGE FACILITIES WITHIN THE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7.) THE DRAINAGE EASEMENTS AND DRY DETENTION DRAINAGE EASEMENT, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

THE DRAINAGE EASEMENTS AND DRY DETENTION DRAINAGE EASEMENT ARE SUBJECT TO AN AMENDMENT TO THE JOINT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 20557, PAGE 1865, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE TOWN OF JUPITER SHALL HAVE THE RIGHT TO DISCHARGE STORM WATER FROM TRACT B, AS SHOWN HEREON INTO THE DRAINAGE EASEMENTS AND THE DRY DETENTION EASEMENT. THE TOWN OF JUPITER SHALL HAVE NO MAINTENANCE OBLIGATION FOR THE FACILITIES WITHIN THE DRAINAGE EASEMENTS OR DRY DETENTION EASEMENT AS SHOWN HEREON.

8.) 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 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.

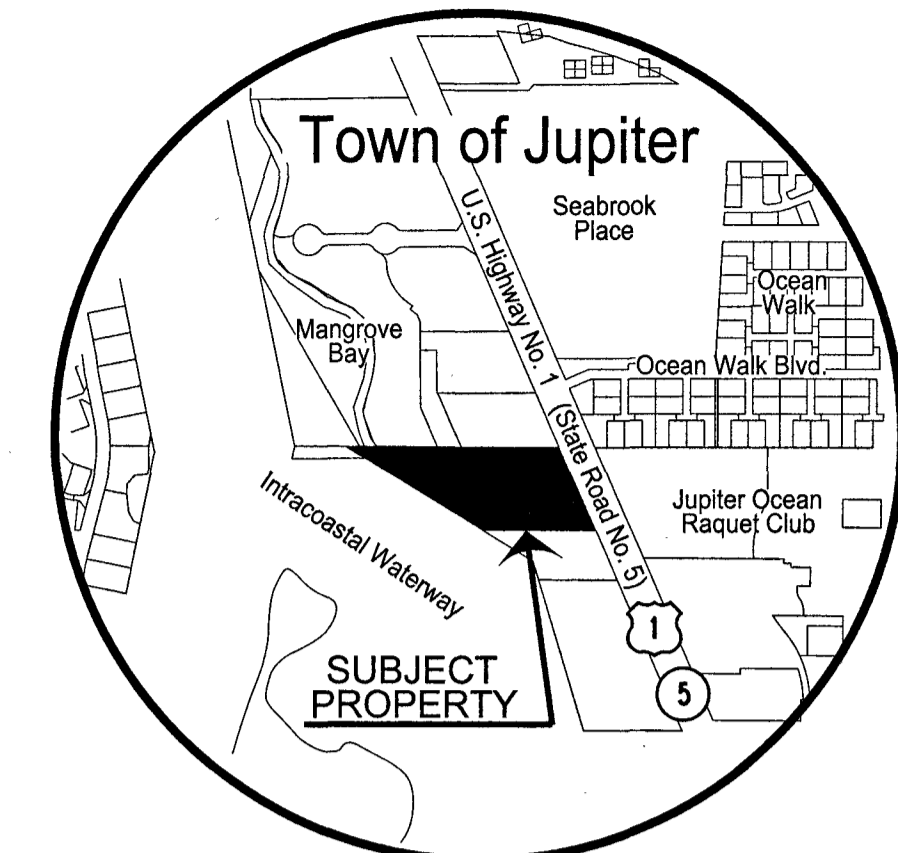
9.) THE 15 FOOT FIRE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR EMERGENCY VEHICLES AND SERVICE. THE LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

10.) THE PUBLIC POCKET PARK ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., ITS SUCCESSORS AND ASSIGNS FOR PUBLIC RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION ITS SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

WATER POINTE

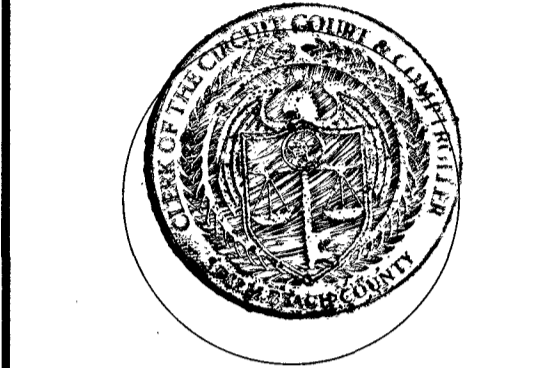
BEING A PORTION OF GOVERNMENT LOT 1, SECTION 7, TOWNSHIP 41 SOUTH, RANGE 43 EAST AND A PORTION GOVERNMENT LOT 3, SECTION 8, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

APRIL 2024



LOCATION MAP

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 3:30 P. M. THIS 6 DAY OF August 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 10 THRU 12.
BY: [Signature] D.C.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

SHEET 1 OF 3

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 22nd DAY OF May 2024, BY LOUIS J. CAPANO, JR., AS PRESIDENT FOR WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/27/28
[Signature]
NOTARY PUBLIC
PRINT NAME: Stephen Cohen
COMMISSION NUMBER: HH 496158

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, DONALD M. ALLISON, 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 EMERALD CAY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: May 23, 2024 BY: [Signature]
DONALD M. ALLISON
FLORIDA BAR NO. 263958

TOWN OF JUPITER ACCEPTANCE:

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 17th DAY OF July 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

WATER POINTE, IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF July 2024.

BY: [Signature] ATTEST: [Signature]
JIM KURETSKI, MAYOR LAURA CAHILL, CMC TOWN CLERK

11.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATIONS 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 THE DAMAGES.

12.) THE WATER LINE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

13.) NO STRUCTURE OR BUILDING 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 THE TOWN ENGINEER.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF May 2024.

EMERALD CAY HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
[Signature]
LOUIS J. CAPANO, JR.
MANAGER

ACKNOWLEDGEMENT

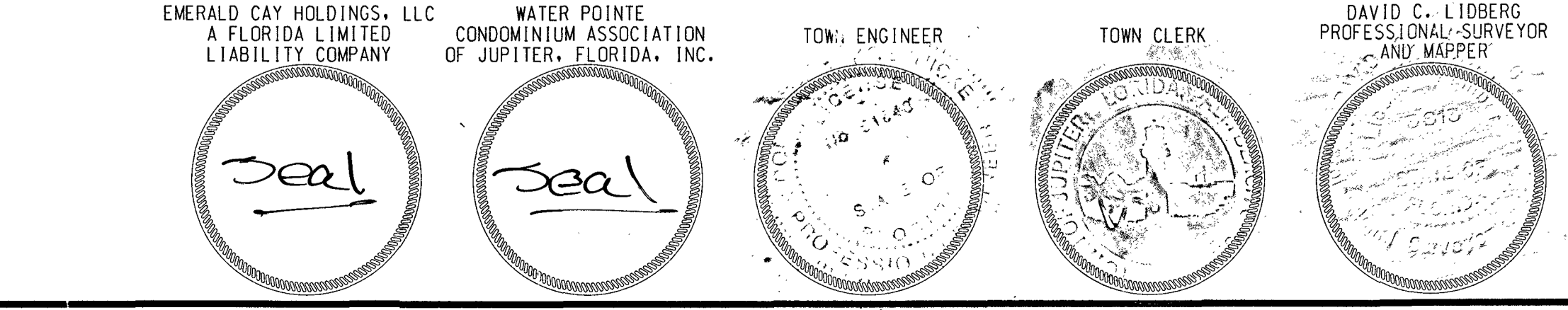
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 22nd DAY OF May 2024, BY LOUIS J. CAPANO, JR., AS MANAGER FOR EMERALD CAY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/27/28
[Signature]
NOTARY PUBLIC
PRINT NAME: Stephen Cohen
COMMISSION NUMBER: HH 496158

WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC. ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF May 2024.

WATER POINTE CONDOMINIUM ASSOCIATION OF JUPITER, FLORIDA, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
[Signature]
LOUIS J. CAPANO, JR.
PRESIDENT



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

Table with columns: CAD, REF, FLD, CTT, CKD, FB, PC, PRINT, SHEET, JOB, DATE, DWG. Values include project ID, sheet number (1 of 3), and date (04/10/2024).

CFN 20240272199 PL BK 138 PG 10