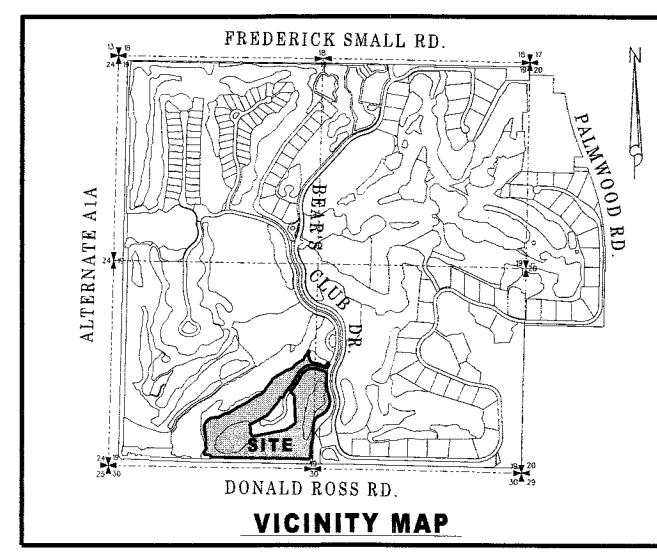


RITZ-CARLTON GOLF CLUB & SPA REPLAT NO. 3, JUPITER, A P.U.D.

BEING A REPLAT OF GOLF COURSE TRACT "G-3", WATER MANAGEMENT TRACTS "W-8" AND "W-9", AS SHOWN ON THE PLAT OF RITZ-CARLTON GOLF CLUB & SPA REPLAT, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 97 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
MAY 2012 SHEET 1 OF 3

030-100



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:44 P.M. on the 17th day of June 2012, and duly recorded in Plat Book 115 on Page(s) 177-179
Surveyor's Book, Chart & Comptrol
By: *J. Adams* D.C.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS RITZ-CARLTON GOLF CLUB & SPA REPLAT NO. 3, JUPITER, A P.U.D., LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
GOLF COURSE TRACT "G-3", WATER MANAGEMENT TRACTS "W-8" AND "W-9", AS SHOWN ON THE PLAT OF THE RITZ-CARLTON GOLF CLUB & SPA REPLAT, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 97 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CONTAINING 25.692 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1.) GOLF COURSE TRACT "G-3", AS SHOWN HEREON, IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 2.) WATER MANAGEMENT TRACTS "W-8A", "W-8B", "W-9" AND "W-10", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 3.) THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 4.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN 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 SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT OR RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 5.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 6.) THE UTILITY EASEMENTS SHOWN HEREON ARE 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.
- 7.) THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, THE MAINTENANCE OF ALL LAKE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THIS EASEMENT WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.
- 8.) 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 TOWN ENGINEER.

IN WITNESS WHEREOF, RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 6th DAY OF June, 2012.

WITNESS: *Janet L. Cape*
PRINT NAME: JANET L. CAPE
RBF, LLC
A DELAWARE LIMITED LIABILITY COMPANY
BY: THE RITZ-CARLTON DEVELOPMENT COMPANY, INC.
AS MANAGER FOR RBF, LLC
WITNESS: *Frances Castro*
PRINT NAME: Frances Castro
BY: *Ralph Lee Cunningham*
RALPH LEE CUNNINGHAM - VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH **Orange**
BEFORE ME PERSONALLY APPEARED RALPH LEE CUNNINGHAM WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A **Drivers License** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE RITZ-CARLTON DEVELOPMENT COMPANY, INC., MANAGER FOR RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF June, 2012.

MY COMMISSION EXPIRES: 2/28/2013
Patricia M. DePalma
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Patricia M. DePalma
COMMISSION NUMBER: DDO854316

ACCEPTANCE OF DEDICATIONS:

STATE OF **Florida Illinois**
COUNTY OF **Palm Beach DuPage**
THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 19 DAY OF July, 2012.
WITNESS: *David Rolawick*
PRINT NAME: DAVID ROLAWICK
EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
WITNESS: *Mary Lynn Campagna*
BY: *Paul Humenansky*
PRINT NAME: MARY LYNN CAMPAGNA
PAUL HUMENANSKY - PRESIDENT

ACKNOWLEDGEMENT:

STATE OF **Florida Illinois**
COUNTY OF **Palm Beach DuPage**
BEFORE ME PERSONALLY APPEARED PAUL HUMENANSKY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A **Drivers License** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 19 DAY OF July, 2012.
MY COMMISSION EXPIRES: *Jan 24, 2016*
Pamela A. Galante
NOTARY PUBLIC STATE OF **Florida Illinois**
PRINT NAME: Pamela A. GALANTE
COMMISSION NUMBER: 595396

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.
DATE: *June 11 2012*
BY: *Amy Adriansen*
AMY ADRIANSEN
AUTHORIZED SIGNATORY

MORTGAGEE'S CONSENT:

STATE OF **Texas New York**
COUNTY OF **Harris New York**
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 25111, AT PAGE 165 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS **Executive Director** AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF June, 2012.
WITNESS: *Nadège Charles*
PRINT NAME: Nadège Charles
JPMORGAN CHASE BANK, N.A.
WITNESS: *Marc E. Costantino*
BY: *Marc E. Costantino*
(PRINTED NAME)-(TITLE)
MARC E. COSTANTINO
EXECUTIVE DIRECTOR

ACKNOWLEDGEMENT:

STATE OF **Texas New York**
COUNTY OF **Harris New York**
BEFORE ME PERSONALLY APPEARED *Narc Costantino* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A **Executive Director** AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS **Executive Director** OF JPMORGAN CHASE BANK, A NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NATIONAL ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NATIONAL ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID NATIONAL ASSOCIATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF June, 2012.
MY COMMISSION EXPIRES: *March 28, 2015*
Adrea Adams
NOTARY PUBLIC STATE OF **Texas New York**
PRINT NAME: Adrea Adams
COMMISSION NUMBER: 01ADG237811

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER 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.
DATE: *JUNE 12, 2012*
BY: *David C. Libberg*
DAVID C. LIBBERG, P.S.W.
LICENSE NO. 3613
STATE OF FLORIDA

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 177.07 (2), FLORIDA STATUTES, THIS 30 DAY OF July, 2012, 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. Moennicke*, P.E.
DOUG P. MOENNICKE, P.E.
TOWN ENGINEER
BY: *Karen J. Colonna*, Mayor
KAREN J. COLONNA,
MAYOR
ATTEST: *Sally M. Boylan*
SALLY M. BOYLAN,
TOWN CLERK

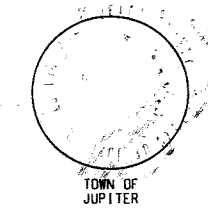
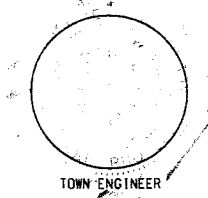
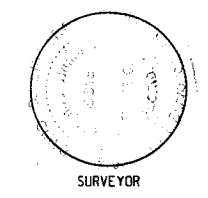
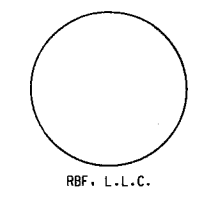
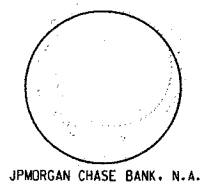
SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF NORTH 79°16'21" EAST ALONG THE SOUTH LINE OF TRACT "E" AS SHOWN ON THE PLAT OF RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., RECORDED IN PLAT BOOK 93, PAGES 171 THROUGH 192.
- 2.) LINES, WHICH INTERSECT CURVES, ARE RADIAL UNLESS OTHERWISE NOTED.
- 3.) 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.
- 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 INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

ABBREVIATIONS:

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- R = RADIUS
- D = DELTA
- L = ARC LENGTH
- CB = CHORD BEARING
- CL = CHORD LENGTH
- D.E. = DRAINAGE EASEMENT
- F.P.L.L. = FLORIDA POWER & LIGHT COMPANY
- F.M.E. = FORCE MAIN EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.E. = PEDESTRIAN EASEMENT
- P.P.E. = PUBLIC PEDESTRIAN EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R.P.B. = ROAD PLAT BOOK
- S.E. = SIGN EASEMENT
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT

DESCRIPTION	ACREAGE	SQUARE FEET
BOUNDARY	25.692	1,119,157
TRACT G-3	19.321	841,642
TRACT W-8A	1.161	50,550
TRACT W-8B	1.401	61,040
TRACT W-9	3.237	141,007
TRACT W-10	0.572	24,918



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

CAD.	K:\UST \ 194143 \ RITZ \ 03-003-306A \ 03-003-306A.DGN				
REF.					
FLD.	K.F.	FB.	PG.	JOB	03-003-306A
OFF.	R.J.W.	DATE	JANUARY, 2012		
CKD.	D.C.L.	SHEET	1 OF 3	DWG.	003-003FP