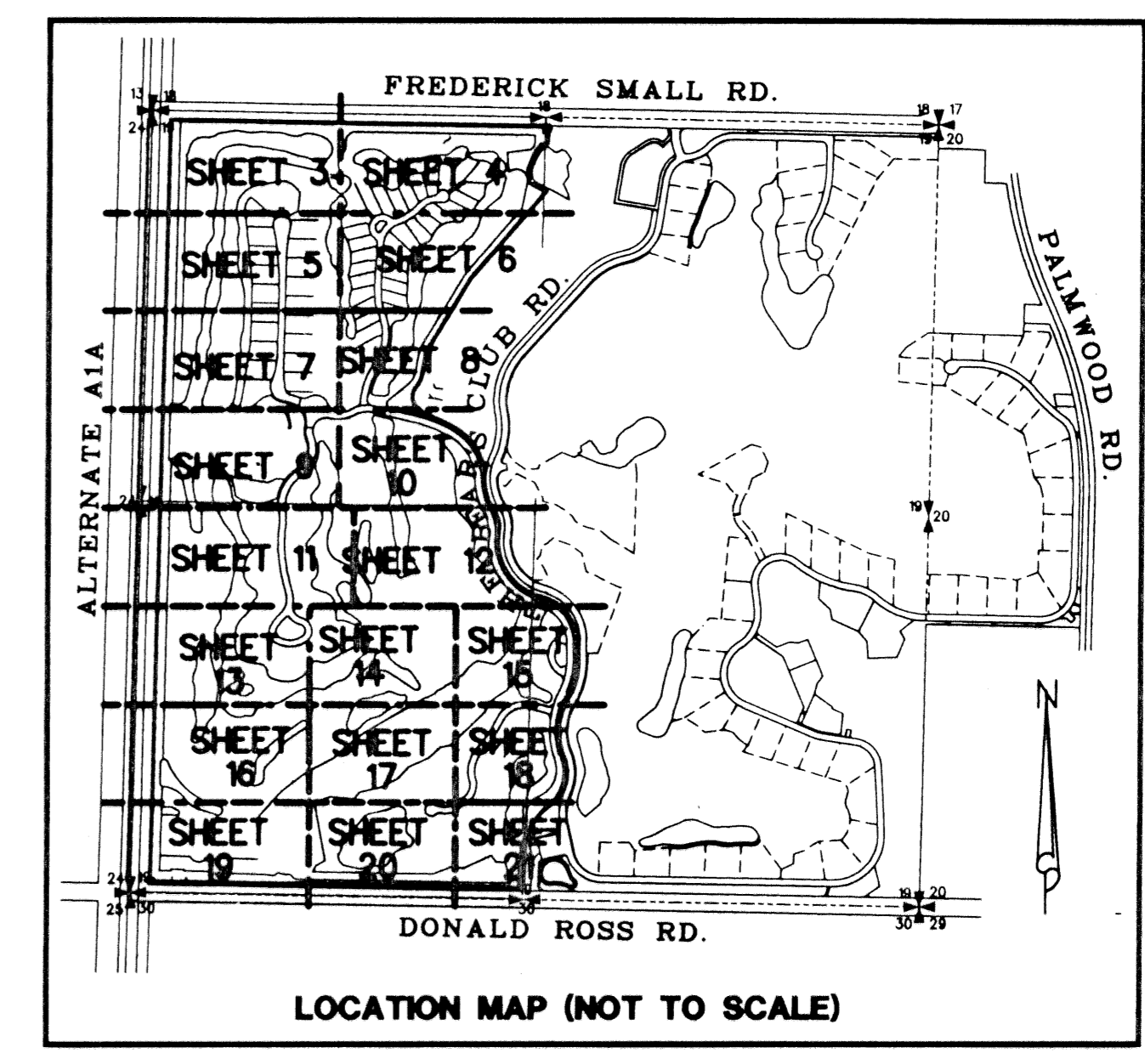


RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D.

SITUATE IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA DECEMBER, 2001 SHEET 1 OF 22



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COUNTY OF PALM BEACH
STATE OF FLORIDA

This Plan was filed for record at 4:48 P.M.
This day of February 2002
and duly recorded in Plat Book No. 93
at page 5-11-192

WALTER H. LIBBERG, Chief of Circuit Court
WALTER H. LIBBERG, Chief of Circuit Court

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, JUPITER, A P.U.D., LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF SAID SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

LESS THEREFROM ANY PORTION OF SAID LANDS LYING WEST OF THE EAST RIGHT OF WAY LINE OF STATE ROAD 811 AS DESCRIBED IN OFFICIAL RECORDS BOOK 4421, PAGE 1591 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS THE RIGHT OF WAY OF DONALD ROSS ROAD OVER THE SOUTH 60 FEET OF SAID SECTION 19.

ALSO LESS THE RIGHT OF WAY OF FREDERICK SMALL ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4594, PAGE 1448 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO LESS THAT PORTION THEREOF LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 19; PROCEED NORTH 01°03'11" EAST A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF DONALD ROSS ROAD LYING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19; THENCE NORTH 89°56'49" WEST, A DISTANCE OF 33.51 FEET TO THE SOUTHWEST CORNER OF BEAR'S CLUB, A P.U.D., AS RECORDED IN PLAT BOOK 86, PAGES 122 THROUGH 128, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF SAID LINE; THENCE ALONG THE WESTERLY BOUNDARY OF SAID BEAR'S CLUB, A P.U.D. NORTH 02°17'19" EAST, A DISTANCE OF 197.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 493.50 FEET; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°15'43", AN ARC DISTANCE OF 412.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 466.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°15'04", AN ARC DISTANCE OF 254.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 131.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 316.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°03'44", AN ARC DISTANCE OF 420.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 393.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°11'50", AN ARC DISTANCE OF 591.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 166.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°26'34", AN ARC DISTANCE OF 132.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 393.50 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°35'28", AN ARC DISTANCE OF 340.58 FEET TO A NON-TANGENT LINE; THENCE DEPARTING SAID WESTERLY BOUNDARY NORTH 75°54'34" WEST, A DISTANCE OF 22.80 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 409.50 FEET AND A CHORD BEARING OF NORTH 38°33'54" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 46°02'07", AN ARC DISTANCE OF 329.07 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1083.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°41'58", AN ARC DISTANCE OF 164.51 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 264.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 21°27'06", AN ARC DISTANCE OF 126.73 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 84°07'28", AN ARC DISTANCE OF 146.83 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 175.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°25'24", AN ARC DISTANCE OF 95.98 FEET TO THE POINT OF TANGENCY; THENCE NORTH 09°52'14" EAST, A DISTANCE OF 153.65 FEET; THENCE NORTH 30°49'07" EAST, A DISTANCE OF 577.75 FEET; THENCE NORTH 40°32'47" EAST, A DISTANCE OF 787.46 FEET; THENCE NORTH 62°11'07" WEST, A DISTANCE OF 52.05 FEET; THENCE NORTH 61°33'21" WEST, A DISTANCE OF 64.10 FEET; THENCE NORTH 28°46'56" WEST, A DISTANCE OF 21.36 FEET; THENCE NORTH 06°10'26" WEST, A DISTANCE OF 80.05 FEET; THENCE NORTH 22°08'13" EAST, A DISTANCE OF 99.56 FEET; THENCE NORTH 31°54'30" EAST, A DISTANCE OF 34.72 FEET; THENCE NORTH 35°15'27" EAST, A DISTANCE OF 54.11 FEET; THENCE NORTH 81°14'48" EAST, A DISTANCE OF 47.02 FEET; THENCE NORTH 01°00'42" EAST, A DISTANCE OF 117.76 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF FREDERICK SMALL ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4594, PAGE 1448, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; SAID POINT BEING THE POINT OF TERMINUS OF SAID LINE AND BEING A DISTANCE OF 807.47 FEET WEST FROM THE NORTHWEST CORNER OF SAID BEAR'S CLUB, A P.U.D., AS MEASURED ALONG SAID SOUTHERLY RIGHT OF WAY LINE.

CONTAINING 284.3822 ACRES MORE OR LESS.

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

1.) 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.

2.) 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.

3.) THE DRAINAGE EASEMENTS SHOWN HEREON AND LYING WITHIN TRACTS "F", "H", "I", "K", GOLF COURSE TRACTS "G-1", "G-2", "G-4", AND PRESERVATION TRACTS "P-1", "P-3", "P-7" AND "P-11", 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 DRAINAGE EASEMENTS SHOWN HEREON AND LYING WITHIN TRACTS A, D, E, AND LOTS 68, 78, 138, 148, 188, 198, 12C, 19C AND 20C ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5.) 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.

6.) PRESERVATION TRACTS "P-1" THROUGH "P-13", INCLUSIVE, AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE, PRESERVATION OF WETLANDS, WETLAND BUFFERS AND UPLAND AREAS AND ARE SUBJECT TO THE UPLAND PRESERVE AREA AND WETLAND PRESERVE AREA MANAGEMENT PLAN ON FILE WITH THE TOWN OF JUPITER PLANNING AND ZONING DIVISION. THE PERPETUAL MAINTENANCE OF THESE TRACTS SHALL BE THE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. PRESERVATION TRACT "P-11" IS SUBJECT TO THE TERMS AND CONDITIONS OF A CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 13039, PAGE 667, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THE TOWN OF JUPITER SHALL HAVE THE REGULATORY AUTHORITY TO ENFORCE MAINTENANCE OF ANY PORTION OF THE PRESERVATION TRACTS SHOWN BY THIS PLAT. THE TOWN MAY REQUIRE RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS TO PAY ALL OF THE LEGAL, ADMINISTRATIVE AND MAINTENANCE COSTS.

7.) WATER MANAGEMENT TRACTS "W-1" THROUGH "W-9", INCLUSIVE, 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.

8.) GOLF COURSE TRACTS "G-1" THROUGH "G-5", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR GOLF COURSE RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

9.) TRACTS "A", "D", AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

10.) CLUBHOUSE AND SPA TRACT "F", AS SHOWN HEREON, IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR CLUBHOUSE AND SPA RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

11.) MAINTENANCE FACILITY TRACT "G", AS SHOWN HEREON, IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR OPERATIONS AND GOLF COURSE MAINTENANCE RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

12.) TRACTS "R-4" THROUGH "R-7", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

13.) TRACT "R-3", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EAGLE TREE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

14.) TRACTS "R-1" AND "R-2", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO STRUCTURES MAY BE CONSTRUCTED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL FROM THE TOWN OF JUPITER.

15.) ROADWAY EASEMENT "R-8" AS SHOWN HEREON IS HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 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.

16.) THE EAGLE CORE NESTING AREA TRACT "I" AND EAGLE MAINTENANCE ZONE TRACT "J" AS SHOWN HEREON ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 50-04854-P AND A CONSERVATION EASEMENT AFFECTING TRACTS "I" AND "J" RECORDED IN OFFICIAL RECORDS BOOK 13039, PAGE 650 AND OFFICIAL RECORDS BOOK 13039, PAGE 659, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID TRACTS "I" AND "J" AND THE NESTING SEASON RESTRICTION ZONE AS SHOWN HEREON ARE ALSO SUBJECT TO THE RESTRICTIONS, OBLIGATIONS, TERMS AND CONDITIONS OF THE TOWN OF JUPITER ORDINANCE 54-100, ADOPTED ON MARCH 20, 2001, THE BALD EAGLE MANAGEMENT PLAN PREPARED BY RAPTOR MANAGEMENT CONSULTANTS, INC., DATED MAY 1, 2001, AND THE UPLAND PRESERVE AREA AND WETLAND PRESERVE AREA MANAGEMENT PLAN, ON FILE AT THE TOWN OF JUPITER PLANNING AND ZONING DIVISION.

17.) BUFFER TRACTS "H", "K", "L" AND "N", AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER, FENCES, SIDEWALKS, WALLS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

18.) THE 12.5 FOOT, 15 FOOT AND 20 FOOT BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER, FENCES, SIDEWALKS, WALLS AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

19.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "R-1" THROUGH "R-7", INCLUSIVE, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND ACCESS TO LIFT STATION FACILITIES AS SHOWN HEREON AS LIFT STATION EASEMENTS.

20.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACTS "R-1" THROUGH "R-7" AND ROADWAY EASEMENT "R-8", INCLUSIVE, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.

21.) THE WATER LINE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

22.) THE FORCE MAIN EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FORCE MAIN FACILITIES.

23.) THE LIFT STATION EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR ACCESS TO AND MAINTENANCE AND OPERATION OF LIFT STATION FACILITIES. THE LANDS LYING UNDER SAID LIFT STATION EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT.

LIDBERG LAND SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33456 TEL: 561-746-9454

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