SITUATE IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA DECEMBER, 2001 SHEET 2 OF 22

MAINTENANCE OBLIGATION OF RBF. LLC. A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE EXACT LOCATION OF THE PEDESTRIAN / GOLF CART PATHS WITHIN THESE TRACTS SHALL BE DETERMINED BY RBF, LLC. A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. AND MAY BE SUBJECT TO MODIFICATION. FROM TIME TO TIME. IN ITS

30.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PEDESTRIAN / GOLF CART PATHS ON GOLF COURSE TRACT "G-2", MAINTENANCE FACILITY TRACT

"G". CLUBHOUSE AND SPA TRACT "F" AND WETLAND PRESERVATION TRACT "P-11" THAT MAY EXIST FROM TIME, TO TIME, ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT. ITS SUCCESSORS AND ASSIGNS. AND SHALL BE THE PERPETUAL

31.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS TRACTS "R-1" AND "R-2" IS HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION. INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS.

32.) THE 19 FOOT AND 10 FOOT PUBLIC PEDESTRIAN EASEMENTS ACROSS BUFFER TRACT "N", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB DEVELOPMENT COMPANY, ITS SUCCESSORS AND ASSIGNS, ACCORDING TO THE TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 10887, PAGE 1725, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

33.) THE 13 FOOT PUBLIC PEDESTRIAN EASEMENT ACROSS BUFFER TRACT "N", AS SHOWN HEREON. IS HEREBY DEDICATED TO THE TOWN OF JUPITER AND SHALL BETHE PERPETUAL MAINTENANCE OBLIGATION OF THE RBF. LLC. A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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 DAY OF Desember . 2001.

RBF, LLC A DELAWARE LIMITED LIABILITY COMPAN AUTHORIZE REPRESENTATIVE

## **ACKNOWLEDGEMENT:**

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT A. PHILLIPS WHO IS PERSONALLY KNOWN TO ME. OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED REPRESENTATIVE OF RBF. LLC. A DELAWARE LIMITED LIABILITY COMPANY AS 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 December . 2001. MY COMMISSION EXPIRES: NOTARY (SEAL) MY COMMISSION & CC7734/1 EXPIRES

December 5, 2002

December 5, 2002

### ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH

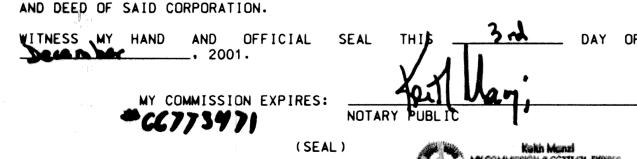
THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS AND SHOWN HEREON. DATED THIS \_\_\_\_\_ DAY OF

EAGLE TREE PROPERTY OWNERS' ASSOCIATION. NOT-FOR-PROFIT SCOTT SCHREIBER - PRESIDENT

# **ACKNOWLEDGEMENT:**

STATE OF FLORIDA COUNTY OF PALM BEACH

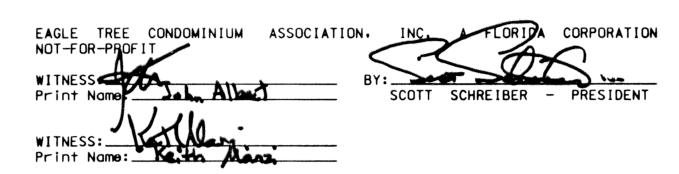
BEFORE ME PERSONALLY APPEARED SCOTT SCHREIBER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT AND SEVERALLY ACKNOWLEDGED 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



### **ACCEPTANCE OF DEDICATIONS:**

STATE OF FLORIDA COUNTY OF PALM BEACH

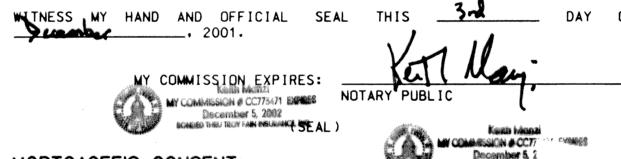
THE EAGLE TREE CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS DAY OF Pacamber , 2001.



### ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SCOTT SCHREIBER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE EAGLE TREE CONDOMINIUM 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.



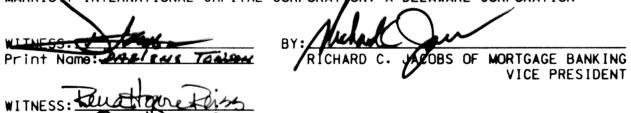
# MORTGAGEE'S CONSENT:

DISTRICT OF COLUMBIA

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 12526 AT PAGE 1349 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE THE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 2001. \_\_\_\_, 2001.

MARRIOTT INTERNATIONAL CAPITAL CORPORATION, A DELAWARE CORPORATION



Print Name: Rena Howere Revose **ACKNOWLEDGEMENT:** 

DISTRICT OF COLUMBIA

BEFORE ME PERSONALLY APPEARED RICHARD C. JACOBS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF MARRIOTT INTERNATIONAL CAPITOL CORPORATION, A DELAWARE CORPORATION, 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 3024 NOVEMBER 2001

NOTARY PUBLIC STATE OF MARYLAND My Commission Expires July 1, 2002

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE: THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THUS STE DAY OF

WITNESS: Joan L. Tyska WITNESS: Nebra Genderson Print Name: DEBRA HENDERSON

RICHARD C. DENT. II

EXECUTIVE DIRECTOR

# 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 \_\_\_\_\_\_\_\_, 2001, 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.

"THE RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D." IS HEREBY APPROVED FOR RECORD THIS STANDAY OF DECEMBER, 2001.

BY:

KAREN J. GOLONKA - MAYOR SALLY M. BOYLAN - TOWN CLERK

#### 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; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

### SURVEYOR'S NOTES:

DENOTES A SET 4"X4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431", PERMANENT

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

LINES. WHICH INTERSECT CURVES. ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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.

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING. INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, SAID WEST LINE HAVING A BEARING OF NORTH 01°23'09" EAST. THE PLAT BEARINGS ARE RELATIVE TO THE SAME WEST LINE BEING NORTH 01°23'09" EAST.

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD '83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = U.S. SURVEY FOOT COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION SCALE FACTOR = 1.000041GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE GRID BEARING EQUALS PLAT BEARING GROUND DISTANCE EQUALS PLAT DISTANCE

# SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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"), PERMANENT CONTROL POINTS ("P.C.P.s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE 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.

DAVID C. LIDBERG P.S.M. LICENSE NO. 3613 STATE OF FLORIDA

## ABBREVIATIONS:

 $\Delta = DELTA$ D.E. = DRAINAGE EASEMENT F.P.L. = FLORIDA POWER & LIGHT F.M.E. = FORCE MAIN EASEMENT

L = ARC LENGTHL.A.E. = LIMITED ACCESS EASEMENT L.S.E. = LIFT STATION EASEMENT O.R.B. = OFFICIAL RECORD BOOK P.B. = PLAT BOOK

P.B.C. = PALM BEACH COUNTY PG. = PAGEP.P.E. = PUBLIC PEDESTRIAN EASEMENT P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

R = RADIUSR.P.B. = ROAD PLAT BOOK U.E. = UTILITY EASEMENT W.L.E. = WATER LINE EASEMENT W.M.E. = WATER MANAGEMENT EASEMENT

## TABULAR DATA:

TRACT	SQUARE FEET	ACRES
A A-1 BCDD-1 EFGG-23GG-5 HIJKLOTS 1B - 34C MNP-1 P-2P-3P-4 P-10P-11 P-12P-13R-1 R-2R-3R-5 R-7W-1 W-2W-3W-5 W-7W-9	601.575 21.776 4.452 4.047 94.032 11.253 149.530 466.601 171.382 785.680 2.409.240 382.397 1.147.342 7.261 55.225 403.826 46.597 10.927 12.596 502.644 569.122 13.429 489.769 627.138 16.776 147.734 37.144 35.271 101.495 105.856 81.195 36.628 38.013 958.938 39.530 5.830 230.146 29.638 32.849 94.092 82.086 93.127 17.791 97.155 82.486 218.829 340.908 167.546 51.387 24.823 92.041 140.535	13.810 0.500 0.102 0.093 2.159 0.258 3.433 10.712 3.934 18.037 55.308 8.679 26.339 0.167 1.268 9.271 1.070 0.289 11.539 13.066 0.308 11.244 14.397 0.385 3.391 0.843 0.843 0.844 0.845 0.844 0.845 0.846

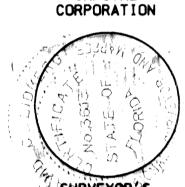
12.387.690

TOWN ENGINEER

SEAL Delaware limited liability SEAL

MALENSON " JATERLY ATTHEME CORPORATION Delaware Corporation

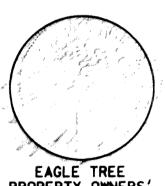
MARIOTT INTERNATIONAL CAPITAL



SURVEYOR'S SEAL







PROPERTY OWNERS' ASSOCIATION. INC.



ASSOCIATION. INC.

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

CAD. K:\ UST \ 194143 \ RITZ \ 1690306 \ COVER1.DGN FLD. 00-169-306 DATE 10-10-01 DWG. D00-169P CKD. D.C.L. 22

284.382