

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

98

BEING A REPLAT OF RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D.,
 AS RECORDED IN PLAT BOOK 93, PAGES 171 THROUGH 192,
 LESS AND EXCEPT TRACTS "A", "A1", "C", "E", "M", "R-3", "R-4" AND R-6;
 LOTS 1C THROUGH 11C, INCLUSIVE; LOTS 15C THROUGH 34C, INCLUSIVE,
 OF SAID RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D.
 AND LESS AND EXCEPT ALL OF RITZ-CARLTON GOLF CLUB & SPA, POD B, JUPITER, A P.U.D.,
 AS RECORDED IN PLAT BOOK 99, PAGES 42 THROUGH 44,
 ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA,
 LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST,
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
 JULY, 2005 SHEET 2 OF 23

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 STATED AND SHOWN HEREON, DATED THIS 14th DAY OF OCTOBER, 2005.

EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Barbara Caldwell BY: Scott Schreiber
 Print Name: BARBARA CALDWELL SCOTT SCHREIBER - PRESIDENT

WITNESS: Tom Sully
 Print Name: Tom Sully

ACKNOWLEDGEMENT:

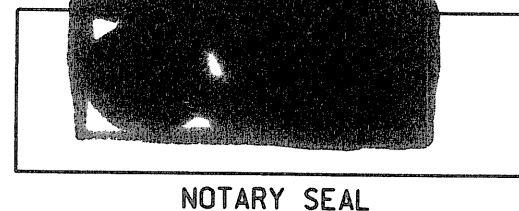
STATE OF FLORIDA
 COUNTY OF PALM BEACH

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 AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF OCTOBER, 2005.

MY COMMISSION EXPIRES: 10/14/2007 Beth A. Phelps
 NOTARY PUBLIC

COMMISSION NO. DD024729 Beth A. Phelps
 PRINT NAME



MORTGAGEE'S CONSENT:

STATE OF FLORIDA
 COUNTY OF BROWARD

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 18955 AT PAGE 1069 AND AS MODIFIED IN OFFICIAL RECORD BOOK 18955, PAGE 1077 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE THE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

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 14th DAY OF OCTOBER, 2005.

SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF THE STATE OF GEORGIA

WITNESS: Janeth Gray BY: Alice Esposito
 Print Name: Janeth Gray ALICE ESPOSITO
 FIRST VICE PRESIDENT

WITNESS: Joyce Werzer
 Print Name: Joyce Werzer

ACKNOWLEDGEMENT:

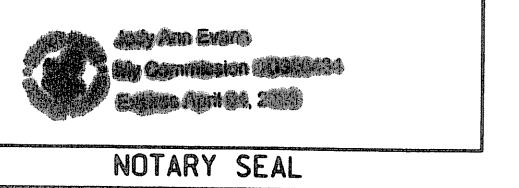
STATE OF FLORIDA
 COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALICE ESPOSITO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FIRST VICE PRESIDENT OF SUNTRUST BANK, A STATE BANK ORGANIZED UNDER THE LAWS OF THE STATE OF GEORGIA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 14th DAY OF OCTOBER, 2005.

MY COMMISSION EXPIRES: 11/10/08 Jody Ann Evans
 NOTARY PUBLIC

COMMISSION NO. DD306434 Jody Ann Evans
 PRINT NAME



LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE:

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 14th DAY OF OCTOBER, 2005.

WITNESS: Paul Blanza BY: Richard C. Dent, II
 Print Name: Paul Blanza RICHARD C. DENT, II
 EXECUTIVE DIRECTOR

WITNESS: Paul S. Miller
 Print Name: Paul S. Miller

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 14th DAY OF OCTOBER, 2005, 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. Koennicke, P.E.
 DOUG P. KOENNICKE, P.E.
 TOWN ENGINEER

"RITZ-CARLTON GOLF CLUB & SPA REPLAT, JUPITER, A P.U.D." IS HEREBY APPROVED FOR RECORD THIS 14th DAY OF OCTOBER, 2005.

BY: Karen J. Golonka
 KAREN J. GOLONKA - MAYOR

ATTEST: Sally M. Boylan
 SALLY M. BOYLAN - TOWN CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, LAWYERS TITLE INSURANCE CORPORATION, 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.

DATE: 10/13/05 BY: Patrick Quirk
 PATRICK QUIRK
 UNDERWRITING ATTORNEY/
 TITLE EXAMINER

SURVEYOR'S NOTES:

- ⊗ DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ DENOTES A SET NAIL & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- DENOTES A FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊕ DENOTES A SET NAIL & DISK STAMPED "PCP LB 4431", PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.

LINE, WHICH INTERSECT CURVES, ARE NON-RADIAL UNLESS OTHERWISE NOTED.

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.

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 = 1.000041
 GROUND 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT 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.

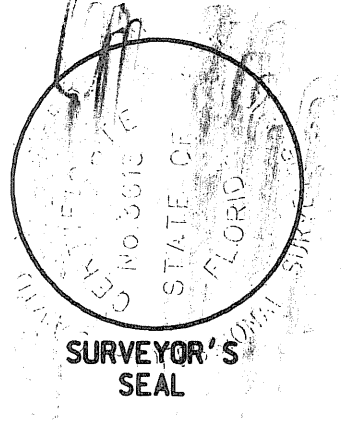
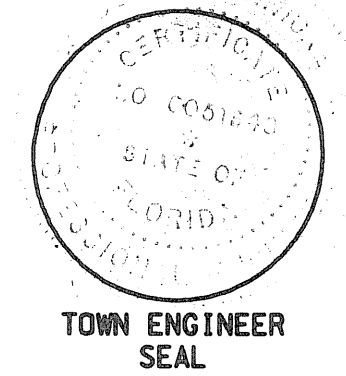
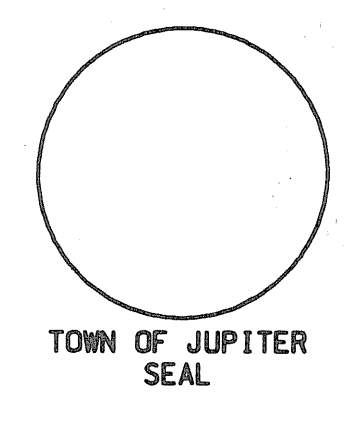
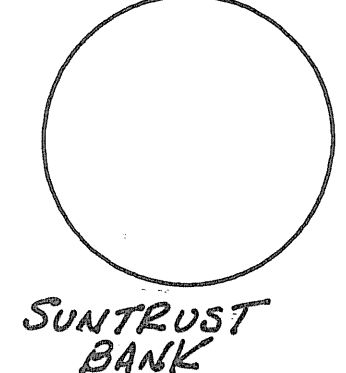
BY: David C. Lidberg 10/13/05
 DAVID C. LIDBERG, P.S.M.
 LICENSE NO. 2613
 STATE OF FLORIDA

ABBREVIATIONS:

- A = DELTA
- D.E. = DRAINAGE EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- F.M.E. = FORCE MAIN EASEMENT
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.E. = PEDESTRIAN EASEMENT
- PG. = PAGE
- P.P.E. = PUBLIC PEDESTRIAN EASEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- 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

TABULAR DATA:

TRACT	SQUARE FEET	ACRES
LOT 12C	20098.46	0.4614
LOT 13C	17726.16	0.4069
LOT 14C	19102.73	0.4385
TRACT D	94031.71	2.1587
TRACT D1	11253.31	0.2583
TRACT F	455972.19	10.4677
TRACT G	174019.88	3.9949
TRACT G-1	1700154.32	39.0302
TRACT G-2	2377150.18	54.5719
TRACT G-3	875883.75	20.1075
TRACT H	50624.04	1.1622
TRACT I	403825.99	9.2706
TRACT J	46597.49	1.0697
TRACT K	10927.23	0.2509
TRACT L	12595.61	0.2892
TRACT N	451819.85	10.3724
TRACT P-1	392662.02	9.0143
TRACT P-2	97406.75	2.2362
TRACT P-3	160601.73	3.6869
TRACT P-4	19962.95	0.4583
TRACT P-5	45097.85	1.0353
TRACT P-6	112700.14	2.5872
TRACT P-7	261833.49	6.0109
TRACT P-8	34573.25	0.7937
TRACT P-9	50540.67	1.1603
TRACT P-10	849129.55	19.4933
TRACT R-1	231690.54	5.3189
TRACT R-2	29637.59	0.6804
TRACT R-7	17791.01	0.4084
TRACT R-8	3658.03	0.0840
TRACT W-1	111418.76	2.5578
TRACT W-2	75381.44	1.7305
TRACT W-3	229160.53	5.2608
TRACT W-4	334600.82	7.6814
TRACT W-5	176575.24	4.0536
TRACT W-6	53716.32	1.2332
TRACT W-7	25185.49	0.5782
TRACT W-8	102266.76	2.3477
TRACT W-9	141006.58	3.2371
TOTAL	10278380.41	235.9591



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

CAD: K:\UST\194143\RITZ\0033306\COVER1.DGN			
REF.			
FLD.		FB.	PG.
OFF.	R.J.W.		
CKD.	D.C.L.	SHEET	2 OF 23
		DATE	09/18/03
		DWG.	D03-003P
		JOB	03-003-306