

20070250749

Bk: 109

176

PARCEL 19 NORTH - PUD

A PLANNED UNIT DEVELOPMENT
LYING IN SECTION 32, TOWNSHIP 40 SOUTH, RANGE 42 EAST, AND SECTION 5, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
JANUARY 2007

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

THIS INSTRUMENT WAS FILED FOR
RECORD AT 4:07 A.M.
THIS 22
DAY OF May, 2007
AND DULY RECORDED IN:
PLAT BOOK 109
ON PAGE 176-193
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK.

SHEET 1 OF 18

DEDICATIONS AND RESERVATIONS:
Know all men by these presents that Communities Finance Company, LLC, a Delaware Limited Liability Company authorized to transact business in Florida and IHP Investment Fund III, L.P., a California Limited Partnership, owners of the land shown hereon as "PARCEL 19 NORTH - PUD", lying in Section 32, Township 40 South, Range 42 East, and Section 5, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida, more particularly described as follows:

A parcel of land lying in Section 32, Township 40 South, Range 42 East, also lying in Section 5, Township 41 South, Range 42 East, Town of Jupiter, Palm Beach County, Florida and being more particularly described as follows:

Beginning at the Northeast corner of Section 5, Township 41 South, Range 42 East; thence run along the East line of said Section South 02°47'06" West (as a basis of bearings) a distance of 2442.17 feet to the Northerly right of way line of Indiantown Road as recorded in Official Records Book 5088 on Page 1257, Official Records Book 4390 on Page 1523, and Official Records Book 8319 on Page 877 of the Public Records of Palm Beach County, Florida (existing right of way varies); thence along said Northerly right of way line, the following courses: North 88°51'00" West a distance of 651.02 feet; thence North 88°50'57" West a distance of 231.49 feet to the point of curvature of a curve concave to the South and having a radius of 6807.80 feet; thence Westerly along said curve, through a central angle of 07°41'20", an arc length of 913.58 feet to the point of tangency; thence South 83°27'40" West a distance of 361.21 feet to the point of curvature of a curve concave to the North having a radius of 4988.66 feet; thence Westerly along said curve, through a central angle of 03°15'43", an arc length of 284.02 feet to a point of non-tangency; thence leaving said Northerly right of way line, along the Easterly line of that property described in Official Records Book 9188, page 911, North 09°15'53" West a distance of 277.98 feet to the point of curvature of a curve concave to the Southwest having a radius of 180.00 feet; thence Northwesterly along the arc of said curve through a central angle of 34°52'56" a distance of 109.59 feet to the point of reverse curvature of a curve concave to the Northeast having a radius of 120.00 feet; thence Northerly along the arc of said curve through a central angle of 46°26'56" a distance of 97.28 feet to the point of tangency; thence North 02°18'07" East a distance of 733.72 feet to the point of curvature of a curve concave to the Southwest having a radius of 180.00 feet; thence Northwesterly along the arc of said curve through a central angle of 88°50'00" a distance of 279.08 feet; thence North 86°31'53" West a distance of 326.26 feet to the point of curvature of a curve concave to the Northeast having a radius of 120.00 feet; thence Northerly along the arc of said curve through a central angle of 84°28'00" a distance of 176.91 feet; thence North 02°03'53" West a distance of 327.72 feet; thence North 24°34'07" East a distance of 682.03 feet to the point of curvature of a curve concave to the Southwest having a radius of 180.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 110°21'17" a distance of 346.69 feet to the point of reverse curvature of a curve concave to the Northeast having a radius of 120.00 feet; thence Northerly along the arc of said curve through a central angle of 88°42'17" a distance of 185.78 feet; thence North 02°55'07" East a distance of 518.94 feet to the point of curvature of a curve concave to the Southeast having a radius of 120.00 feet; thence Northwesterly along the arc of said curve through a central angle of 75°04'14" a distance of 157.23 feet to the point of reverse curvature of a curve concave to the Northwest having a radius of 180.00 feet; thence Northeastly along the arc of said curve through a central angle of 76°21'13" a distance of 239.87 feet; thence North 01°38'07" East a distance of 257.76 feet to the point of curvature of a curve concave to the Southeast having a radius of 120.00 feet; thence Northeastly along the arc of said curve through a central angle of 66°51'46" a distance of 140.04 feet to the point of reverse curvature of a curve concave to the Northwest having a radius of 180.00 feet; thence Northerly along the arc of said curve through a central angle of 65°03'46" a distance of 204.40 feet; thence North 03°26'07" East a distance of 415.60 feet to the point of curvature of a curve concave to the Southwest having a radius of 105.00 feet; thence Northwesterly along the arc of said curve through a central angle of 64°37'23" a distance of 118.43 feet; thence along a non-tangent line and along the Easterly and Southerly lines of that property described in Official Records Book 5553 at page 1443, North 03°26'07" East a distance of 695.89 feet; thence South 87°29'53" East a distance of 1308.76 feet to 3788+55.75, last revision 6/05/56 (Florida's Turnpike) (300 foot right of way); thence along said right of way line by the following three courses: South 33°25'37" East a distance of 1634.61 feet to the point of curvature of a curve concave to the Southwest having a radius of 11,309.16 feet; thence Southeastly along said curve through a central angle of 05°31'47", an arc length of 1091.49 feet to a point on the East Line of said Section 32; thence South 01°23'09" East along the East Line of said Section 32 a distance of 483.44 feet to the Point of Beginning. Said lands situate, lying and being in the Town of Jupiter, Palm Beach County, Florida.

Containing in total 311.863 acres, more or less.
Have caused the same to be surveyed and platted, as shown hereon, and do hereby dedicate as follows:

1. TRACTS A, F and G as shown hereon are hereby reserved for Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for public street purposes, utilities and drainage, and other purposes not inconsistent with this dedication, and is the perpetual maintenance obligation of said company, its successors and assigns, without recourse to the Town of Jupiter.

A non-exclusive easement for ingress and egress over Tracts A and F is hereby dedicated to the Town of Jupiter, its successors and assigns, the Loxahatchee River Environmental Control District, and Palm Beach County, for the installation, operation and maintenance of water and sewer facilities and for access of police, fire, emergency and service vehicles.

A non-exclusive, perpetual easement for ingress and egress over Tract A, and Tract G is hereby granted to Jupiter Country Club Homeowners Association, Inc. and Jupiter Country Club, Inc., their successors and assigns, for access to Tract D and Tract REC.

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 such drainage system. Should the Town deem it necessary to maintain any portion of the drainage system shown by this plat, for Public purposes, the Town of Jupiter may require the Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns as to Tracts A, F, B-1, B-2, B-3, B-4, C, C-1, C-2, D, H, J, E, D, G, LK-1, LK-3, LK-4, and Parcel 1 or IHP Investment Fund III, LP, a California Limited Partnership, its successors and assigns, as to Tract LK-2, Tract B-5, Tract B-6, Tract REC, and Parcel 2, to pay all or part of the maintenance costs.

TRACTS B, B-1, B-2, B-3, and B-4, as shown hereon, are hereby reserved for Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for buffer purposes, including berms, walls, fences, landscaping, irrigation, and is the perpetual maintenance obligation of said company, its successors and assigns, without recourse to the Town of Jupiter.

TRACTS B-5 and B-6, as shown hereon, are hereby reserved for Jupiter Country Club Homeowners Association, Inc., A Florida Corporation not for profit, its successors and assigns, for buffer purposes, including berms, walls, fences, landscaping, irrigation, and is the perpetual maintenance obligation of said company, its successors and assigns, without recourse to the Town of Jupiter.

TRACTS C, C-1 and C-2, as shown hereon are hereby reserved for the Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for open space, buffer purposes, lakes, drainage, conservation easements, utilities, walls, fences, and other purposes required for the development of the property and are the perpetual maintenance obligation of said Limited Liability Company, without recourse to the Town of Jupiter.

DEDICATIONS AND RESERVATIONS (CONTINUED):

TRACTS H and J, as shown hereon, are hereby reserved by Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for commercial development purposes, without recourse to the Town of Jupiter.

TRACT E, as shown hereon, is hereby reserved by Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for residential development purposes, and is the perpetual maintenance obligation of said Limited Liability Company without recourse to the Town of Jupiter.

TRACTS LK-1, LK-3 and LK-4, as shown hereon are hereby reserved by Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for water management and drainage purposes and is the perpetual maintenance obligation of said Limited Liability Company, without recourse to the Town of Jupiter.

The Lake Maintenance Easements as shown hereon within Tracts LK-1, LK-3 and LK-4, are hereby dedicated to Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Limited Liability Company, without recourse to the Town of Jupiter.

TRACT LK-2, as shown hereon is hereby reserved for the Jupiter Country Club Homeowners Association, Inc., A Florida Corporation, Not For Profit, its successors and assigns, for water management and drainage purposes and is the perpetual maintenance obligation of said Association, without recourse to the Town of Jupiter.

The Lake Maintenance Easement as shown hereon within Tract LK-2, is hereby dedicated to Jupiter Country Club Homeowners Association, Inc., A Florida Corporation, Not For Profit, its successors and assigns, for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said Association, without recourse to the Town of Jupiter.

PARCEL 1, as shown hereon, is hereby reserved for Communities Finance Company, LLC, its successors and assigns, for golf course, open space, buffer purposes, lakes, drainage, conservation easements, utilities, walls, fences and other purposes required for the development of the property, without recourse to the Town of Jupiter.

Tract D, as shown hereon, is hereby reserved for Communities Finance Company, LLC, its successors and assigns, and for IHP INVESTMENT FUND III, LP successors and assigns for golf course, open space, buffer purposes, lakes, drainage, utilities, walls, fences and other purposes required for the development of the property, without recourse to the Town of Jupiter.

PARCEL 2, as shown hereon is hereby reserved for IHP INVESTMENT FUND III, LP, its successors and assigns, for golf course, open space, buffer purposes, lakes, drainage, utilities, walls, fences and other purposes required for the development of the property, without recourse to the Town of Jupiter.

TRACT REC, as shown hereon is hereby reserved for the Jupiter Country Club Homeowners Association, Inc., A Florida Corporation, Not For Profit its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said Association, its successors and assigns, without recourse to the Town of Jupiter.

The utility easements, as 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.

The limited access easements as shown hereon are hereby dedicated to the Town of Jupiter, Florida, for the purpose of control and jurisdiction over access rights.

The 41' Access Easement, as shown hereon, is hereby reserved for the Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns, for access and maintenance purposes, and is the perpetual maintenance obligation of said Limited Liability Company, without recourse to the Town of Jupiter.

The drainage easements, as shown within Parcel 1, are hereby dedicated in perpetuity to Communities Finance Company, LLC, A Delaware Limited Liability Company, its successors and assigns. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of said Limited Liability Company, without recourse to the Town of Jupiter.

In witness whereof, as to Tracts A, F, B-1, B-2, B-3, B-4, C, C-1, C-2, H, J, E, D, G, LK-1, LK-3, LK-4, and Parcel 1, the above named Limited Liability Company has caused these presents to be signed by its Authorized Agent and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this _____ day of _____, 2007.

Witness: [Signature] Communities Finance Company, LLC
Print Name: C. Scott [Signature]
A Delaware Limited Liability Company
By: [Signature] John Carter, Authorized Agent

In witness whereof, as to Tract LK-2, Tract B-5, Tract B-6, Tract REC and Parcel 2, the above named Limited Partnership has caused these presents to be signed by its General Partner, this _____ day of _____, 2007.

Witness: [Signature] IHP Investment Fund III, LP
Print Name: Sharon L. Pozos
A California Limited Partnership
By: [Signature] Institutional Housing Partners III L.P.,
A California Limited Partnership,
Its General Partner
Witness: [Signature] IHP Capital Partners,
A California Corporation,
Its General Partner
By: [Signature] Donald S. Grant, Executive Vice
President
Witness: [Signature] Douglas C. Neff, President

ACKNOWLEDGMENT:
State of Florida)
County of Palm Beach)

Before me personally appeared John Carter personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the foregoing instrument as Authorized Agent of Communities Finance Company, LLC, A Delaware Limited Liability Company, and severally acknowledged to and before me that he executed such instrument as such officer of said Company, and that the seal affixed to the foregoing instrument is the corporate seal of said Company 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 Company.

Witness my hand and official seal this 6th day of APRIL, 2007.
My commission expires: 6/15/07 [Signature] Margaret I. Willis
Notary Public
Commission number: [Signature] MARGARET I. WILLIS
Print Name

ACKNOWLEDGMENT:
State of California)
County of Orange)

Before me personally appeared Donald S Grant, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity(ies) upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal this 17th day of April, 2007.
My commission expires: 6-14-07 [Signature] Sharon L. Pozos
Notary Public
Commission number: 1424311 [Signature] Sharon L. Pozos
Print Name

ACKNOWLEDGMENT:
State of California)
County of Orange)

Before me personally appeared Douglas C. Neff, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or entity(ies) upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal this 17th day of April, 2007.
My commission expires: 6-14-07 [Signature] Sharon L. Pozos
Notary Public
Commission number: 1424311 [Signature] Sharon L. Pozos
Print Name

ACCEPTANCE OF RESERVATIONS:
State of Florida)
County of Palm Beach)

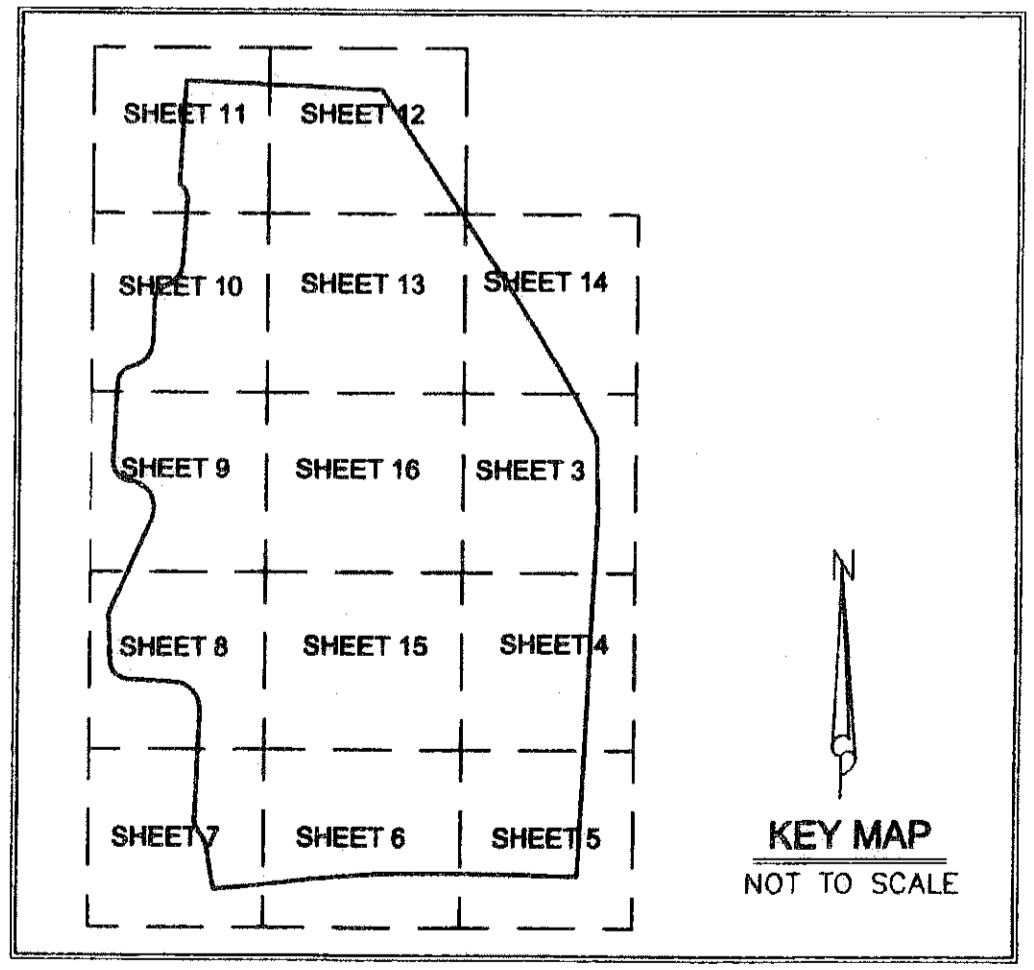
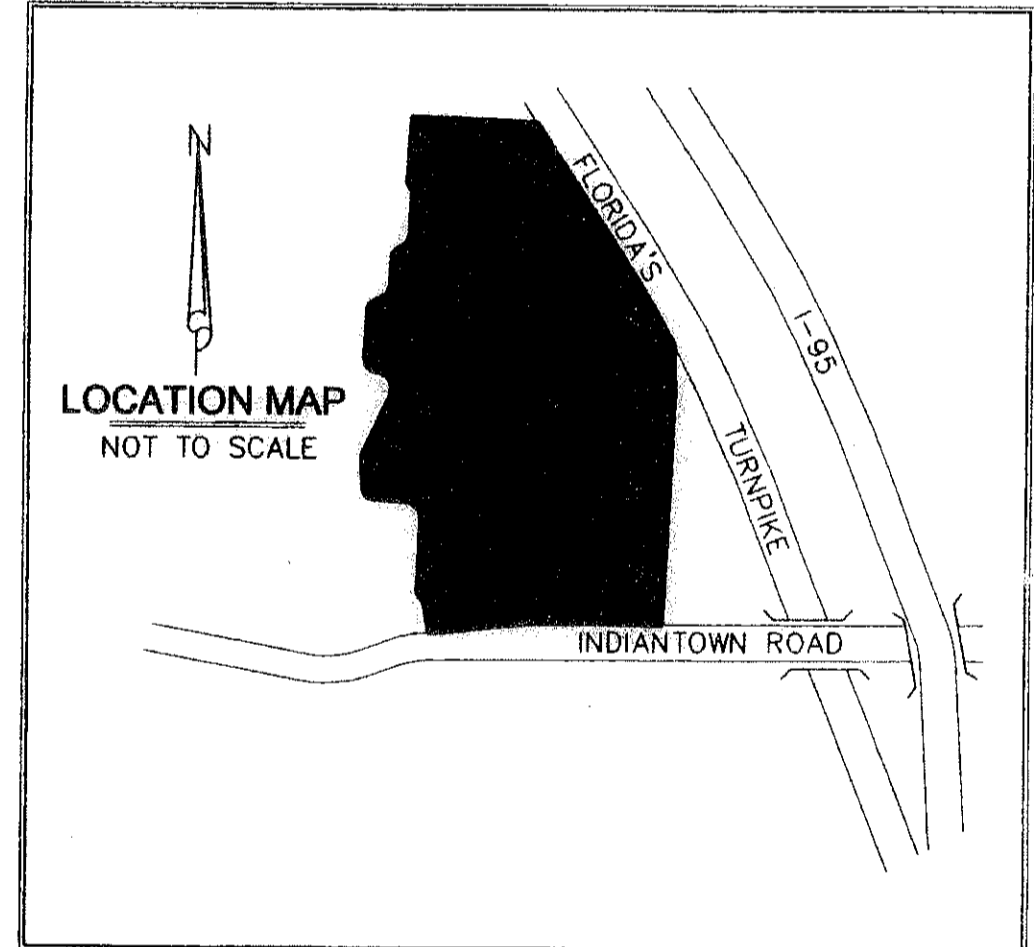
The Jupiter Country Club Homeowners Association, Inc., a Florida Corporation, not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this _____ day of _____, 2007.

Witness: [Signature] Jupiter Country Club Homeowners Association, Inc.
A Florida Corporation, not for profit
By: [Signature] President
Witness: [Signature] Name [Signature] [Signature]
Name [Signature] [Signature]

ACKNOWLEDGMENT:
State of Florida)
County of Palm Beach)

Before me personally appeared [Signature] personally known to me (or provided to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the foregoing instrument as President of Jupiter Country Club Homeowners Association, Inc., A Florida Corporation not for profit, and severally acknowledged to and before me that he/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 23rd day of [Signature], 2007.
My commission expires: [Signature] [Signature]
Notary Public
Commission number: [Signature] [Signature]
Print Name



COMMUNITIES FINANCE COMPANY, LLC
COMMUNITIES FINANCE COMPANY, LLC, NOTARY
IHP INVESTMENT FUND III, LP
IHP INVESTMENT FUND III, LP, NOTARY
JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., NOTARY
TOWN OF JUPITER ENGINEER
TOWN OF JUPITER SURVEYOR

COMMISSION EXPIRES 6-15-07
COMMISSION EXPIRES 6-14-07
COMMISSION EXPIRES 11-23-2009
COMMISSION # DD218497
COMMISSION # DD389058

SEAL

THIS INSTRUMENT WAS PREPARED BY:
Dennis J. Leavy, P.S.M. #5055 in the office of
Dennis J. Leavy and Associates, Inc., 460 Business Park Way,
Suite D, Royal Palm Beach, Florida 33411 (561) 753-0650

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS • MAPPERS
460 BUSINESS PARK WAY • SUITE D
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SCALE: N/A CHECKED BY: D.J.L. DATE: 01/17/07
DRAWN BY: DJL/GHC JOB NO.: 04-025-13