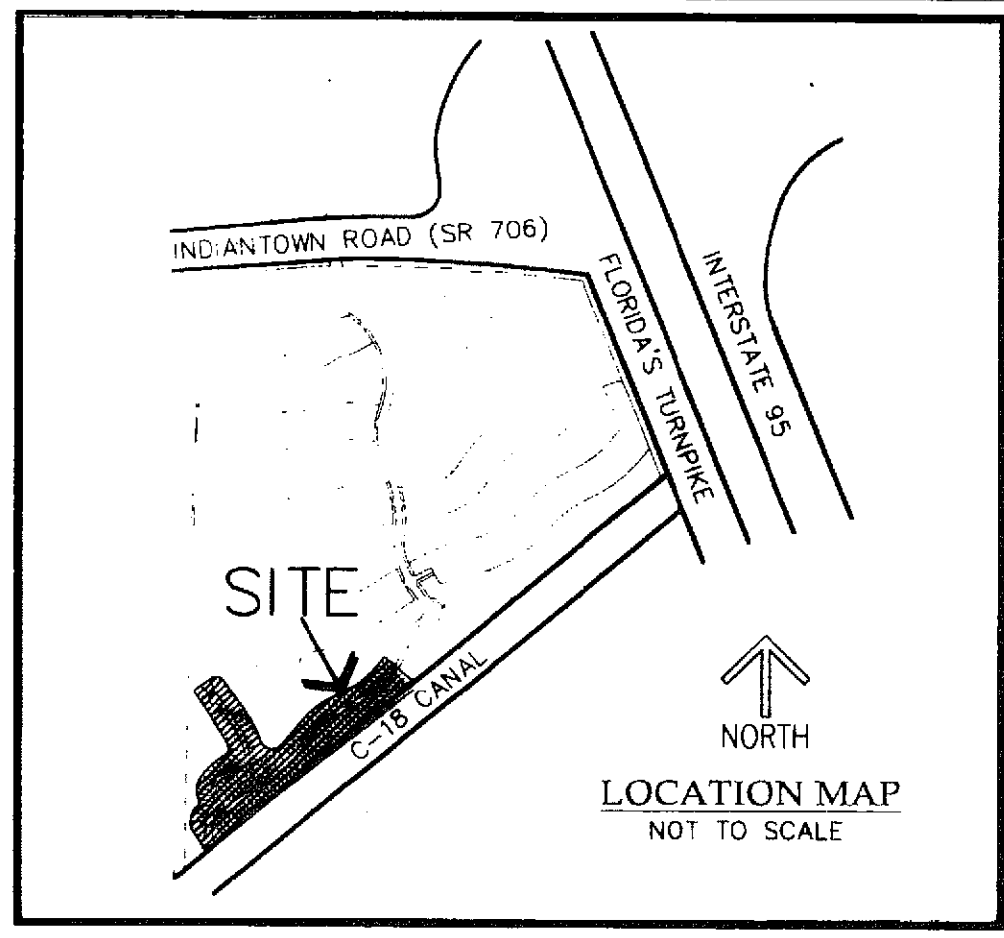


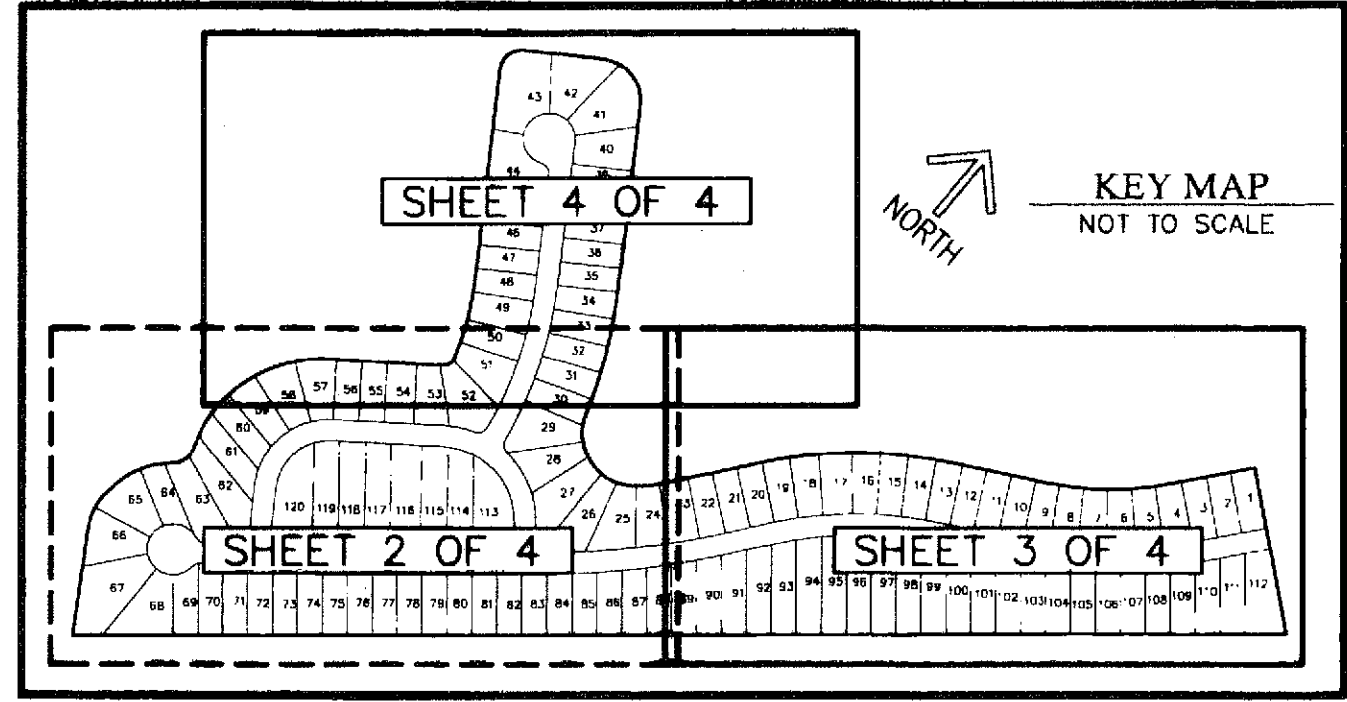
# JUPITER COUNTRY CLUB POD E REPLAT

A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF POD E, TOGETHER WITH A PORTION OF TRACT GC, JUPITER COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 164 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA



"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 PALM BEACH COUNTY.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
JANUARY - 2010



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:50 P.M.  
THIS 20 DAY OF Feb  
A.D. 2010 AND DULY RECORDED  
IN PLAT BOOK 108 ON  
PAGES 164 AND 181

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 4

00070-089

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER CC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA AND JUPITER COUNTRY CLUB, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS JUPITER COUNTRY CLUB POD E REPLAT, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF POD E, TOGETHER WITH A PORTION OF TRACT GC, JUPITER COUNTRY CLUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 164 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID POD E; THENCE N.31°55'59"W. ALONG THE WESTERLY LINE THEREOF, A DISTANCE OF 260.53 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 46°40'29"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE A DISTANCE OF 105.90 FEET TO THE POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 46°40'29"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 44°41'21", A DISTANCE OF 157.55 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 70°46'14"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF 44°41'21", A DISTANCE OF 157.55 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 317.00 FEET AND A CENTRAL ANGLE OF 74°01'17"; THENCE NORTHERLY ALONG THE ARC OF SAID WESTERLY LINE, A DISTANCE OF 409.54 FEET; THENCE N.53°03'59"E., A DISTANCE OF 265.49 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 71°04'13"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 31.01 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 733.00 FEET AND A CENTRAL ANGLE OF 15°27'24"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 197.74 FEET; THENCE N.33°27'38"W., A DISTANCE OF 502.09 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 78.54 FEET; THENCE N.56°32'22"E., A DISTANCE OF 184.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 90°00'00"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 157.08 FEET; THENCE S.33°27'38"E., A DISTANCE OF 452.09 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,067.00 FEET AND A CENTRAL ANGLE OF 15°40'34"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 291.93 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 125.00 FEET AND A CENTRAL ANGLE OF 119°58'11"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 261.73 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 1,833.00 FEET AND A CENTRAL ANGLE OF 04°48'34"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 153.86 FEET; THENCE N.37°26'11"E., A DISTANCE OF 115.64 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,067.00 FEET AND A CENTRAL ANGLE OF 24°32'35"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 457.06 FEET; THENCE N.61°58'47"E., A DISTANCE OF 221.31 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 733.00 FEET AND A CENTRAL ANGLE OF 22°45'33"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 291.16 FEET; THENCE N.39°13'14"E., A DISTANCE OF 203.38 FEET; THENCE S.50°46'46"E., A DISTANCE OF 394.92 FEET TO THE MOST EASTERLY CORNER OF SAID POD E (THE PREVIOUS EIGHTEEN COURSE AND DISTANCES BEING ALONG THE WESTERLY AND NORTHERLY LINES OF SAID POD E); THENCE S.49°49'31"W. ALONG THE SOUTHERLY LINE OF SAID POD E, A DISTANCE OF 2,823.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,519,184 SQUARE FEET/34.876 ACRES, MORE OR LESS.

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

- PRIVATE STREET**  
TRACT R, 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 PRIVATE STREET PURPOSES, UTILITIES AND DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TOWN OF JUPITER EASEMENT**  
A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT R IS HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES AND FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.  
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 SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- UTILITY EASEMENTS**  
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.
- DRAINAGE EASEMENTS**  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE JUPITER COUNTRY CLUB HOMEOWNERS 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 SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.  
NO IMPROVEMENTS OR LANDSCAPE SHALL BE PLACED WITHIN THE DRAINAGE EASEMENTS WITHOUT WRITTEN PERMISSION FROM THE TOWN OF JUPITER AND THE JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.
- SAFE SIGHT EASEMENTS**  
THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY TO THE JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION, STRUCTURES, BUILDINGS, OR ANY KIND OF LANDSCAPING SHALL BE PLACED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- LIMITED ACCESS EASEMENT**  
THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LANDSCAPE BUFFER EASEMENT**  
THE LANDSCAPE BUFFER EASEMENT, 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 LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT EASEMENT**  
A NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER OVER TRACT R IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES. THE MAINTENANCE OF ALL SANITARY SEWER FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS.
- LOTS 1 THROUGH 120**  
LOTS 1 THROUGH 120, AS SHOWN HEREON, ARE HEREBY RESERVED BY JUPITER CC, LLC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.
- OVERHANG/MAINTENANCE EASEMENTS**  
OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ADJUTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

### DEDICATIONS AND RESERVATIONS CONTINUED

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 25th DAY OF February, 2010.

WITNESS: *[Signature]*  
PRINT NAME *Wendy Lomenze*  
JUPITER CC, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: *[Signature]*  
PRINT NAME *Ronald Blum*  
MANAGING MEMBER

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1st DAY OF March, 2010.

WITNESS: *[Signature]*  
PRINT NAME *Rosemary Hines*  
BY: *[Signature]*  
PRINT NAME *Harvey E. Oyer III*  
TITLE *President*

### ACKNOWLEDGMENT:

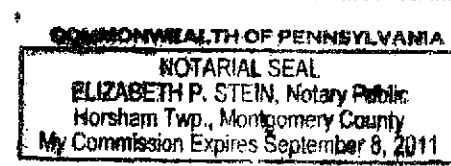
STATE OF Florida  
COUNTY OF Palm Beach  
BEFORE ME PERSONALLY APPEARED *Ronald Blum* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF JUPITER CC, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF February, 2010.  
MY COMMISSION EXPIRES: 12-31-12  
COMMISSION NUMBER: DP 911 269  
WITNESS: *[Signature]*  
PRINT NAME *Wendy Lomenze*

### ACKNOWLEDGMENT:

STATE OF Pennsylvania  
COUNTY OF Montgomery  
BEFORE ME PERSONALLY APPEARED *David H. Richey* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF JUPITER COUNTRY CLUB, 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 1st DAY OF March, 2010.  
MY COMMISSION EXPIRES: 9/8/11  
COMMISSION NUMBER: NA  
WITNESS: *[Signature]*  
PRINT NAME *Elizabeth P. Stein*



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

UNIT NO. 46  
STATE OF FLORIDA;  
COUNTY OF PALM BEACH;  
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.  
BY: *[Signature]*  
DEBORAH DIAZ, PRESIDENT  
BOARD OF SUPERVISORS  
ATTEST: *[Signature]*  
O'NEAL BARDIN JR., SECRETARY  
BOARD OF SUPERVISORS

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, HARVEY E. OYER, III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN: JUPITER CC, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND JUPITER COUNTRY CLUB, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES ON RECORD AND THAT THERE ARE NO ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PREVENT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: March 4, 2010 BY: *[Signature]*  
HARVEY E. OYER, III  
ATTORNEY AT LAW  
LICENSED IN FLORIDA  
FL BAR NO. 8154024

### 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 25th DAY OF February, 2010.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF February, 2010.  
MY COMMISSION EXPIRES: 12-3-12  
COMMISSION NUMBER: DP 911 269  
WITNESS: *[Signature]*  
NAME *Wendy Lomenze*  
BY: *[Signature]*  
NAME *Ronald Blum*  
PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF  
BEFORE ME PERSONALLY APPEARED *Ronald Blum* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO 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 25th DAY OF February, 2010.  
MY COMMISSION EXPIRES: 12-3-12  
COMMISSION NUMBER: DP 911 269  
WITNESS: *[Signature]*  
NAME *Wendy Lomenze*

### SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF JUPITER ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN OF JUPITER APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENT (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
- BEARINGS ARE RELATIVE TO A BEARING OF S49°49'31"W ALONG THE SOUTHERLY LINE OF POD E, JUPITER COUNTRY CLUB, AS RECORDED IN PLAT BOOK 108, PAGES 164 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
- PRM - INDICATES 4" x 4" x 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591.
- CD - DENOTES CENTERLINE CONTROL POINT
- UE - INDICATES UTILITY EASEMENT.
- DE - INDICATES DRAINAGE EASEMENT.
- O.R.B. - DENOTES OFFICIAL RECORDS BOOK
- CL - DENOTES CENTERLINE
- 0 - DENOTES "ZERO" SIDE OF LOT LINE
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- (PLAT) - DENOTES JUPITER COUNTRY CLUB, AS RECORDED IN PLAT BOOK 108, PAGES 164 THROUGH 181 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- CB - INDICATES CHORD BEARING
- CD - INDICATES CHORD DISTANCE
- NPBOD - INDICATES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
- A - DENOTES CENTRAL ANGLE
- R - DENOTES RADIUS
- L - DENOTES ARC LENGTH
- SSE - INDICATES SAFE SIGHT EASEMENT
- N - DENOTES NORTHING
- E - DENOTES EASTING
- LBE - INDICATES LANDSCAPE BUFFER EASEMENT
- LAE - INDICATES LIMITED ACCESS EASEMENT
- OHME - INDICATES OVERHANG/MAINTENANCE EASEMENT
- TYP - INDICATES TYPICAL

### TOWN APPROVAL:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
TOWN OF JUPITER

THE JUPITER COUNTRY CLUB PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 23 DAY OF March, 2010, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*  
DOUG P. KOENIGKE, P.E.  
TOWN ENGINEER  
BY: *[Signature]*  
KAREN J. GOENKA, MAYOR  
BY: *[Signature]*  
SALLY M. BOYLAN, TOWN CLERK

### SURVEYOR'S CERTIFICATE:

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 PERMANENT CONTROL POINTS (P.C.P.'S) AND 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 PALM BEACH COUNTY, FLORIDA.

DATED: 3-5-10  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

JUPITER COUNTRY CLUB, INC.    JUPITER COUNTRY CLUB, INC. NOTARY    JUPITER CC, LLC    JUPITER CC, LLC NOTARY    JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC.    JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. NOTARY    NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT    TOWN OF JUPITER ENGINEER    SURVEYOR