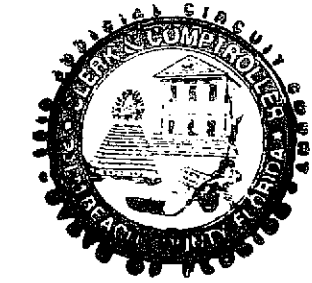


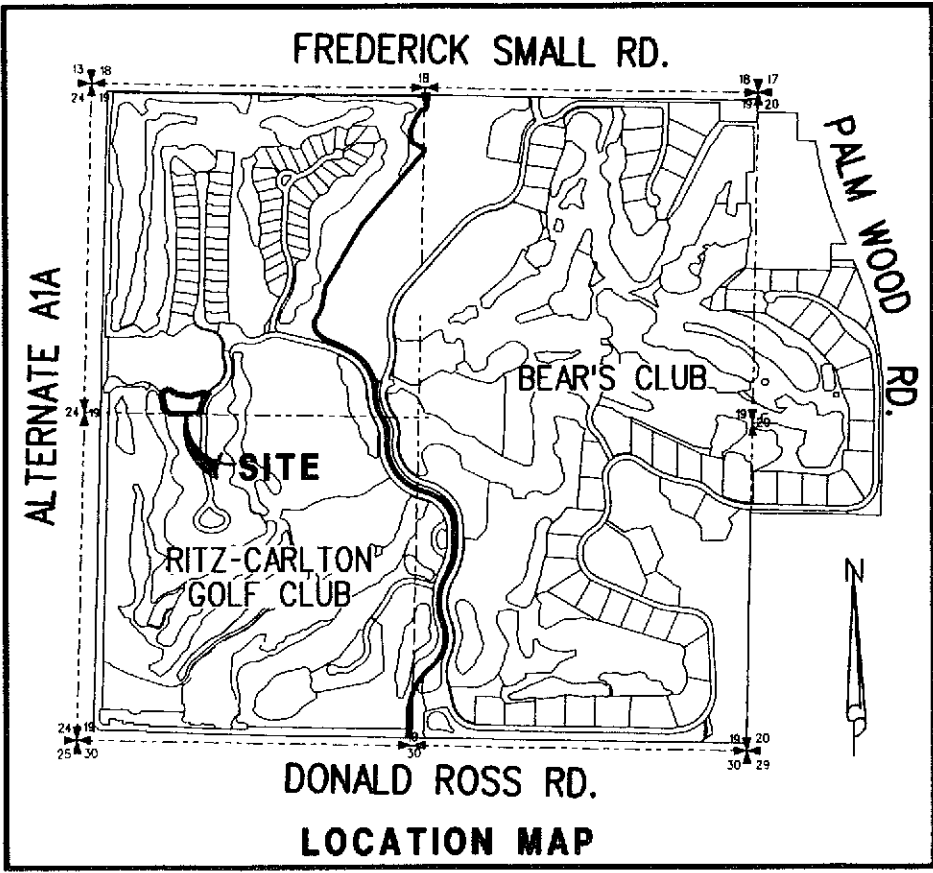
# RITZ-CARLTON GOLF CLUB & SPA REPLAT NO. 2, JUPITER, A P.U.D.

BEING A REPLAT OF ALL OF TRACT "J" AND A PORTION OF TRACTS "G-2" AND "K" OF THE RITZ-CARLTON GOLF CLUB & SPA REPLAT, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 97 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
JUNE, 2010  
SHEET 1 OF 2

00030-090



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 4:28 P.M.  
this 29th day of August 2010.  
and duly recorded in Public Book 113  
on Page(s) 149-150  
Sharon R. Book, Clerk & Comptroller  
Lisa M. Kuehl, Esq.



### 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 REPLAT NO. 2, 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 BEING ALL OF TRACT "J" AND A PORTION OF TRACTS "G-2" AND "K", THE RITZ-CARLTON GOLF CLUB & SPA REPLAT, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 97 THROUGH 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT "J"; THENCE SOUTH 52°55'29" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "K"; SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 287.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 52°55'29" EAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE OF TRACT "K", THROUGH A CENTRAL ANGLE OF 33°46'55", A DISTANCE OF 169.22 FEET TO A NON-TANGENT LINE BEING THE NORTHERLY LINE OF TRACT "A" OF THE RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 93, PAGES 171 THROUGH 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE, NORTH 89°25'44" WEST, A DISTANCE OF 254.88 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 75.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 66°49'57" WEST; THENCE DEPARTING SAID NORTHERLY LINE AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 28°52'31", A DISTANCE OF 38.67 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 43°05'40", A DISTANCE OF 18.80 FEET TO A POINT OF TANGENCY AND TO THE SOUTHWEST CORNER OF SAID TRACT "J"; THENCE ALONG THE WEST LINE OF SAID TRACT "J", NORTH 09°36'54" WEST, A DISTANCE OF 54.83 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET; THENCE CONTINUE ALONG SAID WEST LINE AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 19°12'07", A DISTANCE OF 67.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT "J" AND A NON-TANGENT LINE; THENCE ALONG THE NORTH LINE OF SAID TRACT "J" FOR THE FOLLOWING FIVE COURSES: NORTH 61°10'59" EAST, A DISTANCE OF 78.48 FEET; THENCE SOUTH 54°50'14" EAST, A DISTANCE OF 76.62 FEET; THENCE SOUTH 80°54'23" EAST, A DISTANCE OF 117.90 FEET; THENCE NORTH 66°17'52" EAST, A DISTANCE OF 68.54 FEET; THENCE SOUTH 84°33'05" EAST, A DISTANCE OF 58.25 FEET TO THE NORTHEAST CORNER OF SAID TRACT "J" AND TO THE POINT OF BEGINNING.

CONTAINING 1.176 ACRES OR 51,213 SQUARE FEET MORE OR LESS.

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

- 1.) 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 PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 2.) THE NATIVE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR NATIVE LANDSCAPE BUFFER AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 3.) THE DRIVEWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS FOR INGRESS AND EGRESS. THE MAINTENANCE OF THE DRIVEWAY CONSTRUCTED THEREIN SHALL BE SHARED BY THE OWNERS OF LOT 1 AND LOT 2, THEIR SUCCESSORS AND ASSIGNS.

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 1<sup>st</sup> DAY OF July, 2010.

RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA  
WITNESS: Andy Anderson BY: Robert A. Phillips  
PRINT NAME: Andy Anderson AUTHORIZED REPRESENTATIVE  
ROBERT A. PHILLIPS

WITNESS: Barbara Miller  
PRINT NAME: Barbara Miller

### 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, LICENSED TO DO BUSINESS IN FLORIDA, 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 1<sup>st</sup> DAY OF July, 2010.

MY COMMISSION EXPIRES: November 5, 2012  
Commission # DD093899  
JENNIFER ANN BILLION  
NOTARY PUBLIC  
STATE OF FLORIDA  
Commission # DD093899  
Expires 11/5/2012  
(SEAL)  
WITNESS: Jennifer Ann Billion  
PRINT NAME: Jennifer Ann Billion NOTARY PUBLIC

### 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 29<sup>th</sup> DAY OF June, 2010.

EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT  
WITNESS: Ed Sacks  
PRINT NAME: Ed Sacks PRESIDENT

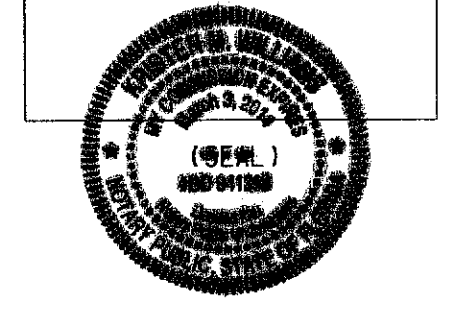
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ED SACKS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 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 29<sup>th</sup> DAY OF June, 2010.

MY COMMISSION EXPIRES: March 3, 2014  
Commission # DD093899  
Walter M. Williams  
NOTARY PUBLIC  
(PRINT NAME)



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, FIRST AMERICAN, 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, LICENSED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: July 8, 2010 BY: Wayne Sobien  
WAYNE SOBIEEN  
FLORIDA BAR NO. 355194

### SURVEYOR 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 MONUMENTS ACCORDING TO SEC. 177.09(19), 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.

DATE: June 25, 2010 BY: David C. Lidberg  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### SURVEYOR NOTES:

- ☐ DENOTES A SET 4"x4" CONCRETE MONUMENT 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 FOUND NAIL & DISK STAMPED "PCP LB 4431" PERMANENT CONTROL MONUMENT (P.C.P.), UNLESS OTHERWISE NOTED.

BEARINGS SHOWN HEREON ARE RELATIVE TO A BEARING N89°25'44"W ALONG THE NORTHERLY LINE OF TRACT "A", RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D., AS RECORDED IN PLAT BOOK 93, PAGES 171 THROUGH 192, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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.

NO VERTICAL IMPROVEMENT SHALL BE CONSTRUCTED OR PLACED BETWEEN THE BUILDING SET BACK LINE AND THE ADJACENT PROPERTY LINE, WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF JUPITER.

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.

### 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 29<sup>th</sup> DAY OF July, 2010, 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: Douglas P. Koenigke  
DOUGLAS P. KOENIGKE, P.E.  
TOWN ENGINEER

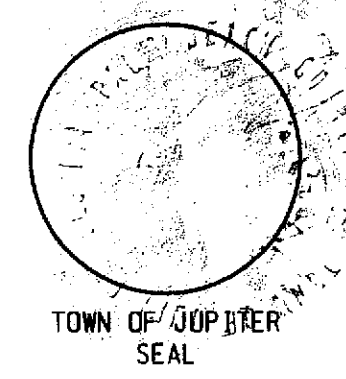
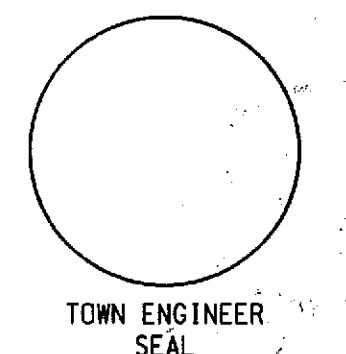
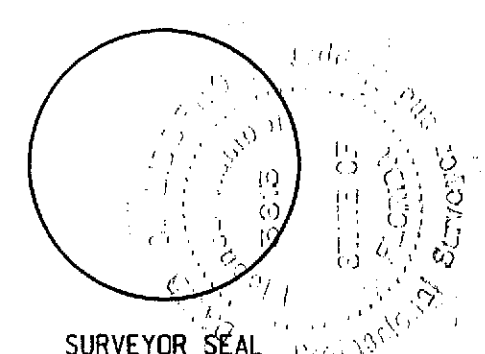
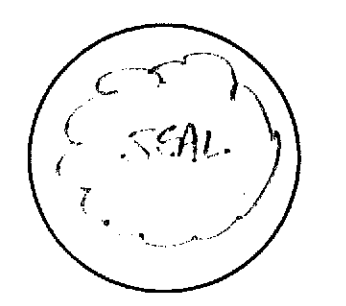
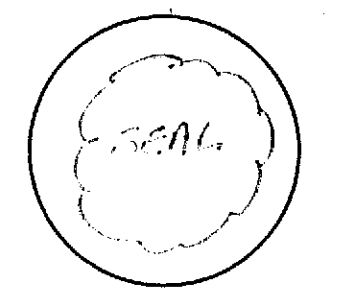
"RITZ-CARLTON GOLF CLUB & SPA REPLAT NO. 2, JUPITER, A P.U.D." IS HEREBY APPROVED FOR RECORD THIS 29<sup>th</sup> DAY OF July, 2010.

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

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

### ABBREVIATIONS:

- CB = CHORD BEARING
- CL = CHORD LENGTH
- D = DELTA
- F.P.L. = FLORIDA POWER & LIGHT
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- RB = RADIAL BEARING
- S.E. = SOUTHEAST
- S.W. = SOUTHWEST



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

CAD: K:\UST \ 194143 \ RITZ \ 08-072A-306 \ 08-072A-306.DGN	REF.	FLD. J.P.	FB. PG.	JOB 08-072A-306
OFF. R.J.W.	DATE 04/01/10	CKD. D.C.L.	SHEET 1 OF 2	DWG. 008-072P