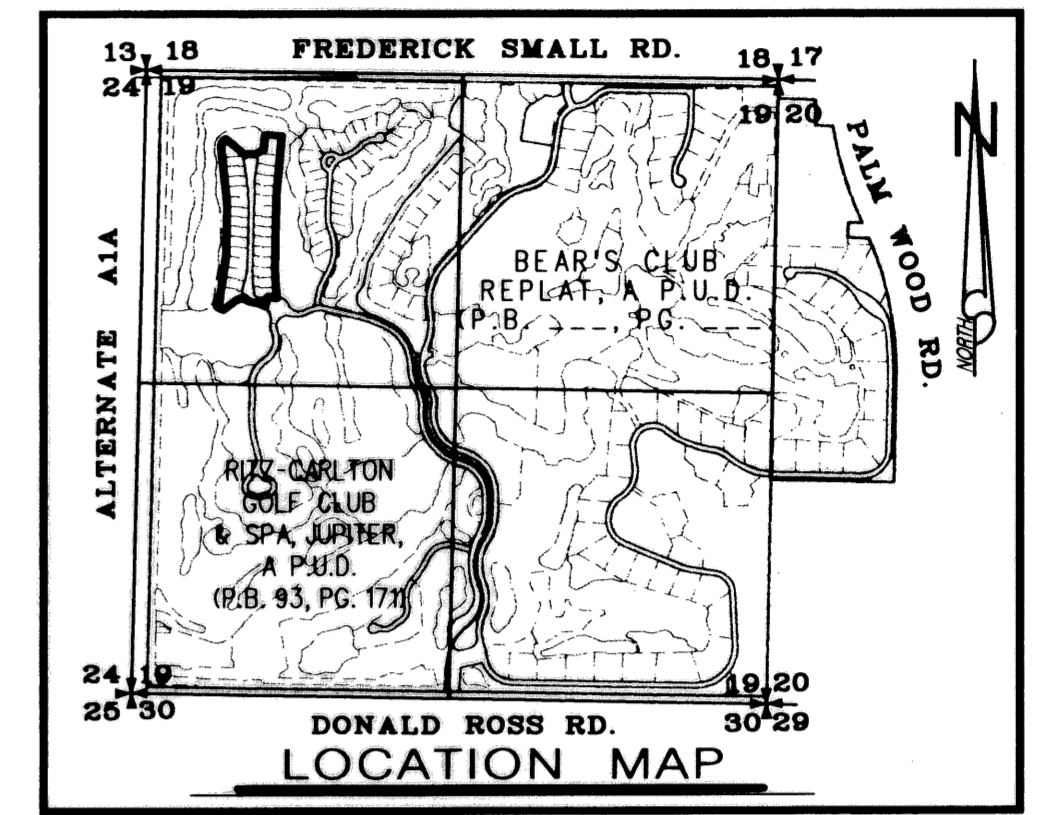


# RITZ-CARLTON GOLF CLUB & SPA, POD B, JUPITER, A P.U.D.

BEING A REPLAT OF LOTS 2B THROUGH 20B, INCLUSIVE, TRACT "R-5" AND A PORTION OF LOT 1B, TRACT "B" AND TRACT "G-4", 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, SITUATE IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
JUNE, 2003 SHEET 1 OF 3

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 10:10 a.m. )  
This day of June 20 2003 )  
and duly recorded in Plat Book No. 93 )  
on page 42-44 )  
DOROTHY H. WILKEN, Clerk of Circuit Court )  
by *[Signature]* ) D.C.



### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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, POD B, JUPITER, A P.U.D., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOTS 2B THROUGH 20B, INCLUSIVE, TRACT "R-5" AND A PORTION OF LOT 1B, TRACT "B" AND TRACT "G-4", 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, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 10B; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 10B THROUGH 7B, INCLUSIVE, SOUTH 05°09'54" WEST, A DISTANCE OF 499.30 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 7B THROUGH 2B, INCLUSIVE, SOUTH 01°17'48" WEST, A DISTANCE OF 640.40 FEET; THENCE ALONG THE EASTERLY LINE OF SAID LOTS 2B AND LOT 1B, SOUTH 03°54'52" EAST, A DISTANCE OF 184.12 FEET; THENCE DEPARTING SAID EASTERLY LINE OF LOT 1B AND CONTINUE, SOUTH 03°54'52" EAST, A DISTANCE OF 56.76 FEET; TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 65.50 FEET AND FROM WHICH A RADIAL LINE BEARS NORTH 02°01'27" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°39'54", A DISTANCE OF 24.77 FEET; TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 114.50 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°17'30", A DISTANCE OF 52.54 FEET TO A NON-TANGENT LINE; THENCE SOUTH 14°29'08" WEST, A DISTANCE OF 26.15 FEET TO A POINT ON THE EASTERLY LINE OF SAID TRACT "R-5"; THENCE ALONG SAID EASTERLY LINE AND CONTINUE SOUTH 14°29'08" WEST, A DISTANCE OF 61.09 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "R-5" AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 138.00 FEET AND FROM WHICH A RADIAL LINE BEARS SOUTH 38°08'18" WEST, THENCE ALONG SAID SOUTHERLY LINE AND NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°39'10", A DISTANCE OF 56.97 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE, NORTH 75°30'52" WEST A DISTANCE OF 75.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 97.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°01'18", A DISTANCE OF 67.76 FEET TO A NON-TANGENT LINE, SAID LINE BEING THE SOUTHERLY LINE OF SAID LOT 20B; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 71°08'52" WEST, A DISTANCE OF 67.17 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY LINE, SOUTH 51°39'51" WEST, A DISTANCE OF 143.73 FEET; THENCE NORTH 62°49'11" WEST, A DISTANCE OF 60.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 20B AND TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET, AND FROM WHICH A RADIAL LINE BEARS NORTH 58°41'29" WEST; THENCE ALONG THE WESTERLY LINE OF SAID LOT 20B AND NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°01'51", A DISTANCE OF 70.34 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 20B THROUGH 18B, INCLUSIVE, NORTH 08°16'40" EAST, A DISTANCE OF 370.61 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 18B THROUGH 4B, INCLUSIVE, NORTH 01°17'48" EAST, A DISTANCE OF 418.51 FEET; THENCE ALONG THE WESTERLY LINE OF SAID LOTS 14B THROUGH 11B, INCLUSIVE, NORTH 05°41'04" WEST, A DISTANCE OF 495.88 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 90.00 FEET; THENCE CONTINUE ALONG THE WESTERLY LINE OF SAID LOT 11B AND NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°35'41", A DISTANCE OF 96.75 FEET TO A NON-TANGENT LINE, SAID LINE BEING THE NORTHERLY LINE OF SAID LOT 11B; THENCE ALONG SAID NORTHERLY LINE SOUTH 49°45'57" EAST, A DISTANCE OF 221.68 FEET TO THE NORTHERLY LINE OF SAID TRACT "R-5" AND A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AND FROM WHICH A RADIAL LINE BEARS SOUTH 40°33'58" EAST; THENCE ALONG SAID NORTHERLY LINE AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°46'07", A DISTANCE OF 37.32 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, SOUTH 87°47'51" EAST, A DISTANCE OF 20.93 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°36'29", A DISTANCE OF 18.86 FEET TO A NON-TANGENT LINE, SAID LINE BEING THE WESTERLY LINE OF SAID LOT 10B; THENCE ALONG SAID WESTERLY LINE, NORTH 60°40'50" EAST, A DISTANCE OF 88.51 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE NORTH 05°09'54" EAST, A DISTANCE OF 128.23 FEET TO THE NORTHERLY LINE OF SAID LOT 10B; THENCE ALONG SAID NORTHERLY LINE, NORTH 86°06'12" EAST, A DISTANCE OF 29.17 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, SOUTH 84°50'06" EAST, A DISTANCE OF 112.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 13.525 ACRES OR 589,131 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 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.
- 2.) THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT. IT SUCCESSORS AND ASSIGNS. THE MAINTENANCE OF DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

3.) 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, ROADS PRIVATE OR PUBLIC 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 EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, THEIR SUCCESSORS AND ASSIGNS OR RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

4.) TRACT "R-5", 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 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.

5.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER TRACT "R-5" IS HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.

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 12th DAY OF JUNE, 2003.

WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: *[Name]* ROBERT A. PHILLIPS

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

### 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 12th DAY OF JUNE, 2003.

MY COMMISSION EXPIRES: 5/8/04  
NOTARY SEAL: *[Signature]*  
ILEANA RODRIGUEZ  
My Commission No. CC 934728

### 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 12th DAY OF JUNE, 2003.

EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT  
WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: *[Name]* SCOTT SCHREIBER - PRESIDENT

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

### 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 12th DAY OF JUNE, 2003.

MY COMMISSION EXPIRES: 5/8/04  
NOTARY SEAL: *[Signature]*  
ILEANA RODRIGUEZ  
My Commission No. CC 934728

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

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 15247 AT PAGE 134 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 19 DAY OF JUNE, 2003.

BANK OF AMERICA  
WITNESS: *[Signature]* BY: *[Signature]*  
PRINT NAME: *[Name]* JUNE B. WOOD, Vice President

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED JUNE WOOD 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 BANK OF AMERICA, A FLORIDA 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 19th DAY OF JUNE, 2003.

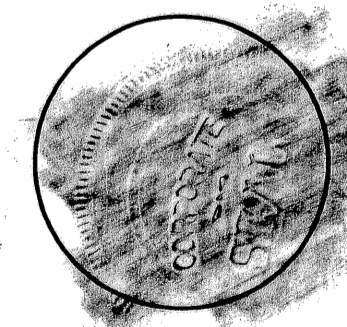
MY COMMISSION EXPIRES: 6-12-05  
NOTARY SEAL: *[Signature]*  
GREGORY COMER  
My Commission No. DD 033113

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, DAVID M. SHAW, ESQUIRE, AS DULY LICENSED 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 TO RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA; 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: 6/18/03  
BY: DAVID M. SHAW, ESQUIRE  
FLORIDA BAR NO. 294713  
FOR THE FIRM OF:  
HAILE, SHAW & PFAFFENBERGER, P.A.



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

CAD: K:\UST\194143\RITZ\1331306\SHEET1.DGN					
REF.	FLD.	FB.	PG.	JOB	01-133-306
OFF. R.W.				DATE	04/14/03
CKD. D.C.L.	SHEET	1	OF	3	DWG. 001-133P