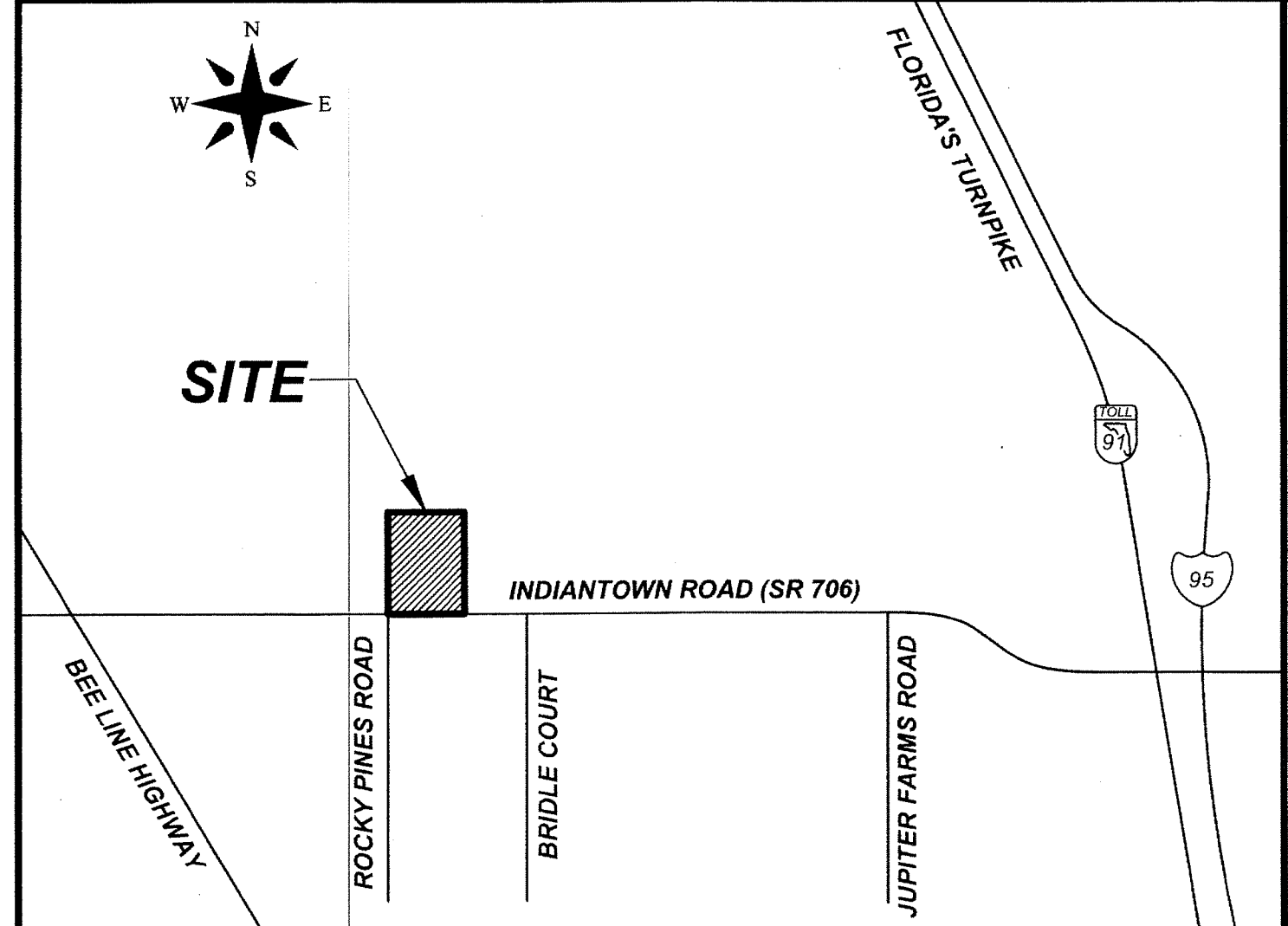


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JUPITER-PALM BEACH MOTORCOACH RESORT R.V.P.D.

BEING A REPLAT OF LOTS A THROUGH H, LOTS K THROUGH R, AND A PORTION OF LOT I AND LOT S, TRACT 24, PHILO FARMS, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 3, PAGE 11, LYING IN SECTIONS 35 & 36, TOWNSHIP 40 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH (NOT TO SCALE)

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.

CONTROL No. 2006-185
PROJECT No. 05748-000
TRACT "A" = 14,875 S.F. (0.341 ACRE)
TRACT "B" = 677,485 S.F. (15.553 ACRES)
TRACT "F" = 56,724 S.F. (1.302 ACRES)
TOTAL AREA = 749,084 S.F. (17.196 ACRES)

STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record on 11:00 AM
this 19 day of February 2015
and duly recorded in Plat Book 3, Page 11
on Page 88 - 89
Shawn R. Booth, Clerk & Computer
Maura R. Haden, etc.

SHEET 1 OF 2



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Jupiter-Palm Beach Motor Coach Resort, LLC, a Florida limited liability company, owner of the land shown hereon as JUPITER-PALM BEACH MOTORCOACH RESORT R.V.P.D., being a replat of Lots A through H, Lots K through R, and a portion of Lot I and Lot S, Tract 24, PHILO FARMS, according to the plat thereof, on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 3, Page 11, lying in Sections 35 & 36, Township 40 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

All of Block 24, according to the Plat of PHILO FARMS, as recorded in Plat Book 3, Page 11, of the Palm Beach County, Florida, Public Records, LESS the right-of-way for State Road 706 (Indiantown Road).
ALSO KNOWN AS: Lots A through T, inclusive, Tract 24, PHILO FARMS, according to the plat thereof, as recorded in Plat Book 3, Page 11, LESS the right-of-way for State Road 706 through Lots J, T, I, and S, Tract 24, Public Records of Palm Beach County, Florida.

the above being more particularly described as follows:

COMMENCE at the Southeast corner of Section 35, Township 40 South, Range 41 East; thence North 89°58'04" West, along the South line of the Southeast one-quarter of said Section 35, a distance of 634.74 feet to a point of intersection with the Southerly prolongation of the West line of Tract 24, PHILO FARMS, according to the plat thereof, as recorded in Plat Book 3, Page 11, Public Records of Palm Beach County, Florida; thence departing said South line, North 00°01'17" East, along said Southerly prolongation, a distance of 159.44 feet to the North right-of-way line of State Road 706 (Indiantown Road) as shown on State Road Department Right-of-Way Map No 9319-103, recorded in Road Plat Book 1, Page 227, Public Records of Palm Beach County, Florida, and the **POINT OF BEGINNING** of the following described parcel; thence continue along the West line of said Tract 24, North 00°01'17" East a distance of 1160.93 feet to the Northwest corner of said Tract 24; thence South 89°58'35" East, along the North line of said Tract 24, a distance of 645.18 feet to the Northeast corner of said Tract 24; thence South 00°01'27" West, along the East line of said Tract 24, a distance of 1161.26 feet to a point on the North right-of-way line of said State Road 706; thence North 89°56'51" West, along said North right-of-way line, a distance of 645.12 feet to the **POINT OF BEGINNING**.

Containing in all, 17.20 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

TRACT "A"

Tract "A", as shown hereon, is hereby dedicated in fee simple title to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for environmental preservation, public pedestrian, bicycle and equestrian purposes.

TRACT "B"

Tract "B", as shown hereon, is hereby reserved for Jupiter-Palm Beach Motor Coach Resort, LLC, a Florida limited liability company, its successors and assigns, for developmental purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Jupiter-Palm Beach Motor Coach Resort, LLC, a Florida limited liability company, its successors and assigns, without recourse to Palm Beach County, Florida.

TRACT "F"

Tract "F", as shown hereon, is hereby reserved for Jupiter-Palm Beach Motor Coach Resort, LLC, a Florida limited liability company, its successors and assigns, for fire access purposes and is the perpetual maintenance obligation of said Jupiter-Palm Beach Motor Coach Resort, LLC, a Florida limited liability company, its successors and assigns, without recourse to Palm Beach County, Florida. There is to be no landscaping or shrub mix of any kind within the limits of Tract "F".

LIMITED ACCESS EASEMENT (L.A.E.)

The Limited Access Easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

UTILITY EASEMENT

The Utility Easement running adjacent and parallel to Indiantown Road right of way as shown hereon, is a non-exclusive easement and is hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. No buildings, structures, improvements, trees, walls or fences shall be installed within this easement without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

MASS TRANSIT EASEMENT

The Mass Transit Easement as shown hereon, is hereby dedicated in perpetuity, by Owner, to the Board of County Commissioners of Palm Beach County, its successors and assigns (hereinafter "County"), for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. The Owner, its successors and assigns, shall maintain the easement area until such time as the County constructs improvements in the easement area for its intended use and purposes, at which time the County will assume maintenance of the easement area so long as the improvements are located thereon and County uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to the Owner upon County's temporary or permanent cessation of use of the improvements or removal of the improvements.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Manager this 4th day of Feb., 2015.

WITNESS: [Signature]
BY: [Signature]
LeRoy A. Vander Putten, Manager
Jupiter-Palm Beach Motor Coach Resort, LLC,
a Florida limited liability company

WITNESS: Robert J. Cajal
Printed Name
Maurice Hoffman
Printed Name
MAURICE HOFFMAN
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared LeRoy A. Vander Putten, who is personally known to me, or has produced ~~FL Lic. V536-521-31-36~~ as identification, and who executed the foregoing instrument as Manager of Jupiter-Palm Beach Motor Coach Resort, LLC, a Florida limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and that said instrument is the free act and deed of said limited liability company.

WITNESS my hand and official seal this 4th day of Feb., 2015.

March 5, 2018
My Commission Expires:
#FF098964
My Commission No.:
[Signature]
Signature of Notary Public
Theresa Page
Printed Name of Notary Public

TITLE CERTIFICATION

I, L. Wesley Nichols, 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-Palm Beach Motor Coach Resort, LLC, a Florida limited liability company; that the current taxes have been paid; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are encumbrances of record, but those encumbrances do not prohibit the subdivision created by this plat.

Dated this 10th day of February, 2015.
[Signature]
L. Wesley Nichols, Esquire
Florida Bar No. 709956

SURVEYOR & MAPPER'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) and Monuments according to Sec. 177.091(9), F.S., have been 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 Palm Beach County, Florida.

Dated this 10th day of February, 2015.

[Signature]
Robert J. Cajal
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

COUNTY APPROVAL

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 18th day of February, 2015, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.061(1), F.S.

NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- All distances are ground unless labeled otherwise.
- Scale factor = 1.000017652
- Ground distance x scale factor = grid distance
- Bearings shown hereon are grid and are based on the South line of the Southeast quarter of Section 35, Township 40 South, Range 41 East, which bears North 89°58'04" West and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachments.
- 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.
- 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

[Signature]
George T. Webb, P.E.
County Engineer

PLAT OF:
JUPITER-PALM BEACH MOTORCOACH RESORT R.V.P.D.
WALLACE SURVEYING
CORP. LICENSED BUSINESS #4951
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551
FIELD: _____ JOB No.: 14-1076.7 F.B. PG. _____
OFFICE: R.C. DATE: JUNE 2014 DWG. No.: 14-1076-2
C'KD: REF.: 14-1076-2.DWG SHEET 1 OF 2

J.P.B.M.R., LLC SEAL
NOTARY SEAL
SURVEYOR'S SEAL
ENGINEER'S SEAL
STATE OF FLORIDA
PROFESSIONAL ENGINEER
MINNIE N. MCCONNELL
No. 45333