

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

SITUATE IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA DECEMBER, 2001 SHEET 2 OF 22

30.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE PEDESTRIAN / GOLF CART PATHS ON GOLF COURSE TRACT "G-2", MAINTENANCE FACILITY TRACT "G", CLUBHOUSE AND SPA TRACT "G" AND WETLAND PRESERVATION TRACT "G-11" THAT MAY EXIST FROM TIME TO TIME, ARE HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. THE EXACT LOCATION OF THE PEDESTRIAN / GOLF CART PATHS WITHIN THESE TRACTS SHALL BE DETERMINED BY RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, AND MAY BE SUBJECT TO MODIFICATION, FROM TIME TO TIME, IN ITS SOLE DISCRETION.

31.) A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS ACROSS TRACTS "R-1" AND "R-2" IS HEREBY DEDICATED TO THE EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS.

32.) THE 19 FOOT AND 10 FOOT PUBLIC PEDESTRIAN EASEMENTS ACROSS BUFFER TRACT "N", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB DEVELOPMENT COMPANY, ITS SUCCESSORS AND ASSIGNS, ACCORDING TO THE TERMS AND CONDITIONS OF AN EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 10887, PAGE 1725, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

33.) THE 13 FOOT PUBLIC PEDESTRIAN EASEMENT ACROSS BUFFER TRACT "N", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE RBF, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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 3rd DAY OF December, 2001.

RBF, LLC A DELAWARE LIMITED LIABILITY COMPANY
WITNESS: [Signature] BY: [Signature] AUTHORIZED REPRESENTATIVE
Print Name: Robert A. Phillips ROBERT A. PHILLIPS

WITNESS: [Signature]
Print Name: Keith Manzi

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 3rd DAY OF December, 2001.

MY COMMISSION EXPIRES: [Signature]
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 3rd DAY OF December, 2001.

EAGLE TREE PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: [Signature] BY: [Signature] SCOTT SCHREIBER - PRESIDENT
Print Name: John Albert

WITNESS: [Signature]
Print Name: Keith Manzi

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 3rd DAY OF December, 2001.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC

ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE EAGLE TREE CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, DATED THIS 3rd DAY OF December, 2001.

EAGLE TREE CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: [Signature] BY: [Signature] SCOTT SCHREIBER - PRESIDENT
Print Name: John Albert

WITNESS: [Signature]
Print Name: Keith Manzi

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 CONDOMINIUM 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 3rd DAY OF December, 2001.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT:

DISTRICT OF COLUMBIA

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 12526 AT PAGE 1349 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF November, 2001.

MARRIOTT INTERNATIONAL CAPITAL CORPORATION, A DELAWARE CORPORATION
WITNESS: [Signature] BY: [Signature] RICHARD C. JACOBS OF MORTGAGE BANKING VICE PRESIDENT
Print Name: Richard C. Jacobs

WITNESS: [Signature]
Print Name: Richard C. Jacobs

ACKNOWLEDGEMENT:

DISTRICT OF COLUMBIA

BEFORE ME PERSONALLY APPEARED RICHARD C. JACOBS 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 MARRIOTT INTERNATIONAL CAPITAL CORPORATION, A DELAWARE 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 30th DAY OF November, 2001.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT ACCEPTANCE:

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 3rd DAY OF December, 2001.

WITNESS: [Signature] BY: [Signature] RICHARD C. DENT, II EXECUTIVE DIRECTOR
Print Name: Richard C. Dent, II

WITNESS: [Signature]
Print Name: Debra Henderson

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 5th DAY OF December, 2001, 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: [Signature] Doug P. Koennicke, P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

"THE RITZ-CARLTON GOLF CLUB & SPA, JUPITER, A P.U.D." IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF December, 2001.

BY: [Signature] KAREN J. GOLONJA - MAYOR

ATTEST: [Signature] SALLY M. BOYLAN - TOWN CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN TITLE INSURANCE COMPANY, 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; 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: 12/3/01 BY: [Signature] JAMES MORAN VICE PRESIDENT

SURVEYOR'S NOTES:

■ DENOTES A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

⊙ DENOTES A SET PK NAIL & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

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.

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.

STATE PLANE COORDINATES ARE RELATIVE TO A GRID AZIMUTH (NAD 83/90 ADJUSTMENT) BASED ON THE PALM BEACH COUNTY RESURVEY OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, SAID WEST LINE HAVING A BEARING OF NORTH 01°23'09" EAST. THE PLAT BEARINGS ARE RELATIVE TO THE SAME WEST LINE BEING NORTH 01°23'09" EAST.

COORDINATES SHOWN ARE GRID COORDINATES
DATUM = NAD 83/90 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = U.S. SURVEY FOOT
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.000041
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
GRID BEARING EQUALS PLAT BEARING
GROUND DISTANCE EQUALS PLAT DISTANCE

SURVEYOR'S 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"), PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), 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.

BY: [Signature] DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3643
STATE OF FLORIDA

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

ABBREVIATIONS:

- Δ = DELTA
- D.E. = DRAINAGE EASEMENT
- F.P.L. = FLORIDA POWER & LIGHT COMPANY
- F.M.E. = FORCE MAIN EASEMENT
- L = ARC LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- L.S.E. = LIFT STATION EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- PG. = PAGE
- P.P.E. = PUBLIC PEDESTRIAN EASEMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- R.P.B. = ROAD PLAT BOOK
- U.E. = UTILITY EASEMENT
- W.L.E. = WATER LINE EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT

TABULAR DATA:

TRACT	SQUARE FEET	ACRES
A	601,575	13.810
A-1	21,776	0.500
B	4,452	0.102
C	4,047	0.093
D	94,032	2.159
D-1	11,253	0.258
E	149,530	3.433
F	466,601	10,712
G	171,382	3.934
G-1	785,680	18.037
G-2	2,409,240	55.308
G-3	382,397	8.779
G-4	1,147,342	26.339
G-5	7,261	0.167
H	55,225	1.268
I	403,826	9.271
J	46,597	1.070
K	10,927	0.251
L	12,596	0.289
LOTS 1B - 20B	502,644	11.539
LOTS 1C - 34C	569,122	13.066
M	13,429	0.308
N	489,769	11.244
P-1	627,138	14.397
P-2	16,776	0.385
P-3	147,734	3.391
P-4	37,144	0.853
P-5	35,271	0.810
P-6	101,495	2.330
P-7	105,856	2.430
P-8	81,195	1.864
P-9	36,628	0.841
P-10	38,013	0.873
P-11	958,938	22.014
P-12	39,530	0.907
P-13	101,495	0.134
R-1	230,146	5.283
R-2	29,638	0.680
R-3	32,849	0.754
R-4	94,092	2.160
R-5	82,086	1.884
R-6	93,127	2.138
R-7	17,791	0.408
W-1	97,155	2.230
W-2	82,486	1.894
W-3	218,829	5.024
W-4	340,908	7.826
W-5	167,546	3.846
W-6	51,387	1.180
W-7	24,823	0.570
W-8	92,041	2.113
W-9	140,535	3.226
TOTAL	12,387,690	284.382

