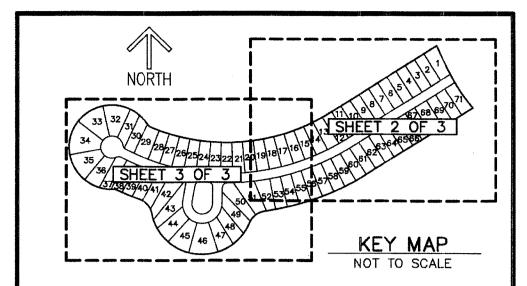
20150345618 JUPITER COUNTRY CLUB POD D REPLAT

A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF POD D, 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

> 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 **APRIL** - 2015



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 15.19 M. THIS 18 DAY OF September A.D. 2015 AND DULY RECORDED IN PLAT BOOK 720 ON PAGES 73 AND 755

SHARON R. BOCK CLERK AND COMPTROLLER

DEPUTY CLERK

SHEET **OF** 3

DEDICATIONS AND RESERVATIONS:

LOCATION MAP

NOT TO SCALE

KNOW ALL MEN BY THESE PRESENTS THAT JUPITER CC LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS JUPITER COUNTRY CLUB POD D REPLAT, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF POD D, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

"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

BEGINNING AT THE NORTHEAST CORNER OF SAID POD D; THENCE SOUTH 24'00'35" EAST, A DISTANCE OF 92.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1070.00 FEET: THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15'24'54", A DISTANCE OF 287.88 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 39'25'29" EAST, A DISTANCE OF 5.38 FEET; THENCE SOUTH 57'39'49" WEST, A DISTANCE OF 668.39 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1392.00 FEET: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 24°04'49", A DISTANCE OF 585.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 100.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59°45'44", A DISTANCE OF 104.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 272.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14712'05", A DISTANCE OF 698.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 59'45'44". A DISTANCE OF 104.30 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1392.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5'34'49", A DISTANCE OF 135.58 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 25.00 FEET: THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27°51'34", A DISTANCE OF 12.16 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 227.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 240'50'13", A DISTANCE OF 954.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 34°06'30", A DISTANCE OF 14.88 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1008.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5612'24". A DISTANCE OF 988.84 FEET TO THE POINT OF TANGENCY; THENCE NORTH 57°39'49" EAST, A DISTANCE OF 684.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 945,126 SQUARE FEET/21.697 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

2. 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 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.

TRACT L, 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 COMMON AREA PURPOSES, INCLUDING LANDSCAPING, PEDESTRIAN ACCESS, UTILITIES AND SIMILAR USES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUDITER

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.

5. DRAINAGE EASEMENTS

4. UTILITY 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. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ETC., AS LISTED IN ITEM 15 6 OF THE TOWN OF JUPITER ORDINANCES. 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.

6. LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT EASEMENT

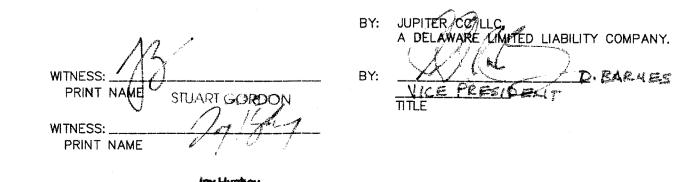
A NON-EXCLUSIVE EASEMENT FOR SANITARY SEWER OVER TRACT R IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT. ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF SEWER FACILITIES. THE MAINTENANCE OF ALL SANITARY SEWER FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS.

7. LOTS 1 THROUGH 71

LOTS 1 THROUGH 71, 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

8. OVERHANG/MAINTENANCE EASEMENTS

OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED IN PERPETUITY FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. FLORIDA



ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Donald Barnes, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DETSONALLY KNOWN 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 harby andusm MY COMMISSION EXPIRES: 9/26/16 Charlene Anderson COMMISSION NUMBER: EE 223913 PRINT NAME

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

JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROPIT BY: Fredrick Prister SCEPETARY TREASURER WITNESS:

ACKNOWLEDGMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

SECRETARY/TREASURER ME PERSONALLY APPEARED Fredrich Pfigter ___, WHO IS PERS<u>ON</u>ALLY KN<u>OW</u>N) TO ME OR HAS PRODUCED DEVISIONALITY KNOWN AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS - OF JUPITER COUNTRY CLUB HOMEOWNER'S 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 26th DAY OF _____ Tune harley anduson MY COMMISSION EXPIRES NOTARY PUBLIC 9/26/16 Charlene Andread COMMISSION NUMBER: EE 223913

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.

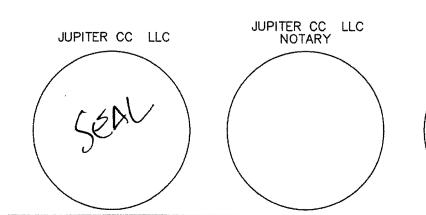
BY: WIR ATTEST Ville for aident MATTHEW J. BOYKIN, PRESIDENT O'NEAL BARDIN, JR., ASSISTANT SECRETARY BOARD OF SUPERVISORS BOARD OF SUPERVISORS/

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, 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.

ATTORNEY AT LAW LICENSED IN FLORIDA FL BAR NO. 154014



JUPITER COUNTRY CLUB **HOMEOWNERS** ASSOCIATION, INC,

JUPITER COUNTRY CLUB HOMEOWNERS ASSOCIATION, INC. NOTARY

SURVEY NOTES:

1. 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. 2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF JUPITER ZONING REGULATIONS.

3. 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.

WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT. 5. BEARINGS ARE RELATIVE TO A BEARING OF \$49'49'31"W ALONG THE SOUTHERLY LINE OF POD E, JUPITER COUNTRY CLUB, AS RECORDED IN PLAT BOOK 108, PAGES 164 THROUGH 181 OF THE

4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ■ PRM - INDICATES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED LB 3591. DENOTES PERMANENT CONTROL POINT

8. UE - INDICATES UTILITY EASEMENT. 9. DE - INDICATES DRAINAGE EASEMENT 10. O.R.B. - DENOTES OFFICIAL RECORDS BOOK

11. Q - DENOTES CENTERLINE 12. ► - DENOTES "ZERO" SIDE OF LOT LINE 13. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS

14. (PLAT) - DENOTES JUPITER COUNTRY CLUB, AS RECORDED IN PLAT BOOK 108, PAGES 164 THROUGH 181.0F THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. CB — INDICATES CHORD BEARING 6. CD — INDICATES CHORD DISTANCE 17. NPBCID - INDICATES NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

18. Δ - DENOTES CENTRAL ANGLE 19. R - DENOTES RADIUS 20. L - DENOTES ARC LENGTH 21. N - DENOTES NORTHING 22. E - DENOTES EASTING

23. OHME - INDICATES OVERHANG/MAINTENANCE EASEMENT SSE - INDICATES SAFE SITE EASEMENT TYP. - INDICATES TYPICAL

26. THIS PLAT IS A REPLAT OF POD D OF THE PLAT "JUPITER COUNTRY CLUB ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 164 THROUGH 181. ALL ITEMS OF POD D WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT. THERE ARE NO OTHER RECORDED UNDERLYING EASEMENTS

DISCLOSED BY THE TITLE COMMITMENT ON THIS LAND 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 5-19-15 DAY OF _______, 2015, 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.

DOUG P. KOENNICKE, P.E. TOWN ENGINEER BY: KAREN J. GOLONKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

SURVEYOR'S CERTIFICATE:

NORTHERN PALM BEACH

COUNTY IMPROVEMENT

SEAI

DISTRICT

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 JUPTER 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.

> 7-28-15 DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

TOWN OF JUPITER

TOWN OF JUPITER ENGINEER

