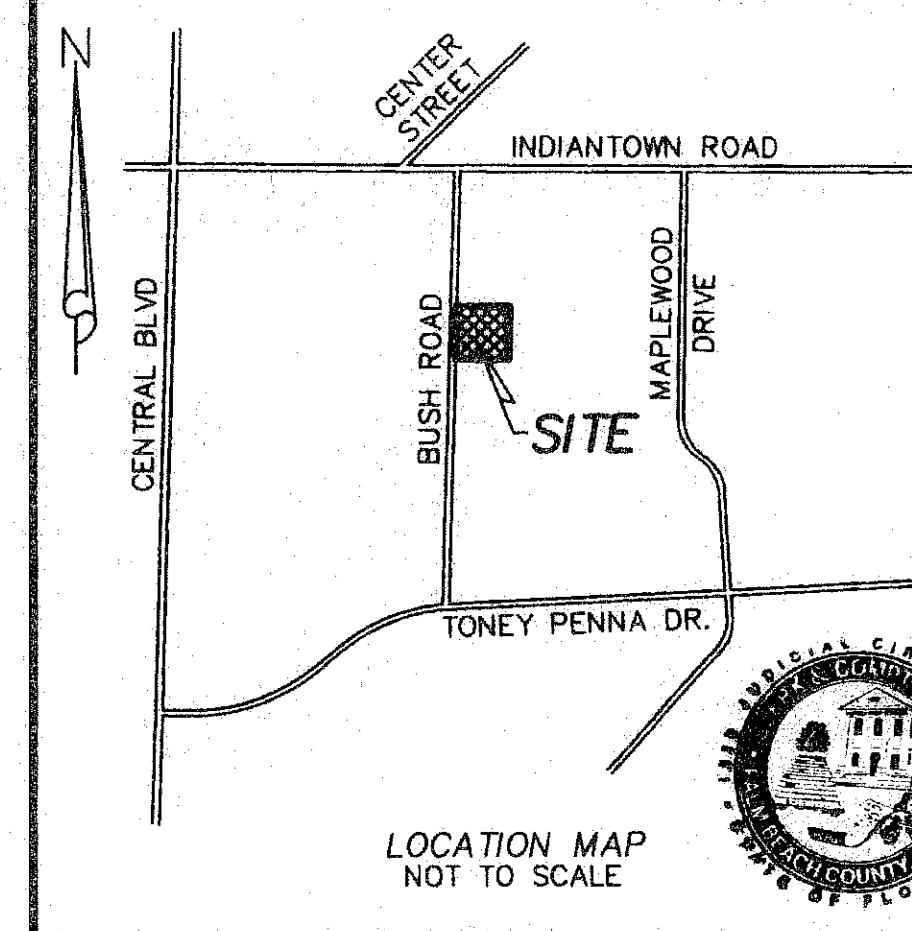


WHITE WING REPLAT

BEING A REPLAT OF WHITE WING, AS RECORDED IN PLAT BOOK 107, PAGES 122 AND 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
FEBRUARY, 2009 SHEET 1 OF 2

00030-076



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 4:04 P.M. this 28 day of May 2009. and duly recorded in Plat Book 107 on Page(s) 120-121
Sharon R. Book, Clerk & Comptroller
By: *[Signature]* D.C.

120

DEDICATION AND RESERVATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT SOUTHEAST LAND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND 1963 INVESTMENTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS WHITE WING REPLAT, BEING A REPLAT OF WHITE WING, AS RECORDED IN PLAT BOOK 107, PAGES 122 AND 123, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 3, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

WHITE WING, AS RECORDED IN PLAT BOOK 107, PAGES 121 AND 122, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1.) WHITE WING LANE, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER AS ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN SAID RIGHT-OF-WAY SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. THE WHITE WING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS; SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOD), IRRIGATION, AND PAVEMENT SYSTEMS, WITHIN SAID RIGHT-OF-WAY, PROVIDED THAT CONSTRUCTION PLANS ARE SUBMITTED TO, APPROVED AND PERMITTED BY, THE TOWN OF JUPITER. SAID LANDSCAPING, IRRIGATION, AND PAVEMENT SYSTEMS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WHITE WING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2.) 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.

3.) THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

4.) THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITE WING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5.) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE WHITE WING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. NO LANDSCAPING SHALL BE PERMITTED TO BE PLACED IN SAID LANDSCAPE BUFFER EASEMENT EXCEPT THAT WHICH IS SPECIFIED IN THE APPROVED LANDSCAPE PLAN NOR REMOVED THEREFROM WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN OF JUPITER.

6.) THE IRRIGATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE WHITE WING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7.) 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 WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

8.) THE SIDEWALK EASEMENTS, SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FOR PUBLIC SIDEWALK PURPOSES. THE SIDEWALKS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER.

9.) TRACT A, RIGHT-OF-WAY, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR ROAD RIGHT-OF-WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE, AND OTHER PROPER PURPOSES. THE ROADWAY, SIDEWALK AND DRAINAGE FACILITIES LYING WITHIN SAID RIGHT-OF-WAY SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TOWN OF JUPITER. THE WHITE WING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT TO INSTALL LANDSCAPING (PLANTINGS AND SOD), IRRIGATION, AND PAVEMENT SYSTEMS, WITHIN SAID RIGHT-OF-WAY, PROVIDED THAT CONSTRUCTION PLANS ARE SUBMITTED TO, APPROVED AND PERMITTED BY, THE TOWN OF JUPITER. SAID LANDSCAPING, IRRIGATION, AND PAVEMENT SYSTEMS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE WHITE WING HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

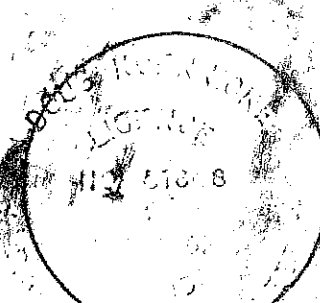
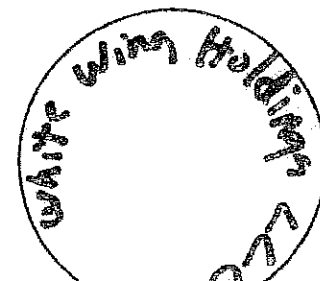
IN WITNESS WHEREOF, SOUTHEAST LAND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20 DAY OF April, 2009.

SOUTHEAST LAND DEVELOPMENT, LLC
A FLORIDA LIMITED LIABILITY COMPANY

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

BY: *[Signature]*
DANIEL RAPPOLD, MANAGER

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



ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL RAPPOLD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SOUTHEAST LAND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 20th DAY OF April, 2009.

MY COMMISSION EXPIRES Jan. 5 2013

[Signature]
PRINT NAME: Linda Fawcett
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION No.: D0837153

(SEAL)

IN WITNESS WHEREOF, 1963 INVESTMENTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF April, 2009.

1963 INVESTMENTS, LLC
A MICHIGAN LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*

PRINT NAME: Audrey Dyle

WITNESS: *[Signature]*

PRINT NAME: Lisa Wood

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DANIEL J. DYLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF 1963 INVESTMENTS, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND 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 27th DAY OF April, 2009.

MY COMMISSION EXPIRES 06-23-2012

[Signature]
PRINT NAME: CHARLES W. WHITE
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION No.: DD807696

(SEAL)

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MICHAEL POSNER, 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 SOUTHEAST LAND DEVELOPMENT, A FLORIDA LIMITED LIABILITY COMPANY AND 1963 INVESTMENTS, LLC, A MICHIGAN 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: April 14, 2009

[Signature]
MICHAEL POSNER
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA
FLORIDA BAR No. 525685

TABULAR DATA:(AREAS IN ACRES)

LOTS	ACRES
1	0.162
2	0.131
3	0.131
4	0.131
5	0.127
7	0.129
8	0.159
9	0.133
10	0.133
11	0.133
12	0.135
TOTAL	1.637

ROADWAY	ACRES
WHITE WING DR	0.356
TRACT A	0.014

OVERALL AREA	ACRES
TOTAL	2.007

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 22925 AT PAGE 1060 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF April, 2009.

WHITE WING HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Diana Roberts

WITNESS: *[Signature]*
PRINT NAME: Jennifer Diannetti

ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED JAMES F. YOUNG WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED *[Signature]* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WHITE WING HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HAS 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 20th DAY OF April, 2009.

MY COMMISSION EXPIRES: Jan 5, 2013

[Signature]
PRINT NAME: Linda Fawcett
NOTARY PUBLIC - STATE OF FLORIDA
COMMISSION No.: DD 837153

(SEAL)

LEGEND:

- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG = PAGE
- FND. = FOUND
- = PERMANENT REFERENCE MONUMENT LB 4431 (UNLESS OTHERWISE NOTED)
- ⊙ = PERMANENT CONTROL POINT LB 4431 (UNLESS OTHERWISE NOTED)
- U.E. = UTILITY EASEMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT
- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- R/W = RIGHT-OF-WAY
- C/L = CENTERLINE
- PRM = PERMANENT REFERENCE MONUMENT
- SWE = SIDEWALK EASEMENT
- ME = MAINTENANCE EASEMENT

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND, AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s") AND MONUMENTS ACCORDING TO SECT. 177.091(9), F.S. WILL BE PLACED ACCORDING TO 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]*
WRAY D. JORDAN
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS No. 4244
LIBBERG LAND SURVEYING, INC.
675 WEST INDIANTOWN ROAD SUITE 200
JUPITER, FLORIDA 33458
CERTIFICATE OF AUTHORIZATION LB No. 4431

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY ACCEPTS THE DEDICATIONS SHOWN HEREON. 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 28 DAY OF April, 2009, 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. TOWN ENGINEER

"WHITE WING REPLAT" IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF April, 2009.

By: *[Signature]*
KAREN J. GOLONKA
MAYOR

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

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING OF SOUTH 02°08'34" EAST ALONG THE CENTERLINE OF BUSH ROAD AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2.) NO STRUCTURES OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3.) THERE MAY BE ADDITIONAL EASEMENTS, ACCESS RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND OR RESERVATIONS AFFECTING THE LOTS AND TRACTS WITHIN THE BOUNDARY OF THIS PLAT, THAT ARE LOCATED IN THE HOMEOWNERS DOCUMENTS OF THE WHITE WING HOMEOWNERS ASSOCIATION, INC. THAT ARE NOT RECORDED OR DEPICTED ON THIS PLAT.

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.

THIS INSTRUMENT PREPARED BY WRAY D. JORDAN, PROFESSIONAL SURVEYOR AND MAPPER, IN THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458, (561) 746-8454. CERTIFICATE OF AUTHORIZATION No. LB 4431.

LIBBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200
Jupiter, Florida 33458 TEL: 561-746-8454
LB 4431

CAD K:\AUTOCAD 2000\034142\05-009\DWG\05-009-306REPLAT.DWG			
REF K:\AUTOCAD2000\034142\05-009\05-009-306.DWG			
PLD	J.P.	FB.	PG.
OFF	W.D.J.		
CHKD	W.D.J.	SHEET 1 OF 2	DWC
JOB	05-009-306A	DATE	11/19/08
			DWC
			D05-009PP