

BEAR'S CLUB REPLAT, A P.U.D.

BEING A REPLAT OF A PORTION OF BEAR'S CLUB, A P.U.D., AS RECORDED IN PLAT BOOK 86, PAGES 122 THROUGH 128, AND A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 11237 PAGE 75, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTIONS 19 & 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 4 OF 21 JULY 2005

36

ACCEPTANCE OF DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATIONS AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 16th DAY OF August, 2005.

THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Lori F. Poter
PRINT NAME: LORI F. POTER
WITNESS: Kristen M. Hagen
PRINT NAME: KRISTEN M. HAGEN

ROBERT B. WHITLEY, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED ROBERT B. WHITLEY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT 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 16 DAY OF August, 2005.

MY COMMISSION EXPIRES: 2-7-08
NOTARY SEAL:

Lori F. Poter
NOTARY PUBLIC

MY COMMISSION # DD282320

LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 16th DAY OF August, 2005.

WITNESS: Kristen M. Hagen BY: Richard C. Dent, II
PRINT NAME: KRISTEN M. HAGEN EXECUTIVE DIRECTOR

WITNESS: Patrick Hayes
PRINT NAME: PATRICK HAYES

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, HAILE, SHAW & PFAFFENBERGER, P.A., 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: THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP; THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA; THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THE BEAR'S CLUB VILLAS CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION; THE BEAR'S CLUB GOLF VILLAS CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION; GLENN E. STRAUB AS TRUSTEE OF THE GEORGE E. STRAUB DECLARATION OF TRUST DATED OCTOBER 29, 1993; ROBERT M. SUEHDHOFF; DANIEL TESSLER; GARY L. SELLERS & ROBIN S. SELLERS, HUSBAND AND WIFE; GREGG SCHLESINGER AND KAREN SCHLESINGER, HUSBAND AND WIFE; JEROME FELDMAN INDIVIDUALLY AS TRUSTEE OF THE JEROME FELDMAN TRUST DATED MARCH 11, 1988 AND MARIE FELDMAN, HIS WIFE; TUSCAN-HARVEY CUSTOM HOMES, INC., A FLORIDA CORPORATION; SUSAN MAQUINIS; NORTHWEST PARTNERS, LLC, A NEW YORK LIMITED LIABILITY COMPANY; GCC FRANKLIN HOLDINGCO, LLC, A DELAWARE LIMITED LIABILITY COMPANY; PETER S. CAHALL, AS TRUSTEE OF THE PETER S. CAHALL REVOCABLE TRUST DATED AUGUST 4, 1994; MICHAEL A. CANDIDO AND ANN G. CANDIDO, HUSBAND AND WIFE; SOUTHERN PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY; DEV BALA LEFFERDINK; BRIGHTON INVESTMENT S.A.; RENLEC ENTERPRISES, INC., A CANADIAN CORPORATION; BC5, LLC, A FLORIDA LIMITED LIABILITY COMPANY; BC25, LLC, A FLORIDA LIMITED LIABILITY COMPANY; GARY T. NICKLAUS; MICHAEL LANE AND ROBERT AND LYNNE GROSSMAN, 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 NO OTHER MORTGAGES OF RECORD.

DATE: Aug 17 2005
BY: Daniel M. Shaw, Esquire
FLORIDA BAR NO. 00000000
FOR THE FIRM OF: 260525 C. GRIPPIN
HAILE, SHAW & PFAFFENBERGER, P.A.

TOWN APPROVAL

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
TOWN OF JUPITER)

THE BEAR'S CLUB REPLAT, A P.U.D. 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 9th DAY OF September, 2005, 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: Doug P. Koennicke, P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER
BY: Karen J. Golonka
KAREN J. GOLONKA, MAYOR
ATTEST: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

LEGEND / ABBREVIATIONS

- ☒ = A SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ = A SET NAIL & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ☐ = A FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ☒ = A FOUND 4"x4" CONCRETE MONUMENT STAMPED "PRM LBFH LB959" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ = A SET NAIL & DISK STAMPED "PCP LB 4431", PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.
- ⊕ = CENTERLINE
- F.P.L. = FLORIDA POWER & LIGHT
- D.E. = DRAINAGE EASEMENT
- L.M.E. = LAKE MAINTENANCE EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- U.E. = UTILITY EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.M.M.E. = WATER MANAGEMENT MAINTENANCE EASEMENT
- W.P.E. = WETLAND PRESERVATION EASEMENT
- T.L.O. = TIE LINE ONLY
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CHD = CHORD
- (NR) = NON RADIAL
- (RB) = RADIAL BEARING

SURVEYOR'S NOTES:

- 1.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY 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 COSTS.
- 2.) NO STRUCTURES 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.
- 3.) NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN THE 20 FOOT LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON.
- 4.) IN THOSE CASES WHERE EASEMENTS OR 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.
- 5.) AS A RESULT OF THIS REPLAT LOTS 14, 52 AND 60 WERE DELETED.
- 6.) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST. SAID SOUTH LINE BEARS SOUTH 88°56'56" EAST.
- 7.) 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.
- 8.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT 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 PERMANENT CONTROL POINTS ("P.C.P.'s") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER 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 TOWN OF JUPITER, FLORIDA.

DATE: 8/1/05
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3613
STATE OF FLORIDA

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-9454

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REF.			
FLD. B.D.	FB.	PG.	JOB 00-209(306)
OFF. E.C./R.W.			DATE JUNE 2005
CKD. D.C.L.	SHEET 4 OF 21	DWG. D00-209P	

