

BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 1, A P.U.D.

BEING A REPLAT OF A PORTION OF COTTAGE TRACT "P2" AND A PORTION OF GOLF COURSE CLUBHOUSE TRACT "P1", AS SHOWN ON BEAR'S CLUB REPLAT, A P.U.D., RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA


APRIL 2012 SHEET 1 OF 3

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STATE OF FLORIDA
COUNTY OF PALM BEACH

This Plat was filed on 3/4/12
this 7th day of April, 2012.
and duly returned to the Clerk
on Page(s) 182-183

Sharon R. Book, Clerk & Comptroller
TCB



0030-101

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 1, A P.U.D., BEING A REPLAT OF A PORTION OF COTTAGE TRACT P2 AND A PORTION OF GOLF COURSE CLUBHOUSE TRACT P1, AS SHOWN ON BEAR'S CLUB REPLAT, A P.U.D., RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF GOLF COURSE CLUBHOUSE TRACT "P1" AND ALSO A PORTION OF COTTAGE TRACT "P2", AS SHOWN ON THE PLAT OF BEAR'S CLUB REPLAT, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A SOUTHEASTERLY CORNER OF SAID GOLF COURSE CLUBHOUSE TRACT "P1"; THENCE NORTH 01°45'33" EAST ALONG THE EAST LINE OF SAID TRACT "P1", A DISTANCE OF 16.05 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE, NORTH 57°54'22" WEST, A DISTANCE OF 107.91 FEET; THENCE NORTH 58°48'44" WEST, A DISTANCE OF 38.98 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID COTTAGE TRACT "P2"; THENCE ALONG SAID SOUTHERLY BOUNDARY, NORTH 58°14'27" WEST, A DISTANCE OF 30.42 FEET; THENCE DEPARTING SAID SOUTHERLY BOUNDARY, NORTH 55°15'58" WEST, A DISTANCE OF 109.44 FEET; THENCE NORTH 01°45'33" EAST, A DISTANCE OF 31.43 FEET TO A POINT ON A SOUTHWEST CORNER OF SAID COTTAGE TRACT "P2"; THENCE CONTINUE NORTH 01°45'33" EAST ALONG A WEST LINE OF SAID COTTAGE TRACT "P2", A DISTANCE OF 23.91 FEET; THENCE DEPARTING SAID WEST LINE SOUTH 88°14'27" EAST, A DISTANCE OF 19.42 FEET; THENCE NORTH 21°11'10" EAST, A DISTANCE OF 42.18 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 92.00 FEET AND A CENTRAL ANGLE OF 17°56'44"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 28.82 FEET TO A POINT OF TANGENCY; THENCE NORTH 03°14'26" EAST, A DISTANCE OF 15.42 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 61°05'19"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 15.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 64°19'45" EAST, A DISTANCE OF 33.13 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 67.00 FEET AND A CENTRAL ANGLE OF 52°03'21"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 60.87 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 79°29'09"; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 41.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°14'27" EAST, A DISTANCE OF 47.52 FEET; THENCE SOUTH 01°45'33" WEST, A DISTANCE OF 88°14'27" EAST, A DISTANCE OF 48.34 FEET TO A POINT ON THE EAST LINE OF SAID COTTAGE TRACT "P2"; THENCE SOUTH 01°45'33" WEST ALONG SAID EAST LINE, A DISTANCE OF 293.30 FEET TO THE SOUTHEAST CORNER OF SAID COTTAGE TRACT "P2"; THENCE NORTH 88°14'27" WEST ALONG A SOUTH LINE OF SAID COTTAGE TRACT "P2", A DISTANCE OF 3.00 FEET; THENCE SOUTH 01°45'33" WEST ALONG THE EAST LINE OF SAID GOLF COURSE CLUBHOUSE TRACT "P1", A DISTANCE OF 25.92 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 62,494 SQUARE FEET OR 1.435 ACRES, MORE OR LESS.

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

1.) LOTS 1, 2 AND TRACT "A", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2.) TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. SAID TRACT "B", SHALL BE THE MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

3.) THE 5 FOOT LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPE BUFFER PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

4.) THE 6 FOOT ACCESS & UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS PURPOSES AND FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. SAID 6 FOOT ACCESS & UTILITY EASEMENT, SHALL BE THE MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

DEDICATIONS AND RESERVATIONS:

IN WITNESS WHEREOF, THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, GBR PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, ACTING BY AND THROUGH ITS GENERAL PARTNER, GBR PROPERTIES, INC., WHICH HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

THIS 7th DAY OF June, 2012.

THE BEAR'S CLUB DEVELOPMENT CO.,
A FLORIDA GENERAL PARTNERSHIP

BY: GBR PROPERTIES, LTD.,
A FLORIDA LIMITED PARTNERSHIP,
ACTING BY AND THROUGH
ITS GENERAL PARTNER, TO WIT:

BY: GBR PROPERTIES, INC.,
A FLORIDA CORPORATION

ATTEST: Donna L. Doty
DONNA L. DOTY,
SECRETARY

BY: Gary T. Nicklaus
GARY T. NICKLAUS,
PRESIDENT

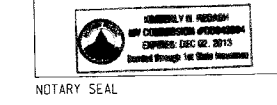
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY GARY T. NICKLAUS, AS PRESIDENT AND DONNA L. DOTY, AS SECRETARY, OF GBR PROPERTIES, INC., A FLORIDA CORPORATION, THE GENERAL PARTNER OF GBR PROPERTIES, LTD., A FLORIDA LIMITED PARTNERSHIP, A GENERAL PARTNER OF THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP, ON BEHALF OF THE CORPORATION AND AS AN ACT OF THE PARTNERSHIPS AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND ON BEHALF OF THE PARTNERSHIPS 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 AND THE PARTNERSHIPS. THEY ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF June, 2012.

MY COMMISSION EXPIRES: 12/02/2013 Kimberly N. Redash
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Kimberly N. Redash
COMMISSION NUMBER: DD943894



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LARRY B. ALEXANDER, 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 THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP; 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: May 19, 2012

BY: Larry B. Alexander
LARRY B. ALEXANDER
FLORIDA BAR NO. 140027
FOR THE FIRM OF:
JONES, FOSTER, JOHNSTON & STUBBS, P.A.

ACCEPTANCE OF DEDICATION THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC.

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 ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF June, 2012.

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

BY: Robert B. Whitley
ROBERT B. WHITLEY - PRESIDENT

WITNESS: Roli Scindelle WITNESS: Diana Duke
PRINT NAME: Roli Scindelle PRINT NAME: Diana Duke

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 DRIVER'S 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 6th DAY OF June, 2012.

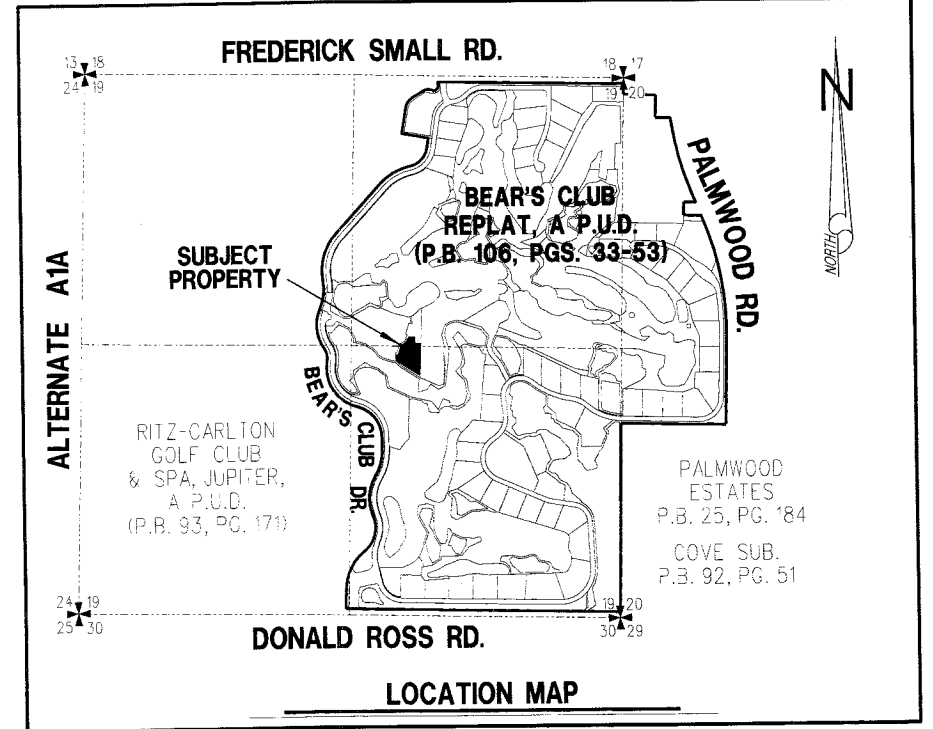
MY COMMISSION EXPIRES: 12/02/2013 Kimberly N. Redash
NOTARY PUBLIC, STATE OF FLORIDA

PRINT NAME: Kimberly N. Redash
COMMISSION NUMBER: DD943894



ABBREVIATIONS:

- CB = CHORD BEARING
- Δ = DELTA
- F.P.L. = FLORIDA POWER & LIGHT
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- U.E. = UTILITY EASEMENT



LEGEND:

- ☐ = SET 4"x4" CONCRETE MONUMENT - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- = SET MAG NAIL & DISK - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- = SET 5/8" IRON ROD & CAP - STAMPED "LB4431".
- ▲ = SET MAG NAIL & DISK - STAMPED "LB4431"

ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 44

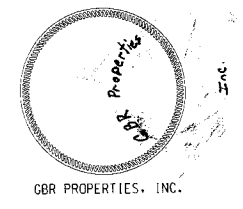
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY RONALD M. ASH, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY D'NEAL BARDIN, JR., ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS. THIS 6th DAY OF JUNE, 2012.

ATTESTED BY: D'Neal Bardin, Jr.
D'NEAL BARDIN, JR.,
ASSISTANT SECRETARY

BY: Ronald M. Ash, P.E.
RONALD M. ASH, P.E.,
PRESIDENT
BOARD OF SUPERVISORS



LIDBERG LAND SURVEYING, INC.

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

CAD. K:\UST \194143 \BEARCLUB \01-200-306 \01-200-306.DGN	FB. PG.	JOB 01-200-306
REF.	DATE APRIL 2012	
FLD. J.P.	SHEET 1 OF 3	DWG. 001-200P
OFF. CASASUS		
CKD. D.C.L.		