

# BEAR'S CLUB REPLAT OF LOTS 27 AND 28, A P.U.D.

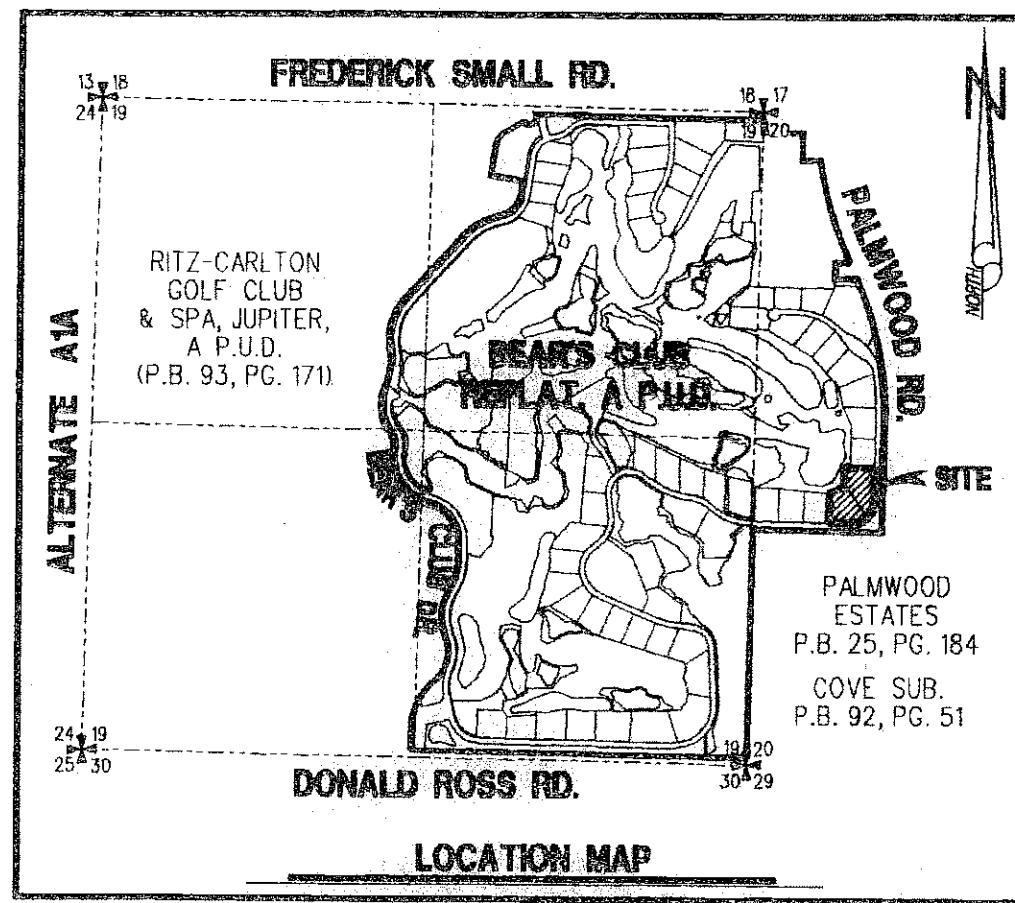
BEING A REPLAT OF LOTS 27 AND 28, BEAR'S CLUB REPLAT, A P.U.D., RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JULY 2008 SHEET 1 OF 1

00030-070

STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record at 3:58 PM,  
this 24 day of July 2008,  
and duly recorded in Plat Book 111  
on Page(s) 111  
By: Shayne B. Book, Clerk & Comptroller  
By: David C. Lidberg, D.C.



## DEDICATIONS AND RESERVATIONS

WASHINGTON)  
DISTRICT OF COLUMBIA)  
KNOW ALL MEN BY THESE PRESENTS THAT BULL & BEAR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "BEAR'S CLUB REPLAT OF LOTS 27 AND 28, A P.U.D.", BEING A REPLAT OF LOTS 27 AND 28, 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:

LOTS 27 AND 28, ACCORDING TO THE PLAT OF BEAR'S CLUB REPLAT, A P.U.D., RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 3.051 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 26<sup>TH</sup> DAY OF JUNE, 2008.

WITNESS: Allyn J. Wan BEAR & BULL, LLC  
PRINT NAME: Eugene Mason AN ILLINOIS LIMITED LIABILITY COMPANY  
WITNESS: Alan Weissman BY Curtis Polk  
PRINT NAME: Alan Weissman CURTIS POLK, MANAGER

## ACKNOWLEDGEMENT:

WASHINGTON)  
DISTRICT OF COLUMBIA)  
BEFORE ME PERSONALLY APPEARED CURTIS POLK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BULL & BEAR, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26<sup>TH</sup> DAY OF June, 2008.

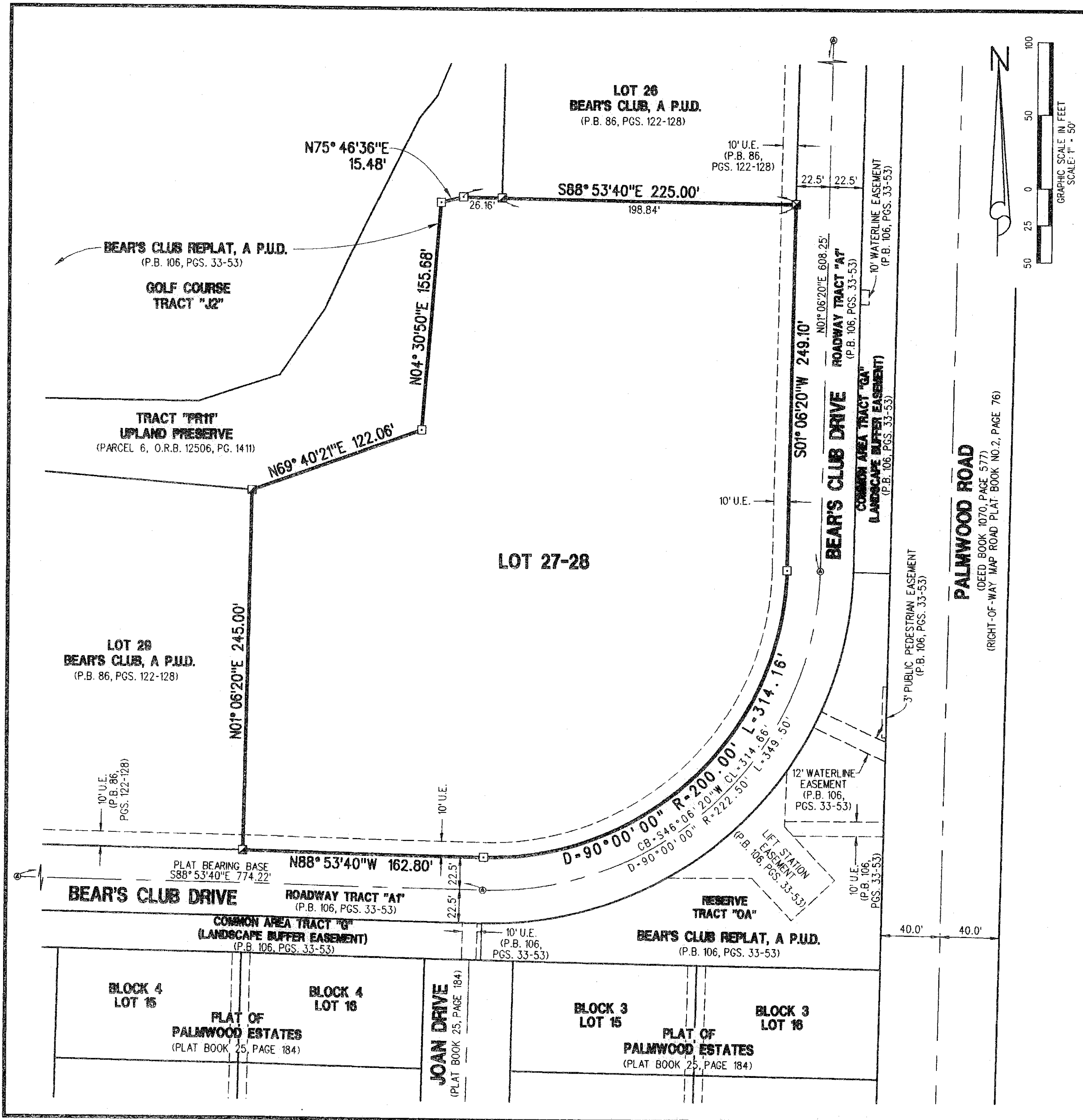
MY COMMISSION EXPIRES: 4/14/2011 NOTARY PUBLIC: Albert C. Doby, Jr.  
PRINT NAME: Albert C. Doby, Jr.

NOTARY SEAL: Albert C. Doby, Jr. COMMISSION NO: \_\_\_\_\_  
Notary Public, District of Columbia  
My Commission Expires 4/14/2011

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
WE, CHICAGO 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 BEAR & BULL, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

DATE: July 23, 2008  
Alan Weissman  
ALAN WEISSMAN, VICE PRESIDENT



## 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 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.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF BEAR'S CLUB DRIVE, SAID CENTERLINE BEARS SOUTH 88°53'40" EAST.
- 4.) 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.
- 5.) THIS INSTRUMENT WAS PREPARED BY JEROME WILKIE, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.

## SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
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; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLY WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.  
DAVID C. LIDBERG, PROFESSIONAL SURVEYOR AND MAPPER, FLORIDA CERTIFICATE NO. 3613  
JUNE 19, 2008  
DATE

## TOWN APPROVAL:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
TOWN OF JUPITER )  
BEAR'S CLUB REPLAT OF LOTS 27 AND 28, 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 24 DAY OF July 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.  
BY: Doug P. Koennicke, P.E.  
DOUG P. KOENNICKE, P.E., TOWN ENGINEER  
BY: Karen J. Golobka  
KAREN J. GOLOBKA, MAYOR  
ATTEST: Sally M. Boylan  
SALLY M. BOYLAN, TOWN CLERK

## ABBREVIATIONS:

- CONC. = CONCRETE
- MON. = MONUMENT
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C.P. = PERMANENT CONTROL POINT
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- U.E. = UTILITY EASEMENT

## LEGEND

- ☐ = FND. 4"x4" CONC. MON. STAMPED "PRM LB 4431"
- ☐ = SET 4"x4" CONC. MON. STAMPED "PRM LB 4431"
- ⊙ = FND. NAIL & DISK STAMPED "PCP LB 4431"

**LIDBERG LAND SURVEYING, INC.**  
675 West Indiantown Road, Suite 200,  
Jupiter, Florida 33458 TEL. 561-746-8454  
LB4431

CAD	K:\JUST \ 194143 \ BEARCLUB \ 08-036-306 \ 08-036-306.DGN						
REF.							
FLD.	J.P.	FB.	PG	JOB	08-036-306		
OFF.	R.J.W.		570	32	DATE 04/09/08		
CKD.	D.C.L.	SHEET	1	OF	1	DWG	008-036P