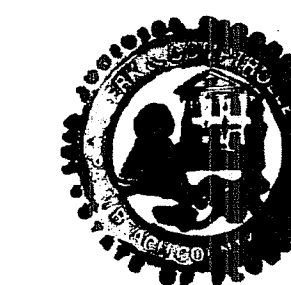


BEAR'S CLUB - WETLAND SLOUGH BUFFER 3 - REPLAT NO. 1, A P.U.D.

BEING A REPLAT OF A PORTION OF TRACT "WETLAND SLOUGH BUFFER 3", AS SHOWN ON 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 LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA
JANUARY 2016 SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 8:54 A.M. THIS 20th DAY OF Feb. 2016 AND DULY RECORDED IN PLAT BOOK 121 ON PAGES 44 THRU 45
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Sharon R. Bock* D.C.



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 - WETLAND SLOUGH BUFFER 3 - REPLAT NO. 1, A P.U.D., BEING A REPLAT OF A PORTION OF TRACT "WETLAND SLOUGH BUFFER 3", AS SHOWN ON 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, 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 WETLAND SLOUGH BUFFER 3, AS SHOWN ON 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WESTERLYMOST CORNER OF COTTAGE TRACT "N" WITH A POINT ON THE EASTERLY RIGHT OF WAY LINE OF BEAR'S CLUB DRIVE, AS SHOWN ON SAID PLAT; THENCE ALONG THE WESTERLY LINE OF SAID COTTAGE TRACT "N"; SOUTH 86°51'42" EAST, A DISTANCE OF 93.88 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, NORTH 44°34'41" EAST, A DISTANCE OF 9.66 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE DEPARTING SAID WESTERLY LINE, NORTH 26°26'27" WEST, A DISTANCE OF 83.01 FEET; THENCE NORTH 33°26'57" WEST, A DISTANCE OF 39.18 FEET; THENCE NORTH 44°47'22" WEST, A DISTANCE OF 43.69 FEET; THENCE NORTH 42°04'38" EAST, A DISTANCE OF 40.86 FEET; THENCE NORTH 15°50'43" EAST, A DISTANCE OF 43.84 FEET; THENCE NORTH 13°13'16" WEST, A DISTANCE OF 22.23 FEET; THENCE NORTH 60°01'53" EAST, A DISTANCE OF 55.04 FEET; THENCE NORTH 49°48'34" EAST, A DISTANCE OF 74.18 FEET; THENCE SOUTH 75°09'03" EAST, A DISTANCE OF 24.91 FEET; THENCE SOUTH 49°49'40" EAST, A DISTANCE OF 40.80 FEET; THENCE SOUTH 72°23'06" EAST, A DISTANCE OF 79.03 FEET; THENCE SOUTH 51°07'47" EAST, A DISTANCE OF 105.47 FEET; THENCE SOUTH 13°40'50" EAST, A DISTANCE OF 119.80 FEET; THENCE SOUTH 64°47'47" EAST, A DISTANCE OF 220.63 FEET; THENCE SOUTH 25°12'13" WEST, A DISTANCE OF 10.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT "N"; THENCE ALONG SAID NORTHERLY AND WESTERLY LINE OF SAID TRACT "N" ALONG THE FOLLOWING ELEVEN COURSES, THENCE NORTH 64°47'47" WEST, A DISTANCE OF 237.03 FEET; THENCE NORTH 09°08'30" WEST, A DISTANCE OF 114.25 FEET; THENCE NORTH 51°07'47" WEST, A DISTANCE OF 100.20 FEET; THENCE NORTH 72°23'06" WEST, A DISTANCE OF 76.15 FEET; THENCE NORTH 88°08'41" WEST, A DISTANCE OF 49.34 FEET; THENCE SOUTH 74°32'19" WEST, A DISTANCE OF 56.81 FEET; THENCE SOUTH 41°03'15" WEST, A DISTANCE OF 59.54 FEET; THENCE SOUTH 15°50'43" WEST, A DISTANCE OF 41.38 FEET; THENCE SOUTH 13°58'32" EAST, A DISTANCE OF 47.00 FEET; THENCE SOUTH 22°01'22" EAST, A DISTANCE OF 124.20 FEET; THENCE SOUTH 44°34'41" WEST, A DISTANCE OF 8.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,786 SQUARE FEET OR 0.316 ACRES, MORE OR LESS.

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

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

2.) 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 SAID 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, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

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 19th DAY OF January 2016.

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* SECRETARY
Gary J. 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 I HAVE PRODUCED DRIVER'S LICENSES AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January, 2016.

MY COMMISSION EXPIRES: 12/02/2017

Kimberly N. Redash
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: *Kimberly N. Redash*
COMMISSION NUMBER: FF044454



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK H. DAHLMEIER, 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 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.

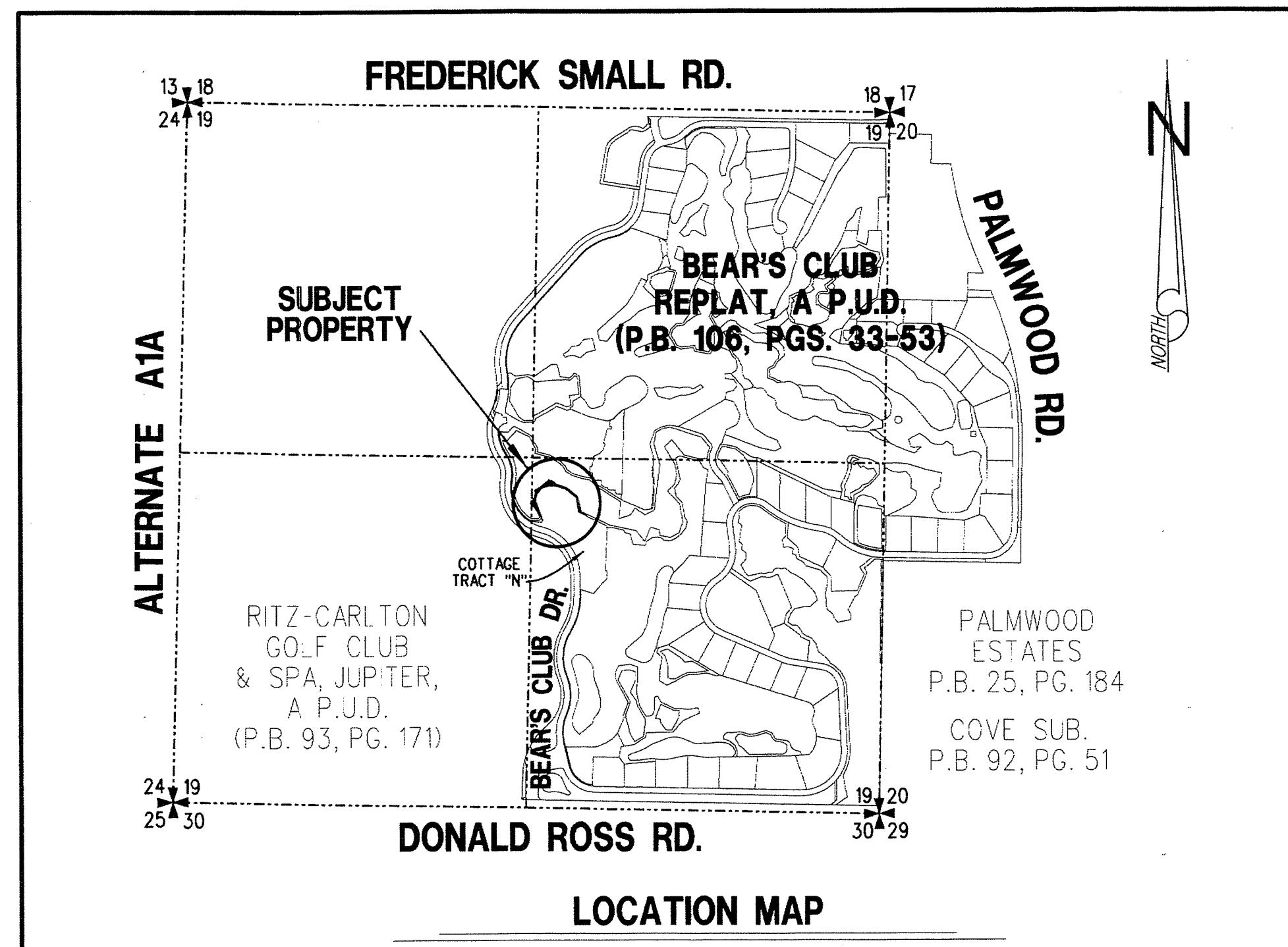
DATE: 12/22/2015
BY: *Mark H. Dahlmeier*
MARK H. DAHLMEIER
FLORIDA BAR NO. 366950
FOR THE FIRM OF:
JONES, FOSTER, JOHNSTON & STUBBS, P.A.

ABBREVIATIONS:

- CB = CHORD BEARING
- Δ = DELTA
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- U.E. = UTILITY EASEMENT

LEGEND:

- = SET 5/8" IRON ROD & METAL CAP - 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.



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 MATTHEW J. BOYKIN, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS EXECUTIVE DIRECTOR, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 27th DAY OF January, 2016.

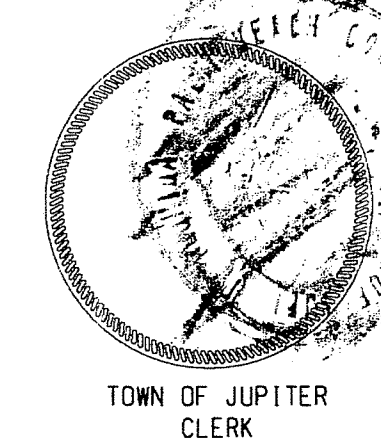
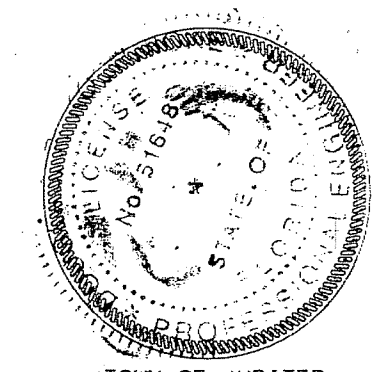
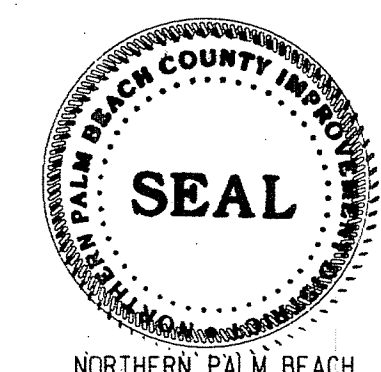
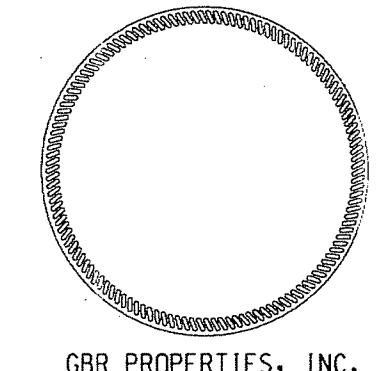
ATTESTED BY: *O'Neal Bardin, Jr.* ASSISTANT SECRETARY
BY: *Matthew J. Boykin* PRESIDENT
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT NO. 44

TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES. THIS 19th DAY OF January OF 2016, 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: *D.P. Koenigke* TOWN ENGINEER
DOUG P. KOENIGKE, P.E.
TOWN ENGINEER
"BEAR'S CLUB - WETLAND SLOUGH BUFFER 3 - REPLAT NO. 1, A P.U.D." IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF January, 2016.
BY: *Karen J. Golonka* MAYOR
KAREN J. GOLONKA, MAYOR
ATTEST: *Sally M. Boylan* TOWN CLERK
SALLY M. BOYLAN, TOWN CLERK



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

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OFF. CASASUS			DATE JANUARY 2016
CKD. D.C.L.	SHEET 1	OF 2	DWG. 000-207P