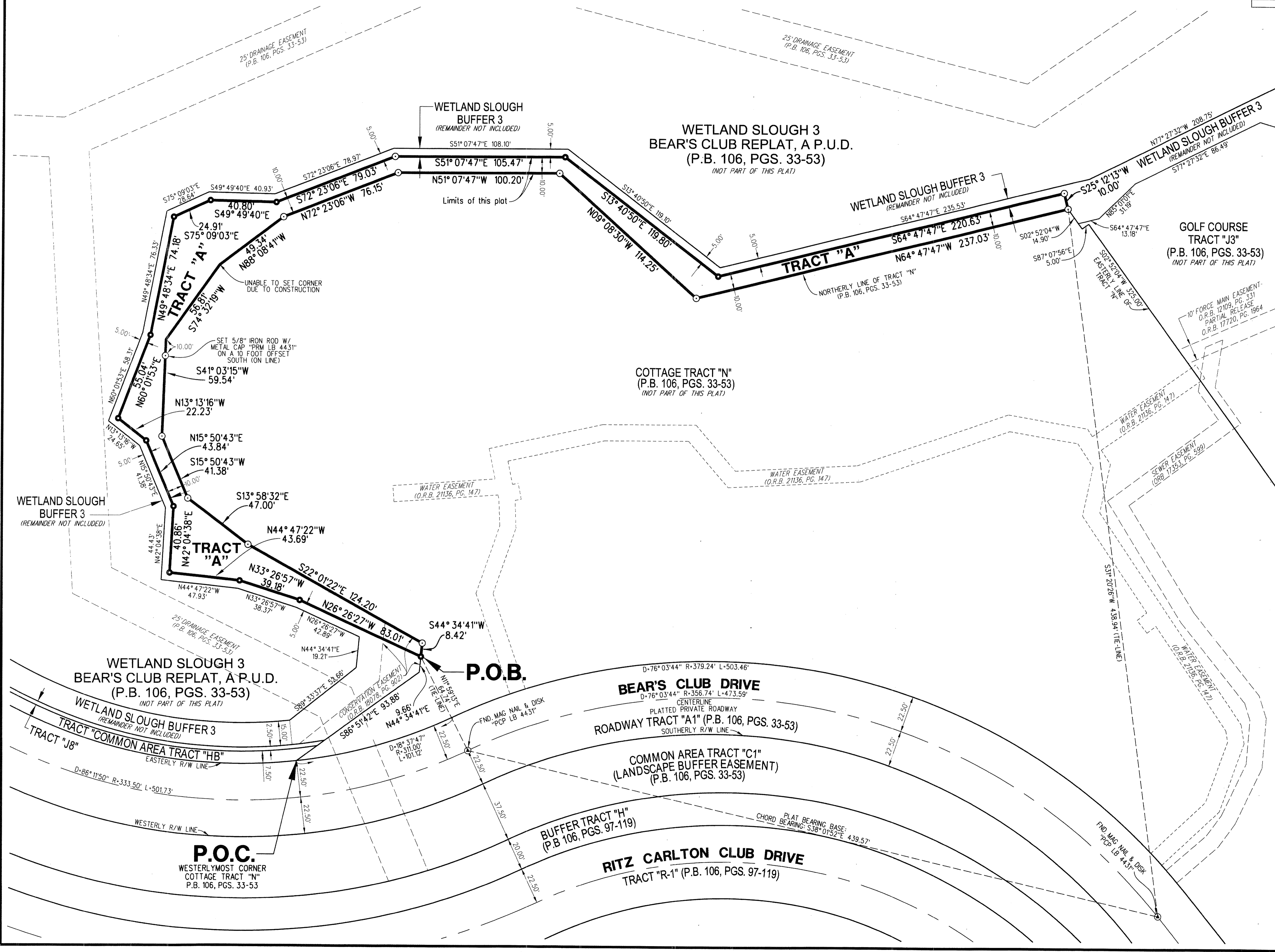
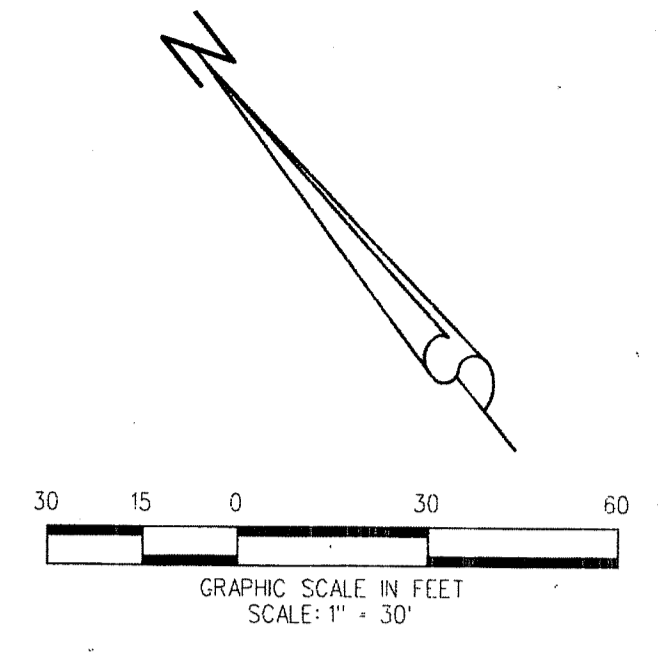


BEAR'S CLUB - WETLAND SLOUGH BUFFER 3 - REPLAT NO. 1, A P.U.D.

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 2 OF 2

45

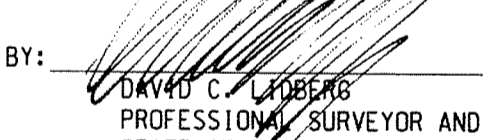


SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE CONSISTANT WITH BEARINGS SHOWN ON BEAR'S CLUB REPLAT, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53. THE GRID BEARING BETWEEN FOUND PERMANENT CONTROL POINTS ALONG THE CENTERLINE OF BEAR'S CLUB DRIVE, AS SHOWN HEREON, BEARS SOUTH 38°01'52\"/>
- 2.) 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.
- 3.) THIS PLAT IS A REPLAT OF A PORTION OF BEAR'S CLUB REPLAT, A P.U.D. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53. THE UNDER LYING TRACT LINES, WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 5.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR'S CERTIFICATION:

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, AND THAT MONUMENTS ACCORDING TO SEC. 177.091(1)(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 THE TOWN OF JUPITER, FLORIDA.

DATE: 1/18/16 BY: 
 DAVID C. LIBBERG
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 LICENSE NO. 3613

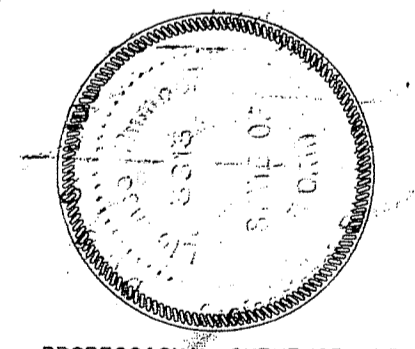
ABBREVIATIONS:

- CB = CHORD BEARING
- A = 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.

PROFESSIONAL SURVEYOR AND MAPPER



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

CAD: K:\JUST \ 194143 \ BEARCLUB \ 00-207-306 \ 00-207-306.DGN
REF:
FLD. _____ FB. _____ PG. _____ JOB 00-207-306
OFF. CASASUS _____ DATE JANUARY 2016
CKD. D.C.L. _____ SHEET 2 OF 2 DWG. 000-207P