

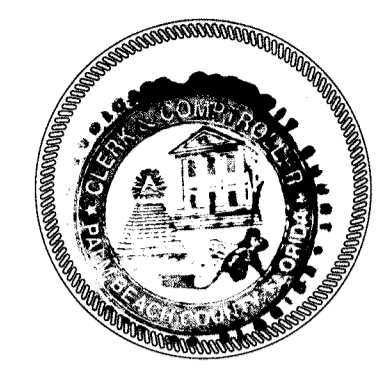
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BEAR'S CLUB REPLAT NO. 2, A P.U.D.

BEING A REPLAT OF A PORTION OF COMMON AREA TRACT "C1" AND A PORTION OF ROADWAY TRACT "A1", 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

FEBRUARY 2018 SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:24 P.M. THIS 9 DAY OF March 2018 AND DULY RECORDED IN PLAT BOOK 125 ON PAGES 144 THRU 145.
SHARON R. BOCK
CLERK AND COMPTROLLER
By *Sharon R. Bock* D.C.

DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BEAR'S CLUB REPLAT NO. 2, A P.U.D., BEING A REPLAT OF A PORTION OF COMMON AREA TRACT "C1" AND A PORTION OF ROADWAY TRACT "A1", 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 DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE COMMON AREA TRACT "C1" AND A PORTION OF THE ROADWAY TRACT "A1", 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID COMMON AREA TRACT "C1", SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 493.50 FEET AND A CHORD BEARING OF NORTH 39°20'19" EAST; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY LINE OF SAID COMMON AREA TRACT "C1", THROUGH A CENTRAL ANGLE OF 23°07'24", A DISTANCE OF 199.17 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 306.50 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID WESTERLY LINE OF COMMON AREA TRACT "C1", THROUGH A CENTRAL ANGLE OF 19°42'21", A DISTANCE OF 105.42 FEET; THENCE DEPARTING SAID WESTERLY LINE OF COMMON AREA TRACT "C1", SOUTH 58°48'20" EAST A DISTANCE OF 27.68 FEET TO A POINT ON THE EASTERLY LINE OF SAID COMMON AREA TRACT "C1", SAID POINT ALSO BEING ON A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 372.50 FEET AND A CHORD BEARING OF SOUTH 04°13'19" WEST; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE OF COMMON AREA TRACT "C1", THROUGH A CENTRAL ANGLE OF 26°08'35", A DISTANCE OF 169.97 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 95.00 FEET; THENCE DEPARTING SAID EASTERLY LINE OF COMMON AREA TRACT "C1", SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 94°51'36", A DISTANCE OF 157.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 86°00'38" WEST, A DISTANCE OF 30.47 FEET; THENCE NORTH 08°52'17" WEST, A DISTANCE OF 12.99 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID COMMON AREA TRACT "C1"; THENCE ALONG SAID SOUTHERLY LINE, SOUTH 77°18'31" WEST, A DISTANCE OF 36.94 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE OF COMMON AREA TRACT "C1", THROUGH A CENTRAL ANGLE OF 79°07'50", A DISTANCE OF 34.53 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 437.50 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND CONTINUE ALONG SAID SOUTHERLY LINE OF COMMON AREA TRACT "C1", THROUGH A CENTRAL ANGLE OF 06°15'24", A DISTANCE OF 47.78 FEET TO THE POINT OF BEGINNING;

CONTAINING 35,694 SQUARE FEET OR 0.819 ACRES, MORE OR LESS.

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

1.) TRACT "POA", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER, FLORIDA.

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 COST.

3.) THE SAFE SIGHT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF THE CONSTRUCTION RIGHTS WITHIN SAID EASEMENT, NO CONSTRUCTION, BUILDINGS, DECORATIVE SIGNS, OPAQUE FENCING, MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER. THE CONSTRUCTION AND MAINTENANCE OF STREET SIGNS AND OTHER INFORMATIONAL TRAFFIC SIGNS ARE PERMITTED WITHIN THE SAFE SIGHT EASEMENTS.

IN WITNESS WHEREOF, THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 16th DAY OF February, 2018.

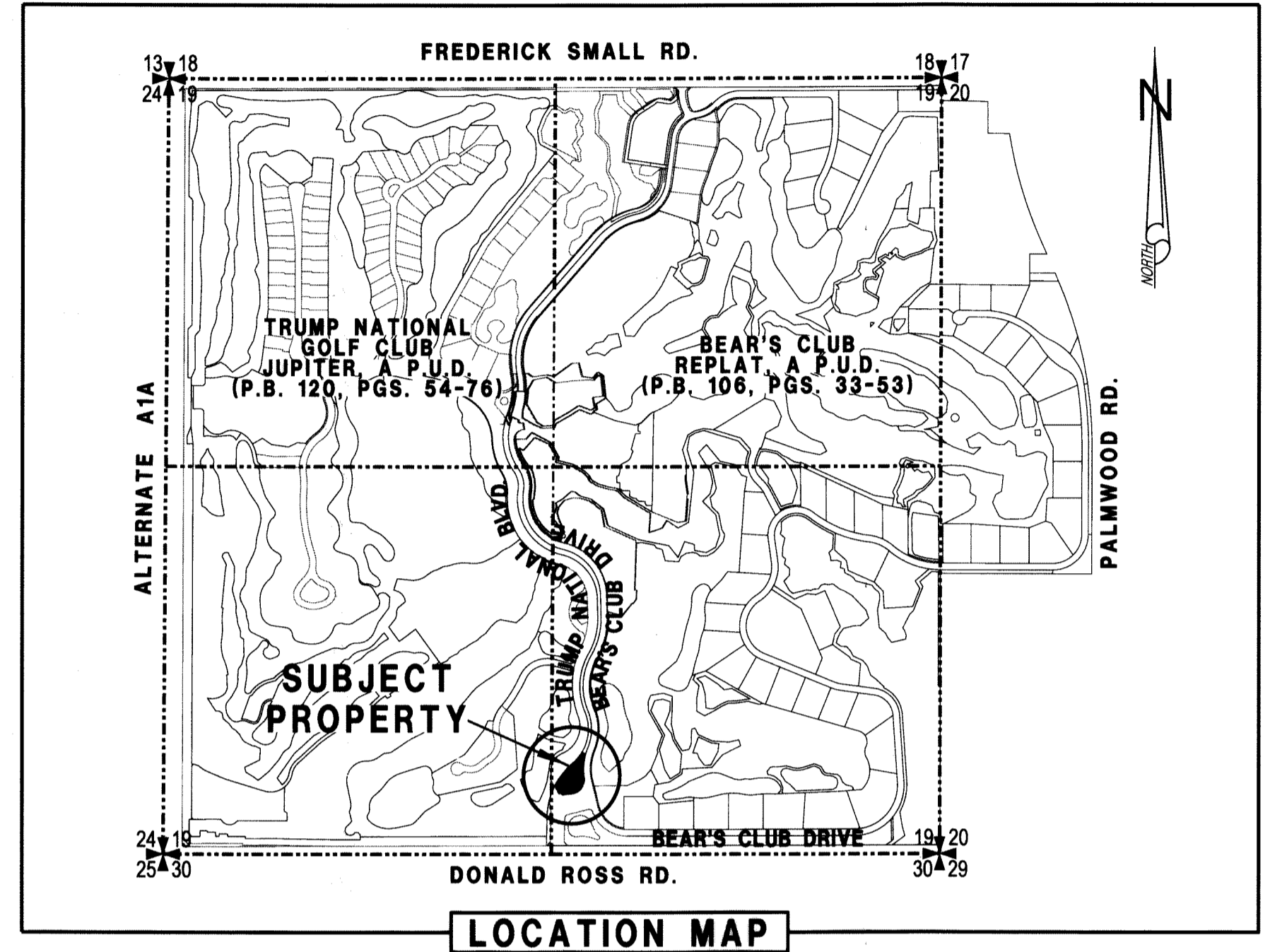
THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION
WITNESS: *Denise Brown*
PRINT NAME: DENISE BROWN
WITNESS: *Marianna Martin*
BY: *Gary L. Sellers*
PRINT NAME: GARY L. SELLERS
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED GARY L. SELLERS, 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 (IF AVAILABLE) 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 16th DAY OF February, 2018.

MY COMMISSION EXPIRES: March 3, 2018
Kristen M. Williams
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: KRISTEN M. WILLIAMS
COMMISSION NUMBER: FF086923



LEGEND:
○ DENOTES SET 5/8" IRON ROD & METAL CAP "PRM LB 4431"
● DENOTES SET MAG NAIL & DISK "PRM LB 4431"
ABBREVIATIONS:
FND. = FOUND
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
PGS. = PAGES

SURVEYOR & MAPPER'S NOTES:

1.) BEARINGS SHOWN HEREON ARE GRID BEARINGS AND ARE CONSISTENT 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 18°24'48" EAST.

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 UNDERLYING TRACT LINES, WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.

4.) THE PORTION OF THE NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT "A1" (BEAR'S CLUB DRIVE), AS 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, BEING ENCOMPASSED WITHIN THIS REPLAT, THAT WAS DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR THE INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES, IS HEREBY VACATED BY THE RECORDING OF THIS REPLAT.

5.) 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.

6.) TRACT "POA" IS SUBJECT TO A BLANKET EASEMENT IN FAVOR OF COMCAST OF FLORIDA / GEORGIA PER OFFICIAL RECORD BOOK 23835, PAGE 1099, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7.) 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.

8.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'S CERTIFICATE:

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 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: FEBRUARY 9, 2018
BY: *David C. Lidberg*
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT OF DEVELOPMENT No. 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 26 DAY OF February, 2018.

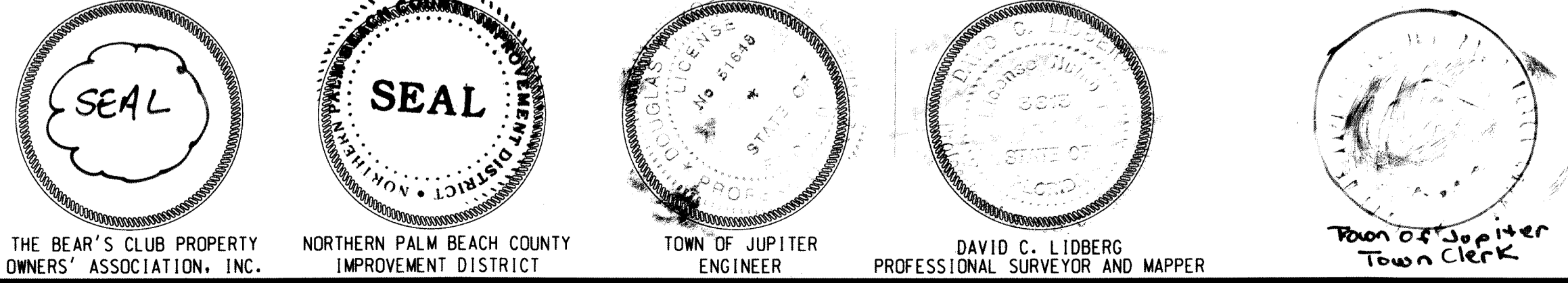
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: *O'Neal Bardin, Jr.* BY: *Matthew J. Boykin*
O'NEAL BARDIN, JR. EXECUTIVE DIRECTOR MATTHEW J. BOYKIN, L. MARC COMM. VICE-PRESIDENT

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RICHARD K. BARRA, 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 PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION; 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: Feb 20, 2018 BY: *Richard K. Barra*
RICHARD K. BARRA, ESO.
FLORIDA BAR NO. 374482

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 1st DAY OF March, 2018, 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*
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER
"BEAR'S CLUB REPLAT NO. 2, A P.U.D." IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF MARCH, 2018.
BY: *Todd R. Wodraska* ATTEST: *Sally M. Boylan*
TODD R. WODRASKA, MAYOR SALLY M. BOYLAN, TOWN CLERK



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

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REF:	
FLD:	
FB:	PG.
OFF:	CASASUS
JOB:	14-059-306
DATE:	FEBRUARY 2018
CKD:	D.C.L.
SHEET:	1 OF 2
DWG:	D14-059P