

BEAR'S CLUB REPLAT OF LOT 15, A P.U.D.

BEING A REPLAT OF LOT 15, 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 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AUGUST 2021

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:26 P. M. THIS 1st DAY OF October 2021 AND DULY RECORDED IN PLAT BOOK 106 ON PAGES 150 THRU 151.
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY
BY: *Dei McLean* D.C.
SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT A K TRUST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BEAR'S CLUB REPLAT OF LOT 15, A P.U.D., BEING A REPLAT OF LOT 15, 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 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 15, 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

CONTAINING A TOTAL OF 124,514 SQUARE FEET OR 2.859 ACRES, MORE OR LESS.

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

1.) THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE PURPOSES. SAID ASSOCIATION HAS THE RIGHT AND PERPETUAL OBLIGATION TO OPERATE AND MAINTAIN THE IMPROVEMENTS LIKE WALLS, SOD, IRRIGATION, PAVERS AND LANDSCAPING WITHIN SAID EASEMENTS WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

2.) THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATIONS SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

3.) THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 2 DAY OF Sept. 2021.

A K TRUST, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Julie Arcari*
PRINT NAME: Julie Arcari

WITNESS: *Marilyn Black*
PRINT NAME: Marilyn Black

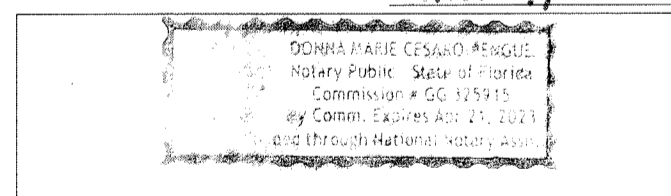
BY: *Ivan C. Frederickson*
IVAN C. FREDERICKSON
PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2nd DAY OF September 2021, BY IVAN C. FREDERICKSON AS PARTNER FOR A K TRUST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Aug. 21, 2023



BY: *Donna Marie Cesar-Rengue*
NOTARY PUBLIC
PRINT NAME: Donna Marie Cesar-Rengue
COMMISSION NUMBER: GG 325915

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 A K TRUST, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: 09/09/2021

BY: *Mark H. Dahlmeier*
MARK H. DAHLMEIER
FLORIDA BAR NO. 366950

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29254 AT PAGE 1059 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF SEPTEMBER, 2021.

THE NORTHERN TRUST COMPANY,
AN ILLINOIS BANKING CORPORATION

WITNESS: *Darlene Schaukoewich*
PRINT NAME: Darlene Schaukoewich

WITNESS: *Marilyn Black*
PRINT NAME: Marilyn Black

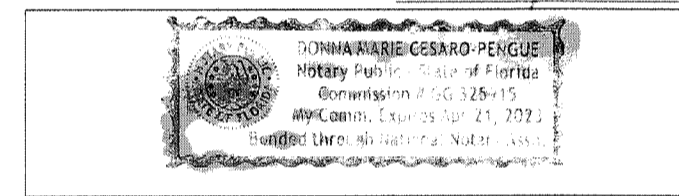
BY: *Jeffrey White*
JEFFREY WHITE
VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF SEPTEMBER 2021, BY JEFFREY WHITE AS VICE PRESIDENT FOR THE NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 04/21/2023



BY: *Donna Marie Cesar-Rengue*
NOTARY PUBLIC
PRINT NAME: Donna Marie Cesar-Rengue
COMMISSION NUMBER: GG 325915

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

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 15th DAY OF SEPT. 2021.

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

WITNESS: *Jana Schuster*
PRINT NAME: Jana Schuster

WITNESS: *Donna Marie Cesar-Rengue*
PRINT NAME: Donna Marie Cesar-Rengue

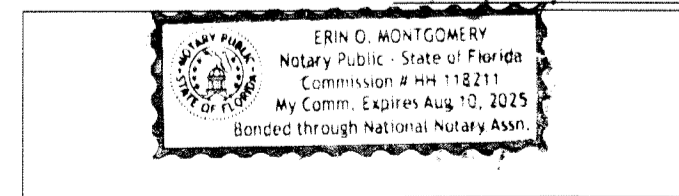
BY: *Robert L. Wesselman*
ROBERT L. WESSELMAN
PRESIDENT

ACKNOWLEDGEMENT

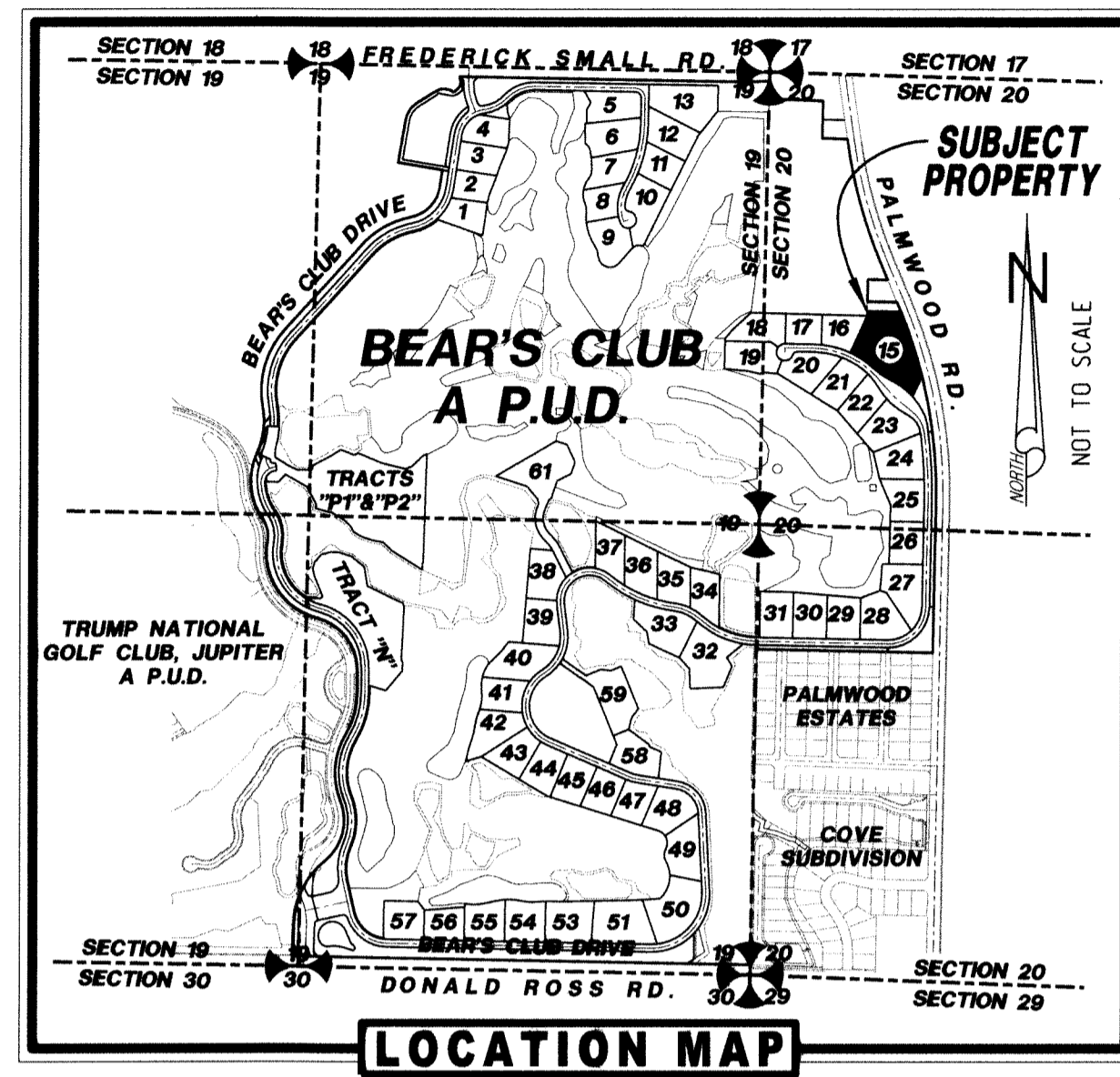
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF September 2021, BY ROBERT L. WESSELMAN AS PRESIDENT FOR THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Aug. 10, 2025



BY: *Erin O. Montgomery*
NOTARY PUBLIC
PRINT NAME: Erin O. Montgomery
COMMISSION NUMBER: HH 118211



DESCRIPTION	SQUARE FEET	ACREAGE
LOT 15A	59,457	1.365
LOT 15B	65,057	1.494
TOTAL	124,514	2.859

ABBREVIATIONS:

- C.B. = CURVE'S CHORD BEARING
- CHD = CURVE'S CHORD DISTANCE
- D = CURVE'S DELTA ANGLE
- L = CURVE'S ARC LENGTH
- LB = BUSINESS LICENSE
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.U.D. = PLANNED UNIT DEVELOPMENT
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R = CURVE'S RADIUS

SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE CONSISTENT WITH THE UNDERLYING 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. THE WEST LINE OF SUBJECT LOT 15 BEARS NORTH 24°37'17" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3.) 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.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 5.) UPON RECORDED OF THIS REPLAT, THE PLATTED EASEMENTS WITHIN LOT 15, 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, WILL BE AUTOMATICALLY AND SIMULTANEOUSLY VACATED AND ANNULLED PER FLORIDA STATUTES, CHAPTER 177, PART 1, SECTION 177.101(2).
- 6.) 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.

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 DAY OF September 2021, 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: *Day P. Koehn*
DAY P. KOEHN, P.E.
TOWN ENGINEER

BEAR'S CLUB REPLAT OF LOT 15, A P.U.D., IS HEREBY APPROVED FOR RECORD THIS 23rd DAY OF September 2021.

BY: *Todd R. Wodraska* ATTEST: *Laura Cahill*
TODD R. WODRASKA, MAYOR LAURA CAHILL, TOWN CLERK

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

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, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY SUSAN P. SCHEFF, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 22nd DAY OF September 2021.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
UNIT OF DEVELOPMENT 44

ATTESTED BY: *Susan P. Scheff* BY: *Matthew J. Boykin*
SUSAN P. SCHEFF, ASST. SECRETARY BOARD OF SUPERVISORS MATTHEW J. BOYKIN, PRESIDENT BOARD OF SUPERVISORS

Seals for A K TRUST, LLC; THE NORTHERN TRUST COMPANY; THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC.; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT; TOWN ENGINEER; TOWN CLERK; DAVID C. LIDBERG PROFESSIONAL SURVEYOR AND MAPPER.

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

CAD. K:\UST \19413 \BEARCLUB \ 11-026-306 \ 11-026-306.DGN	REF.
F.L.D.	FB. PG. JOB 11-026-306
OFF. CASASUS	DATE AUGUST 2021
CKD. D.C.L.	SHEET 1 OF 2 DWG. D11-026P