

BEAR'S CLUB ADDITION, A P.U.D.

A REPLAT OF ALL OF COMMON AREA TRACTS "C2", "C3" AND "HC2", A PORTION OF COMMON AREA TRACT "C1" AND ALL OF ROADWAY TRACT "A3", BEAR'S CLUB REPLAT, A P.U.D., AS RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JANUARY, 2006

SHEET 3 OF 7

MORTGAGEE'S 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN O.R.B. 19621, PG. 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS FURTHER MODIFIED FROM TIME TO TIME, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9TH DAY OF JANUARY, 2006.

THE BEAR'S CLUB DEVELOPMENT COMPANY,
A FLORIDA GENERAL PARTNERSHIP

BY: CLARENDON PROPERTIES GROUP, INC.
A FLORIDA CORPORATION,
ITS GENERAL PARTNER

WITNESS: Lori F. Potrekus
LORI F. POTREKUS
(PRINT NAME)

BY: Robert B. Whitley
ROBERT B. WHITLEY
(PRINT NAME & TITLE)

WITNESS: Kessie Russell
KESSIE RUSSELL
(PRINT NAME)

ACKNOWLEDGEMENT

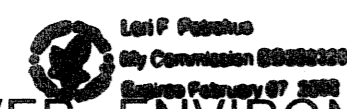
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT B. WHITLEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CLARENDON PROPERTIES GROUP, INC., A FLORIDA CORPORATION, GENERAL PARTNER FOR THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP 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 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 9 DAY OF JANUARY, 2006.

MY COMMISSION EXPIRES: 2-7-08
NOTARY PUBLIC Lori F. Potrekus

COMMISSION NUMBER: 00282320 NOTARY SEAL: _____



LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT

THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATION AS SHOWN HEREON FOR PROPER PURPOSES THIS 10th DAY OF JANUARY, 2006.

WITNESS: Richard C. Dent
RICHARD C. DENT, II
(PRINT NAME) EXECUTIVE DIRECTOR

WITNESS: Diane Stonecipher
Diane Stonecipher
(PRINT NAME)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, LAWRENCE C. GRIFFIN, ESQUIRE, AS DULY LICENSED 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 TO THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP; THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; VINTAGE ESTATES AT THE BEAR'S CLUB, LLC, A FLORIDA LIMITED LIABILITY COMPANY; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; 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: Jan 9, 2006

BY: Lawrence C. Griffin
LAWRENCE C. GRIFFIN, ESQUIRE
FLORIDA BAR NO. 260825
FOR THE FIRM OF:
HAILE, SHAW & PFAFFENBERGER, P.A.

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT 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") AND PERMANENT CONTROL POINTS ("P.C.P.'s") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), 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 TOWN OF JUPITER, FLORIDA.

DATE: JANUARY 10, 2006

BY: David C. Lidberg
DAVID C. LIDBERG, P.S.M.
LICENSE NO. LS 3613
STATE OF FLORIDA

SURVEYOR'S NOTES:

- NO STRUCTURES 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.
- NO PERMANENT STRUCTURES SHALL BE CONSTRUCTED ON OR WITHIN THE 20 FOOT WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON.
- IN THOSE CASES WHERE EASEMENTS OR 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST. SAID NORTH LINE BEARS SOUTH 89°02'14" EAST.
- 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.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., LS 3613, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458

LEGEND / ABBREVIATIONS

- ☒ = A SET 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ☐ = A FOUND 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ = A SET NAIL & DISK STAMPED "PCP LB 4431", PERMANENT CONTROL POINT (P.C.P.), UNLESS OTHERWISE NOTED.
- ☉ = CENTERLINE
- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- (NR) = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.D.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- (R) = RADIAL
- U.E. = UTILITY EASEMENT
- W.M.E. = WATER MANAGEMENT EASEMENT
- W.P.E. = WETLAND PRESERVATION EASEMENT
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- CL = CHORD LENGTH

AREA TABULATION

LOT 1	39,406.4 S.F.	TRACT A1	120,627.1 S.F.
LOT 2	35,356.0 S.F.	TRACT A2	2,123.7 S.F.
LOT 3	42,342.7 S.F.	TRACT A3	15,482.6 S.F.
LOT 4	27,401.1 S.F.	TRACT B1	16,143.7 S.F.
LOT 5	25,360.5 S.F.	TRACT B2	130,902.5 S.F.
LOT 6	25,375.0 S.F.	TRACT B3	59,647.6 S.F.
LOT 7	25,375.0 S.F.	TRACT B4	7,431.5 S.F.
LOT 8	25,612.9 S.F.	TRACT C	410,993.4 S.F.
LOT 9	25,375.0 S.F.	TRACT D1	42,892.0 S.F.
LOT 10	25,375.0 S.F.	TRACT D2	23,573.6 S.F.
LOT 11	25,375.0 S.F.	TRACT D3	74,317.7 S.F.
LOT 12	25,017.3 S.F.	TRACT E1	11,275.0 S.F.
LOT 13	30,234.1 S.F.	TRACT E2	32,817.1 S.F.
		TRACT E3	2,725.8 S.F.
		TRACT E4	2,909.7 S.F.
		TRACT F	12,838.1 S.F.
		TRACT G1	16,967.3 S.F.
		TRACT G2	73,012.7 S.F.
		TRACT G3	30,187.4 S.F.

TOTAL 1,464,474.5 S.F.
W.P.E. 14,109.3 S.F.

COORDINATE NOTE:

COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR FOOT = US SURVEY FOOT
COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND (UNLESS OTHERWISE NOTED)
SCALE FACTOR 1.000041
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
PLAT BEARING = GRID BEARING

TOWN APPROVAL

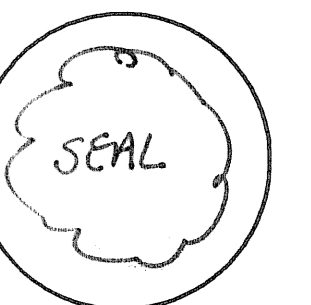
STATE OF FLORIDA
COUNTY OF PALM BEACH
TOWN OF JUPITER

THE BEAR'S CLUB ADDITION, 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 17th DAY OF February, 2006, 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 P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: Karen J. Golonka
KAREN J. GOLONKA, MAYOR

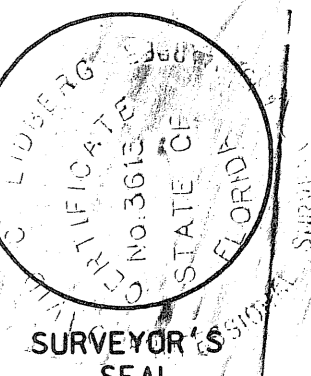
ATTEST: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK



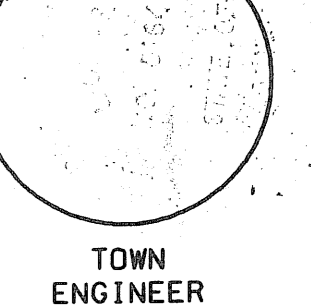
CLARENDON PROPERTIES GROUP, INC.



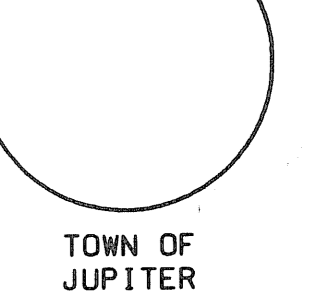
LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT



SURVEYOR'S SEAL



TOWN ENGINEER



TOWN OF JUPITER

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

CAD: K:\UST\194143\BEARCLUBADD\1662306\SHEET3.DGN			
REF.			
FLD.		FB. PG.	JOB 02-166-306
OFF. R.J.W.			DATE 06-02-05
CKD. D.C.L.	SHEET 3 OF 7	DWG.	D02-166P