

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

BEING A REPLAT OF A PORTION OF BEAR'S CLUB, A P.U.D., AS RECORDED IN PLAT BOOK 86, PAGES 122 THROUGH 128, AND A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 11237 PAGE 75, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTIONS 19 & 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 21 JULY 2005

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP; THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA; THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THE BEAR'S CLUB VILLAS CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION; THE BEAR'S CLUB GOLF VILLAS CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION; GLENN E. STRAUB AS TRUSTEE OF THE GEORGE E. STRAUB DECLARATION OF TRUST DATED OCTOBER 29, 1993; ROBERT M. SUEHROFF; DANIEL TESSLER; GARY L. SELLERS & ROBIN S. SELLERS, HUSBAND AND WIFE; GREGG SCHLESINGER AND KAREN SCHLESINGER, HUSBAND AND WIFE; JEROME FELDMAN INDIVIDUALLY AS TRUSTEE OF THE JEROME FELDMAN TRUST DATED MARCH 11, 1988 AND MARIE FELDMAN, HIS WIFE; TUSCAN-HAREY CUSTOM HOMES, INC., A FLORIDA CORPORATION; SUSAN MAQUINI; NORTHWEST PARTNERS, L.L.C., A NEW YORK LIMITED LIABILITY COMPANY; GCC FRANKLIN HOLDINGCO, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; PETER S. CAHALL, AS TRUSTEE OF THE PETER S. CAHALL REVOCABLE TRUST DATED AUGUST 4, 1994; MICHAEL A. CANDIDO AND ANN G. CANDIDO, HUSBAND AND WIFE; SOUTHERN PROPERTIES, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; DEV BALA LEFFERDINK; BRIGHTON INVESTMENT S.A.; RENLEC ENTERPRISES, INC., A CANADIAN CORPORATION; BCS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; BC25, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; GARY T. NICKLAUS; MICHAEL LANE AND ROBERT AND LYNNE GROSSMAN, OWNERS OF THE LAND SHOWN HEREON AS BEAR'S CLUB, A P.U.D., AS RECORDED IN PLAT BOOK 86, PAGES 122 THROUGH 128 AND A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 11237, PAGE 75, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THE BEAR'S CLUB, A P.U.D., LESS AND EXCEPTING THEREFROM LOTS 1 THROUGH 4, 7 THROUGH 12, 16, 17, 20, 24, 26, 29 THROUGH 42, 46 THROUGH 49 AND 54 THROUGH 57, AS RECORDED IN PLAT BOOK 86, PAGES 122 THROUGH 128, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 19 & 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

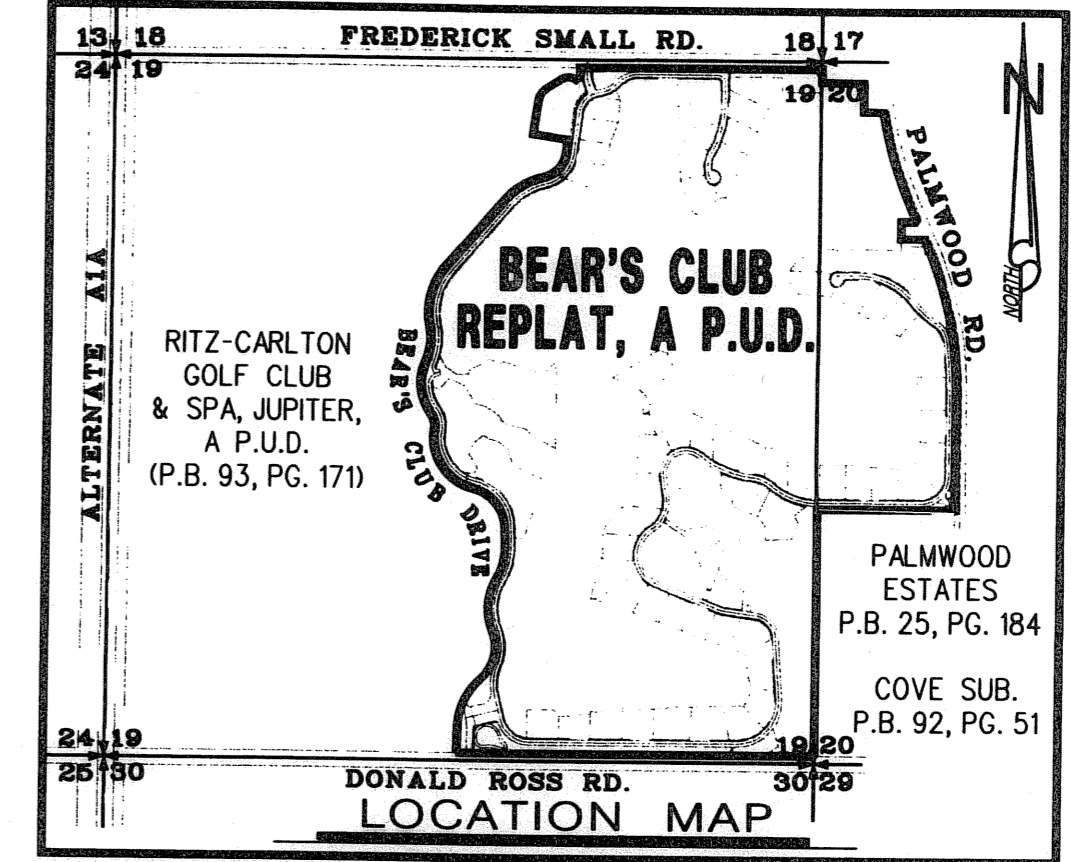
A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, AS DESCRIBED IN OFFICIAL RECORD BOOK 11237, PAGE 75, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING IN ALL 323.674 ACRES, MORE OR LESS.

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

- THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 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 TO CONSTRUCT, OPERATE AND MAINTAIN WALLS, LANDSCAPING AND SIDEWALKS WITHIN SAID EASEMENTS WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- ROADWAY TRACTS "A1", "A2" AND "A3" (BEAR'S CLUB DRIVE) ARE HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND GATE/GATE HOUSE PURPOSES. THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE OBLIGATION TO MAINTAIN SAID ROADWAY TRACTS, TOGETHER WITH THE IMPROVEMENTS THEREIN ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001.
- AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS ROADWAY TRACTS "A1", "A2" AND "A3" IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS; THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND/OR ASSIGNS AND THE OWNERS OF ALL PLATTED LOTS AND RESIDENTIAL UNITS LOCATED WITHIN THIS PLAT.

- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACTS "A1", "A2" AND "A3" (BEAR'S CLUB DRIVE) IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWER FACILITIES AND ACCESS TO LIFT STATION FACILITIES, AS SHOWN HEREON, AS LIFT STATION EASEMENTS.
- THE 30 FOOT WATER MANAGEMENT EASEMENT, LOCATED AT THE NORTH END OF LAKE S1, THE CENTERLINE OF WHICH BEARS S29°01'28"E, 170.04', IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE WATER LINE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.
- THE PUBLIC PEDESTRIAN EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR PUBLIC PEDESTRIAN ACCESS. THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION FOR THE SIDEWALKS LOCATED WITHIN THESE EASEMENTS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE COMMON AREAS TRACTS "B", "C1", "C2", "C3", "D", "E", "F", "G", "H", "HA", & "HB", 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, FOR OPEN SPACE, LANDSCAPE, DRAINAGE, UTILITY AND RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- THE COMMON AREA TRACTS "HC1" AND "HC2", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR OPEN SPACE, LANDSCAPE, DRAINAGE AND UTILITY PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- GOLF COURSE TRACTS "J1", "J2", "J3", "J4", "J5", "J6", "J7", "J8", AND "J9", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, FOR GOLF COURSE RELATED PURPOSES. THE BEAR'S CLUB FOUNDING PARTNERS, LTD., ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE OBLIGATION TO MAINTAIN SAID GOLF COURSE TRACTS AND ARE SUBJECT TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE TOWN OF JUPITER.
- GOLF COURSE TRACT "I", AS SHOWN HEREON, IS HEREBY RESERVED BY THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR MAINTENANCE AND CADDY FACILITY, NURSERY AND LANDSCAPING PURPOSES, AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- GOLF COURSE CLUBHOUSE TRACT "P1", IS HEREBY RESERVED BY THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS FOR CLUBHOUSE FACILITIES AND COTTAGES, AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- RESERVE TRACTS "O" AND "OA", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVATION AND UTILITY PURPOSES, AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- LAKES N1, N2, N3, S1, S3, S6 AS DESCRIBED IN OFFICIAL RECORD BOOK 12506, PAGE 1374, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND WATER TRACTS L AND M, AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR WATER MANAGEMENT PURPOSES. THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE OBLIGATION TO MAINTAIN THE LAKES, WATER TRACTS, THE WATER MANAGEMENT EASEMENTS AND WATER MANAGEMENT MAINTENANCE EASEMENTS ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- COTTAGE TRACT "N" AND "P2", AS SHOWN HEREON, ARE HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- UPLAND PRESERVE TRACTS "PR1" THROUGH "PR14", "PR22" AND RESERVE TRACT "OB", AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR UPLAND PRESERVE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001 AND AS MODIFIED AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- UPLAND PRESERVE TRACTS "PR15" THROUGH "PR21", AS SHOWN HEREON, ARE HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR UPLAND PRESERVE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001 AND AS MODIFIED, AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT "R1", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, RECREATION AND GOLF COURSE RELATED PURPOSES AND SHALL BE THE MAINTENANCE OBLIGATION OF SAID GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE LIFT STATION EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR ACCESS TO AND FROM AND MAINTENANCE AND OPERATION OF SAID LIFT STATION FACILITIES. THE LANDS LYING UNDER SAID LIFT STATION EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT.
- THE GOLF COURSE CART EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- THE 20 FOOT LAKE MAINTENANCE 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, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAID EASEMENT.
- TRACT WETLAND SLOUGH 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR WETLAND PRESERVE PURPOSES. THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE MAINTENANCE OBLIGATION FOR SAID WETLANDS, ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001, AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACTS WETLAND SLOUGH 2, WETLAND SLOUGH 3, WETLAND 9, WETLAND 10, WETLAND 12, WETLAND 14, WETLAND 14A, WETLAND 15, WETLAND 18, WETLAND 20, WETLAND 29, WETLAND 33, WETLAND 34, WETLAND 36 AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR WETLAND PRESERVE PURPOSES. THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE MAINTENANCE OBLIGATION FOR SAID WETLANDS, ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001, AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACT WETLAND SLOUGH BUFFER 1, AS SHOWN HEREON, IS HEREBY DEDICATED TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR WETLAND PRESERVE PURPOSES (UPLAND PRESERVES) PURPOSES. THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION FOR SAID WETLAND PRESERVES, ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001, AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- TRACTS WETLAND SLOUGH BUFFER 2, WETLAND SLOUGH BUFFER 3, WETLAND BUFFER 9, WETLAND BUFFER 10, WETLAND BUFFER 12, WETLAND BUFFER 14.1, WETLAND BUFFER 14.2, WETLAND BUFFER 14A, WETLAND BUFFER 15, WETLAND BUFFER 18, WETLAND BUFFER 20, WETLAND BUFFER 29, WETLAND BUFFER 33 & 34, WETLAND BUFFER 36 AS SHOWN HEREON, ARE HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR WETLAND PRESERVE PURPOSES (UPLAND PRESERVES) PURPOSES. THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE MAINTENANCE OBLIGATION FOR SAID WETLAND PRESERVES, ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001, AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACTS "A1", "A2" AND "A3" (BEAR'S CLUB DRIVE) IS HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES AND FOR ACCESS OF POLICE, FIRE, EMERGENCY AND SERVICE VEHICLES.
- THE FLORIDA POWER AND LIGHT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF FLORIDA POWER & LIGHT COMPANY FACILITIES.
- THE 20 FOOT IRRIGATION EASEMENT, AS SHOWN HEREON (LOT 59), IS HEREBY RESERVED BY THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF IRRIGATION RELATED FACILITIES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- WETLAND PRESERVE EASEMENT 1 THROUGH WETLAND PRESERVE EASEMENT 6, 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, FOR WETLAND PRESERVE PURPOSES. SAID ASSOCIATION SHALL HAVE THE MAINTENANCE OBLIGATION FOR SAID EASEMENTS ACCORDING TO THE TERMS AND CONDITIONS OF A MAINTENANCE AGREEMENT BETWEEN NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT OF THE STATE OF FLORIDA, AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001 AND AS MODIFIED, AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.



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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 7/24/05
This Plat was filed in Plat Book No. 1016
on page 23-23
SHARON W. BOCK, Clerk & Computer Operator
by [Signature]

SPECIAL DISTRICT OF THE STATE OF FLORIDA AND THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., DATED APRIL 19, 2001, AND ACCORDING TO THE BEAR'S CLUB HABITAT MANAGEMENT PLAN FOR UPLAND/GOPHER TORTOISE HABITAT PRESERVES AND WETLAND PRESERVES FOR THE TOWN OF JUPITER, DATED MAY, 1998, LAST REVISION FEBRUARY, 2003, AND ON FILE WITH THE TOWN OF JUPITER, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

LIDBERG LAND SURVEYING, INC.

675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL: 561-746-8454

LB4431

CAD. K:\UST\194143\BEARCLUB\2090306\SHEET1.DGN			
REF.			
FLD. B.D.	FB.	PG.	JOB 00-209(306)
OFF. E.C./R.W.			DATE JUNE 2005
CKD. D.C.L.	SHEET 1	OF 21	DWG. 000-209P