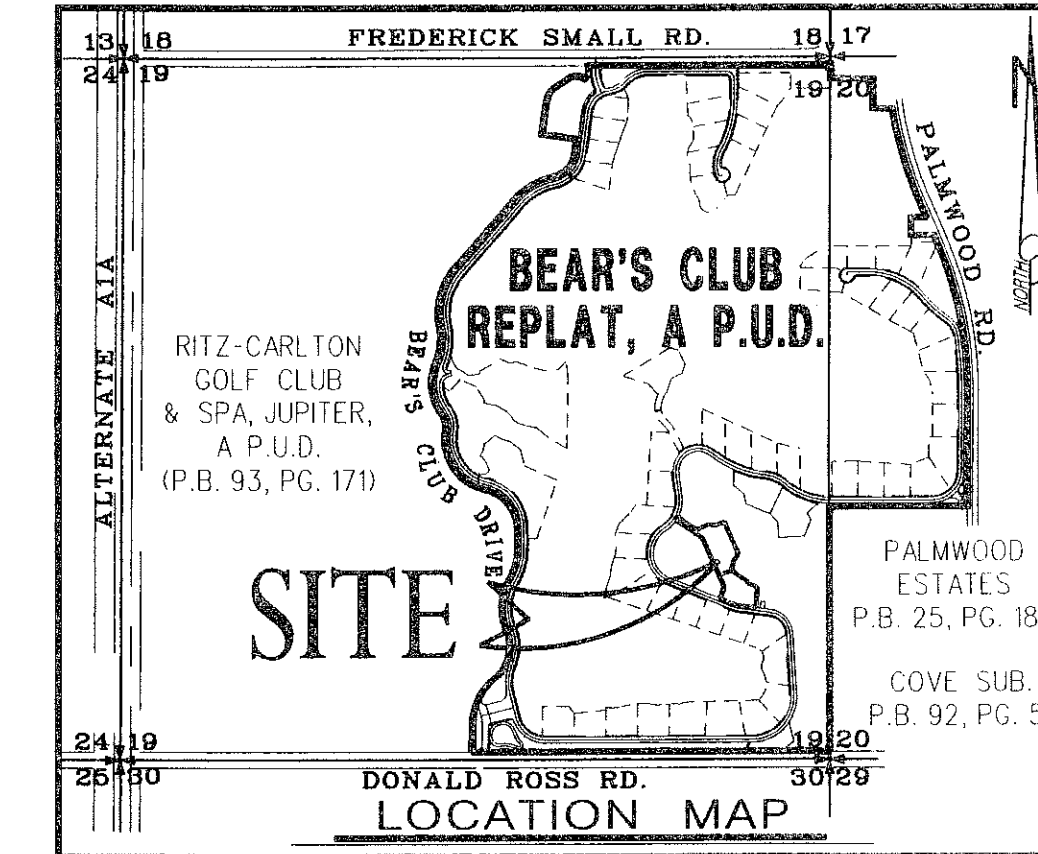


# BEAR'S CLUB REPLAT OF LOTS 58 AND 59

BEING A REPLAT OF LOTS 58 AND 59, 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

SEPTEMBER 2006 SHEET 1 OF 3

00030-054



124  
3:06 PM  
10/12/06  
124-126  
James Williams

## DEDICATION & RESERVATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS THAT THE BEARS 58, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BCWK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS BEAR'S CLUB REPLAT OF LOTS 58 AND 59, BEING A REPLAT OF LOTS 58 AND 59, 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 58 AND 59, ACCORDING TO 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 134,283.71 SQUARE FEET, MORE OR LESS.

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

- 1.) 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.
- 2.) THE 20 FOOT IRRIGATION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO 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.
- 3.) THE WATER LINE EASEMENT SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER FACILITIES.

IN WITNESS WHEREOF, BEARS 58, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARKETING MANAGEMENT, INC., A FLORIDA CORPORATION, ON BEHALF OF SAID COMPANY ACTING AS MANAGER AND MEMBER OF BEARS 58, LLC, A FLORIDA LIMITED LIABILITY COMPANY WHICH IN TURN HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR MEMBERS.

THIS 2<sup>nd</sup> DAY OF October, 2006.

WITNESS: [Signature]  
PRINT NAME: Dan Malone

BEARS 58, LLC A FLORIDA LIMITED LIABILITY COMPANY  
BY: MARKETING MANAGEMENT, INC., A FLORIDA CORPORATION, MANAGER AND MEMBER

WITNESS: [Signature]  
PRINT NAME: B. FITCHNER

BY: [Signature]  
STUART E. KARU, PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED STUART E. KARU, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MARKETING MANAGEMENT, INC., A FLORIDA CORPORATION FOR BEARS 58, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 2<sup>nd</sup> DAY OF October, 2006.

MY COMMISSION EXPIRES: 8-27-08  
NOTARY SEAL:

[Signature]  
JOANNE C BOYLE  
PRINT NAME  
COMMISSION No. DD 333531



IN WITNESS WHEREOF, BCWK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ALL OF ITS MEMBERS.

THIS 2<sup>nd</sup> DAY OF October, 2006.

WITNESS: [Signature]  
PRINT NAME: B.K. FITCHNER

BCWK, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
PRINT NAME: Dan Perry

BY: [Signature]  
RALPH WILLARD, MANAGER AND MEMBER

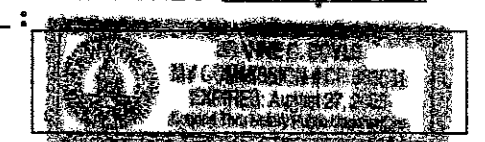
## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED RALPH WILLARD, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER AND MEMBER OF BCWK, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 2<sup>nd</sup> DAY OF October, 2006.

MY COMMISSION EXPIRES: 8-27-08  
NOTARY SEAL:



[Signature]  
JOANNE C BOYLE  
PRINT NAME  
COMMISSION No. DD 333531

## THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE 20 FOOT IRRIGATION EASEMENT AS STATED AND SHOWN HEREON, DATED THIS 2<sup>nd</sup> DAY OF September, 2006.

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

WITNESS: [Signature]  
PRINT NAME: Lori F. Porter

WITNESS: [Signature]  
PRINT NAME: Ivan Frederickson

[Signature]  
ROBERT B. WHITLEY, PRESIDENT

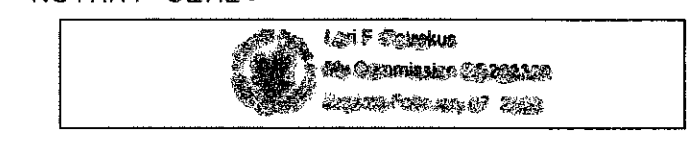
## ACKNOWLEDGEMENT

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 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 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 22 DAY OF September, 2006.

MY COMMISSION EXPIRES: 2-7-08  
NOTARY SEAL:



[Signature]  
LORI F. PORTER  
PRINT NAME  
COMMISSION No. DD 282320

## THE BEAR'S CLUB DEVELOPMENT COMPANY

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THE BEAR'S CLUB DEVELOPMENT COMPANY, A FLORIDA GENERAL PARTNERSHIP HEREBY ACCEPTS THE DEDICATION OF THE 20 FOOT IRRIGATION EASEMENT AS STATED AND SHOWN HEREON, DATED THIS 22 DAY OF September, 2006.

THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP

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

ATTEST: [Signature] IVAN C. FREDERICKSON, SECRETARY  
BY: [Signature] ROBERT B. WHITLEY, PRESIDENT

## 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 THE BEAR'S CLUB DEVELOPMENT COMPANY, 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 22 DAY OF September, 2006.

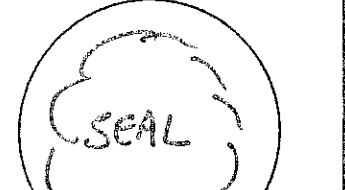
MY COMMISSION EXPIRES: 2-7-08  
NOTARY SEAL:



[Signature]  
LORI F. PORTER  
PRINT NAME  
COMMISSION No. DD 282320

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

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FLD:	FB. PG. JOB 06-009-306
OFF:	L.J.C. & R.J.W. DATE 05/12/06
CKD:	D.C.L. SHEET 1 OF 3 DWG. 006-009P



BCWK, LLC COMPANY SEAL



MARKETING MANAGEMENT, INC. CORPORATE SEAL



BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC. SEAL



BEAR'S CLUB DEVELOPMENT COMPANY SEAL