

# BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 1, A P.U.D.

184

BEING A REPLAT OF A PORTION OF COTTAGE TRACT "P2" AND A PORTION OF GOLF COURSE CLUBHOUSE TRACT "P1", 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

APRIL 2012 SHEET 2 OF 3

**LEGEND:**

- = SET 4"x4" CONCRETE MONUMENT - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- = SET MAG NAIL & DISK - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- = SET 5/8" IRON ROD & CAP - STAMPED "LB4431".
- ▲ = SET MAG NAIL & DISK - STAMPED "LB4431"

**TOWN OF JUPITER ACCEPTANCE:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
TOWN OF JUPITER

THIS PLAT 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 30 DAY OF July, 2012, 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.

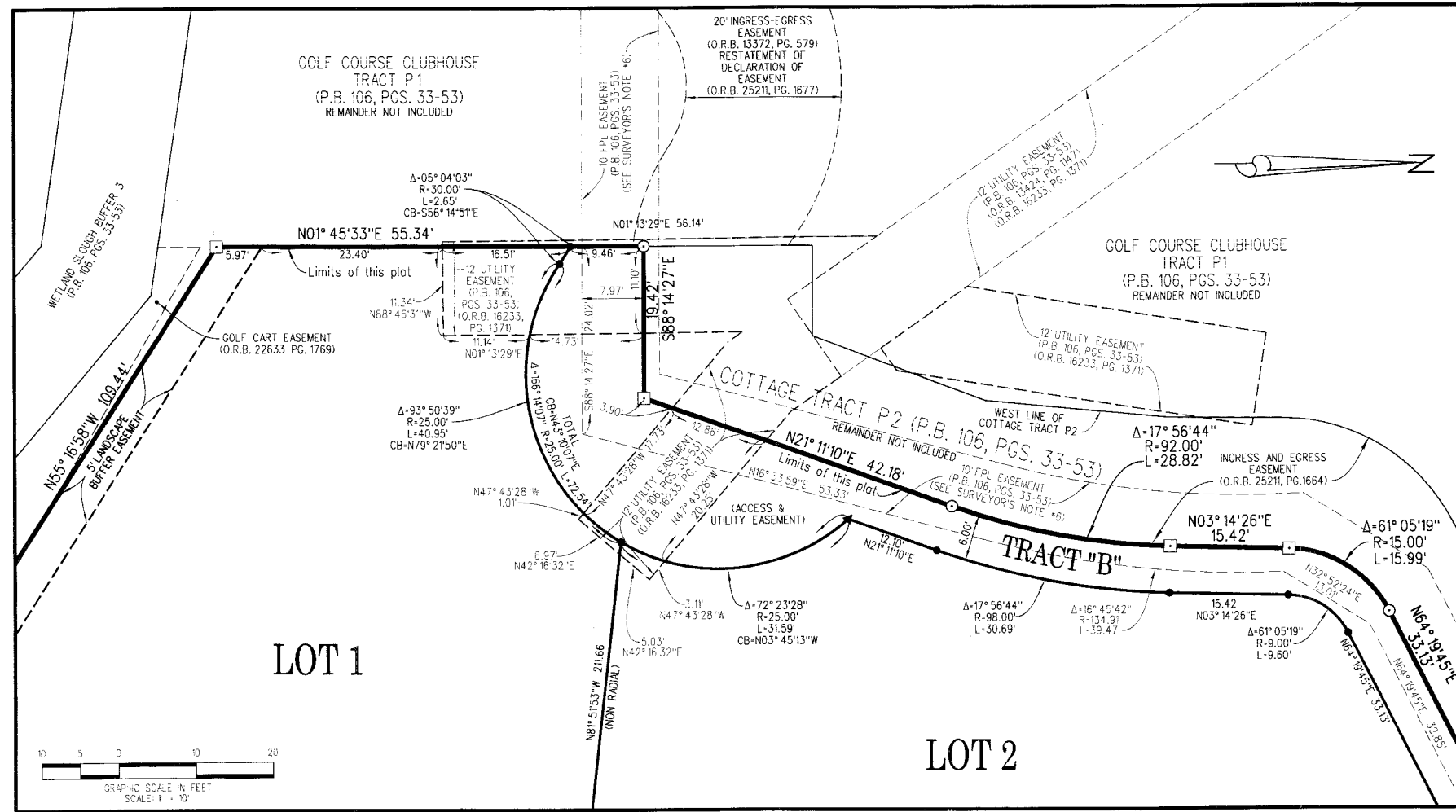
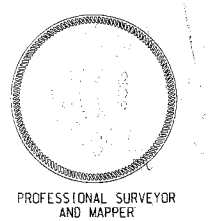
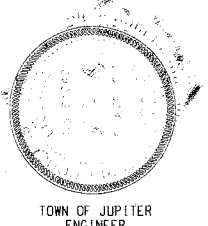
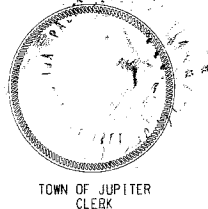
BY: Doug P. Koenigke, P.E.  
DOUG P. KOENIGKE, P.E.  
TOWN ENGINEER

"BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 1, A P.U.D." IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF July, 2012.

BY: Karen J. Onkka ATTEST: Sally M. Boylan  
KAREN J. ONKKA, MAYOR SALLY M. BOYLAN, TOWN CLERK



THE NORTHERN TRUST COMPANY



DETAIL "A" - FROM SHEET 3

**SURVEYOR'S NOTES:**

- 1.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY 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 SUCH DRAINAGE SYSTEM, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COSTS.
- 2.) NO STRUCTURE 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.
- 3.) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF COTTAGE TRACT P-2, AS SHOWN ON PLAT BOOK 106, PAGES 33 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LINE BEARS SOUTH 01° 45' 33" WEST.
- 4.) 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.
- 5.) 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.
- 6.) A PORTION OF THE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS SHOWN ON BEAR'S CLUB REPLAT, A P.U.D., RECORDED IN PLAT BOOK 106, PAGES 33 THROUGH 53, HAS BEEN RELEASED AS RECORDED IN OFFICIAL RECORD BOOK 15332, PAGE 1219, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.

**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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 25211, PAGE 1688 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 REGIONAL PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY ON AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 5th DAY OF June, 2012.

THE NORTHERN TRUST COMPANY,  
AN ILLINOIS BANKING CORPORATION

WITNESS: Crina Sabean  
PRINT NAME: CRINA SABEAN

WITNESS: Michael J. Bracci BY: Michael J. Bracci  
PRINT NAME: MICHAEL J. BRACCI REGIONAL PRESIDENT

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. BRACCI WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS REGIONAL PRESIDENT OF THE NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA 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 5th DAY OF June, 2012.

MY COMMISSION EXPIRES: 12/02/2013 Kimberly N. Redash  
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Kimberly N. Redash  
COMMISSION NUMBER: DD943894

NOTARY SEAL

**SURVEYOR'S CERTIFICATION:**

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"), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, 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: June 4, 2012 BY: Eric Casarus  
ERIC CASARUS, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

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

CAD:	K:\UST \ 194143 \ BEARCLUB \ 01-200-306 \ 01-200-306.DGN		
REF:			
FLD:	J.P.	FB:	PG.
OFF:	CASASUS		JOB 01-200-306
CKD:	D.C.L.	SHEET 2 OF 3	DATE APRIL 2012
			DWG. 001-200P