

VICINITY SKETCH

DEDICATION AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT THE BEAR'S CLUB DEVELOPMENT CO., A FLORIDA GENERAL PARTNERSHIP, AND THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON BEING IN SECTIONS 19 & 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS BEAR'S CLUB, A P.U.D. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTIONS 19 AND 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF THE SAID SECTION 19; THENCE NORTH 01°03'11" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD (ROAD PLAT BOOK 2, PAGES 145-146) LYING 60.00 FEET NORTHERLY OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 19, BEING THE POINT OF BEGINNING.

THENCE NORTH 88°56'49" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 33.51 FEET; THENCE NORTH 02°17'19" EAST, DEPARTING SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 197.43 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 493.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°36'42", AN ARC DISTANCE OF 418.70 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 306.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 72°54'40", AN ARC DISTANCE OF 390.03 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 443.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 53°15'43", AN ARC DISTANCE OF 412.28 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 466.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 31°15'04", AN ARC DISTANCE OF 254.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 131.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 316.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 76°03'44", AN ARC DISTANCE OF 420.17 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 393.50 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 85°11'50", AN ARC DISTANCE OF 591.99 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 166.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 45°26'34", AN ARC DISTANCE OF 132.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 393.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 59°35'23", AN ARC DISTANCE OF 409.25 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 466.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 34°35'12", AN ARC DISTANCE OF 281.60 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 533.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 52°25'00", AN ARC DISTANCE OF 488.07 FEET TO THE POINT OF TANGENCY; THENCE NORTH 42°06'43" EAST, A DISTANCE OF 671.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 543.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°29'32", AN ARC DISTANCE OF 346.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 216.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 69°58'19", AN ARC DISTANCE OF 264.40 FEET TO THE POINT OF TANGENCY; THENCE NORTH 08°37'56" EAST, A DISTANCE OF 98.64 FEET; THENCE NORTH 80°31'19" WEST, A DISTANCE OF 266.75 FEET; THENCE NORTH 09°28'41" EAST, A DISTANCE OF 253.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 148.50 FEET; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 48°35'27", AN ARC DISTANCE OF 125.94 FEET TO THE POINT OF TANGENCY; THENCE NORTH 58°04'08" EAST, A DISTANCE OF 128.34 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 98.50 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 68°55'15", AN ARC DISTANCE OF 118.49 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 46°59'16" EAST, A DISTANCE OF 34.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 46.50 FEET; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 42°56'43", AN ARC DISTANCE OF 34.85 FEET TO A POINT ON A NON-TANGENT LINE; THENCE NORTH 08°45'44" WEST, A DISTANCE OF 38.24 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF FREDERICK SMALL ROAD AS DESCRIBED IN OFFICIAL RECORDS BOOK 4594, PAGE 144B, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF FREDERICK SMALL ROAD THROUGH THE FOLLOWING 2 COURSES: SOUTH 88°59'18" EAST, A DISTANCE OF 1655.33 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2351.83 FEET; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°22'28", AN ARC DISTANCE OF 182.26 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 19 ALSO BEING ON THE WEST LINE OF THAT CERTAIN TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 2616, PAGE 238, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°07'40" WEST, ALONG SAID SECTION LINE AND WEST TRACT LINE, A DISTANCE OF 106.69 FEET TO THE SOUTH LINE OF SAID TRACT RECORDED IN OFFICIAL RECORDS BOOK 2616, PAGE 238, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°53'15" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 150.03 FEET; THENCE SOUTH 87°42'01" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 170.01 FEET TO THE WEST LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2778, PAGE 610, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°07'52" WEST, ALONG SAID WEST LINE, A DISTANCE OF 220.00 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2834, PAGE 57, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°18'42" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 149.55 FEET TO WESTERLY RIGHT-OF-WAY LINE OF PALMWOOD ROAD, AS RECORDED IN DEED BOOK 1070, PAGE 577, AND RIGHT-OF-WAY MAP ROAD PLAT BOOK NO. 2, PAGE 76, ALL PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH THE FOLLOWING 3 COURSES: SOUTH 08°24'02" EAST, A DISTANCE OF 26.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 2904.93 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°22'02" AN ARC DISTANCE OF 728.43 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 22°46'09" EAST, A DISTANCE OF 111.82 FEET TO THE NORTH LINE

(CONTINUED ABOVE)

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

LYING IN SECTIONS 19 & 20, TOWNSHIP 41 SOUTH, RANGE 43 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

OCTOBER, 1999

(CONTINUED)

OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2946, PAGE 423, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°52'50" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 117.78 FEET TO THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2946, PAGE 423, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°06'48" WEST, ALONG SAID WEST LINE, A DISTANCE OF 130.00 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 2946, PAGE 423, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°52'50" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 175.33 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID PALMWOOD ROAD; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH THE FOLLOWING 2 COURSES: SOUTH 22°46'09" EAST, A DISTANCE OF 41.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2824.93 FEET; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 09°24'54" AN ARC DISTANCE OF 454.20 FEET TO THE NORTH LINE OF THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1609, PAGE 477, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°53'40" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 128.27 FEET TO A POINT ON A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 2700.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 75°57'59" WEST; SAID CURVE BEING THE WEST LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1609, PAGE 477, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°46'24" AN ARC DISTANCE OF 83.60 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 1609, PAGE 477, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°53'38" EAST, A DISTANCE OF 127.29 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2824.93 FEET, FROM WHICH A RADIAL LINE BEARS SOUTH 75°20'12" WEST; CURVE BEING THE WESTERLY RIGHT-OF-WAY LINE OF SAID PALMWOOD ROAD; THENCE, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH THE FOLLOWING 3 COURSES: SOUTHERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 12°48'22" AN ARC DISTANCE OF 631.40 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°08'34" WEST, A DISTANCE OF 154.73 FEET TO THE INTERSECTION OF THE EAST-WEST ONE-QUARTER SECTION LINE OF SAID SECTION 20 AND SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTH 01°06'52" WEST, A DISTANCE OF 722.30 FEET TO THE NORTH LINE OF THE PLAT OF PALMWOOD ESTATES, AS RECORDED IN PLAT BOOK 25, PAGE 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°53'40" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 1044.09 FEET TO THE WEST LINE OF SAID SECTION 20; THENCE SOUTH 01°14'28" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1658.18 FEET TO AFORESAID NORTH RIGHT-OF-WAY LINE OF DONALD ROSS ROAD; THENCE NORTH 88°56'56" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 2681.94 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS AN AREA OF 368.30 ACRES, MORE OR LESS.

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

1. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE NON-EXCLUSIVE, HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

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 COST.

2. ROADWAY TRACT "A" (THE BEAR'S CLUB ROAD), AS SHOWN HEREON, IS HEREBY BEING RETAINED BY THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., FOR PRIVATE STREET AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS PLAT INCLUDING, BUT NOT LIMITED TO, DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION, AND GATE/GATEHOUSE PURPOSES. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, ROADWAY TRACT "A", TOGETHER WITH SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN SAID PROPERTY AND IMPROVEMENTS, MAY BE CONVEYED IN FEE SIMPLE ABSOLUTE (SUBJECT TO A RESERVATION OF A NON-EXCLUSIVE EASEMENT OF INGRESS AND EGRESS FOR THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS) TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS AND THE PERPETUAL RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID ROADWAY TRACT "A", TOGETHER WITH IMPROVEMENTS, IS ACCEPTED BY SAID DISTRICT OR ANY OTHER DISTRICT APPROVED PUBLIC AUTHORITY AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID ROADWAY TRACT "A" TOGETHER WITH ALL THE IMPROVEMENTS LOCATED THEREON OR THEREON, SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE SAID DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER.

3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE NON-EXCLUSIVE, 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.

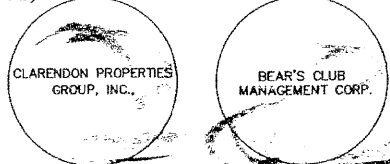
4. THE COMMON AREAS TRACTS "b", "c", "d", "e", "f", "g", "ga", "h", "ha", & "hb", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, PRESERVATION, DRAINAGE AND UTILITY PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

5. THE COMMON AREA TRACT "hc", AS SHOWN HEREON, IS HEREBY RESERVED, FOR OPEN SPACE, LANDSCAPE, PRESERVATION, DRAINAGE AND UTILITY PURPOSES, BY AND IS THE MAINTENANCE RESPONSIBILITY OF THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

6. GOLF COURSE TRACT "j", AS SHOWN HEREON, IS HEREBY RESERVED BY AND IS THE MAINTENANCE RESPONSIBILITY OF THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

7. GOLF COURSE TRACT "k", AS SHOWN HEREON, IS HEREBY RESERVED, FOR MAINTENANCE AND CADDY FACILITY, NURSERY AND LANDSCAPING PURPOSES, BY THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

(CONTINUED)



THIS PLAT PREPARED BY:
PASQUALE VOLPE, P.L.S.
FOR:
LINDAHL, BROWNING, FERRARI & HELLSTROM, INC.
LB 959

TABULAR DATA	
PETITION NUMBER	9-99
NUMBER OF UNITS	61 DU'S
DENSITY	0.3 DU'S/AC.
TOTAL ACREAGE	368.30 AC.
COMMON AREA ACREAGE	13.32 AC.



122

(CONTINUED)

8. GOLF COURSE CLUBHOUSE & COTTAGE TRACT "p", IS HEREBY RESERVED FOR CLUBHOUSE FACILITIES, AND COTTAGES, AND IS THE MAINTENANCE RESPONSIBILITY OF THE BEAR'S CLUB FOUNDING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

9. RESERVE TRACT "k", AS SHOWN HEREON, IS HEREBY RESERVED, FOR WETLAND PRESERVATION AND UTILITY PURPOSES, BY AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE BEAR'S CLUB DEVELOPMENT CO., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

10. RESERVE TRACTS "o" & "oa" AS SHOWN HEREON, ARE HEREBY RESERVED, FOR PRESERVATION AND UTILITY PURPOSES, BY AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE BEAR'S CLUB DEVELOPMENT CO., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

11. WATER TRACTS "l" AND "m", AS SHOWN HEREON, ARE HEREBY RETAINED BY THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION INC. IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, SAID WATER TRACTS "l" AND "m" MAY BE CONVEYED WITHOUT ENCUMBRANCES AND IN FEE SIMPLE ABSOLUTE, INCLUDING SOME OR ALL OF THE IMPROVEMENTS THEN LOCATED THEREON, AS WELL AS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN SAID WATER TRACTS "l" AND "m" AND THE WATER BODIES AND SAID IMPROVEMENTS THEREON, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, UNLESS AND UNTIL SUCH CONVEYANCE OCCURS, TOGETHER WITH SUCH MAINTENANCE RESPONSIBILITIES AS MAY BE ASSUMED BY SAID DISTRICT AND SAID ACCEPTANCE IS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID WATER TRACTS "l" AND "m" SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITIES OF THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER.

12. COTTAGE TRACT "n", AS SHOWN HEREON, IS HEREBY RESERVED BY AND WILL BE THE MAINTENANCE RESPONSIBILITY OF THE BEAR'S CLUB DEVELOPMENT CO., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

13. 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., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO SAID LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT.

14. 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.

15. THE "MAINTENANCE EASEMENTS" AS SHOWN HEREON, ARE (SUBJECT TO THE HEREIN BELOW PROVISIONS), HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS GRANTEE, SUCCESSORS AND/OR ASSIGNS, FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER AND/OR EGRESS PURPOSES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, IT IS POSSIBLE THAT, AT SOME TIME SUBSEQUENT TO THE RECORDING OF THIS PLAT, A PART OR ALL OF THE SAID "MAINTENANCE EASEMENTS" MAY BE, SUBJECT TO WRITTEN ACCEPTANCE AND THE RECORDING THEREOF IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, GRANTED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, AN INDEPENDENT SPECIAL DISTRICT CREATED PURSUANT TO THE LAWS OF THE STATE OF FLORIDA, WITH THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, UPGRADE, REPLACE, AND MAINTENANCE WATER MANAGEMENT FACILITIES WITHIN SAID EASEMENTS REGARDLESS OF WHETHER OR NOT SUCH CONVEYANCE OCCURS, THE LANDS ON OR UNDER SAID "MAINTENANCE EASEMENTS" SHALL REMAIN THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO SAID DISTRICT AND WITHOUT RECOURSE TO THE TOWN OF JUPITER.

16. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BEAR'S CLUB PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITH THE RIGHT BUT NOT OBLIGATION TO CONSTRUCT, OPERATE AND MAINTAIN, AS BUFFERS FOR OPEN SPACE, WALLS, SIDEWALKS AND LANDSCAPING PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIPS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR GENERAL PARTNERS,

THIS 11TH DAY OF NOVEMBER, 1999.

THE BEAR'S CLUB DEVELOPMENT CO.,
A FLORIDA GENERAL PARTNERSHIP
BY: CLARENDON PROPERTIES GROUP, INC.,
A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: Ivan C. Frederickson
IVAN C. FREDERICKSON, SECRETARY

BY: Robert B. Whitley
ROBERT B. WHITLEY, PRESIDENT

THIS 11TH DAY OF NOVEMBER, 1999.

THE BEAR'S CLUB FOUNDING PARTNERS, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: BEAR'S CLUB MANAGEMENT CORP.,
A FLORIDA CORPORATION, ITS GENERAL PARTNER

ATTEST: Jack P. Bates
JACK P. BATES, SECRETARY

BY: Jira Fenton
JIRA FENTON, VICE PRESIDENT



LINDAHL, BROWNING, FERRARI, & HELLSTROM, INC.
CONSULTING ENGINEERS, SURVEYORS & MAPPERS
2096 PALM BEACH LAKES BLVD. SUITE 200 WEST PALM BEACH, FL 33409
360-624-3375
3550 S.W. CORPORATE PKWY SUITE 200 FT. PIERCE, FL 34958
561-745-9248
451 N.W. 380 STREET DEERBORN, FL 33906
561-745-9248

17
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