

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 2 OF 3

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MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, 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 MORTGAGES WHICH ARE RECORDED IN O.R.B. 19799 AT PAGES 194 AND 273 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 DULY AUTHORIZED ATTORNEY IN FACT THIS 3rd DAY OF October, 2006.

WITNESS: [Signature] WACHOVIA BANK, NATIONAL ASSOCIATION
PRINT NAME: Wachovia Bank
BY: [Signature]
WITNESS: Danielle Mousally JAMES M. BURNS
PRINT NAME: Danielle Mousally PRINT NAME

TITLE CERTIFICATION

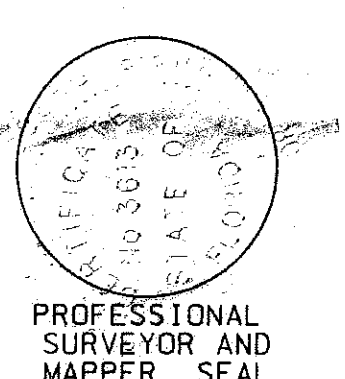
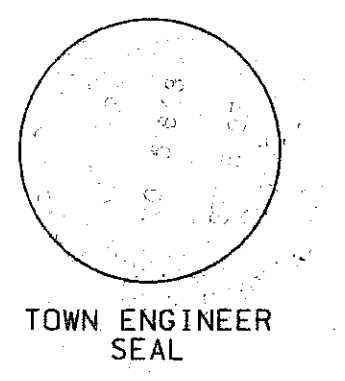
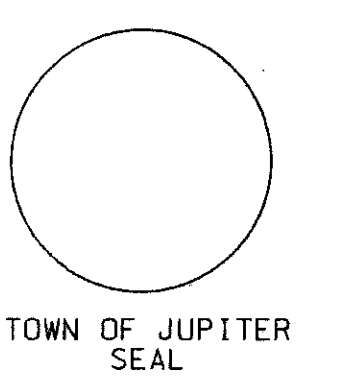
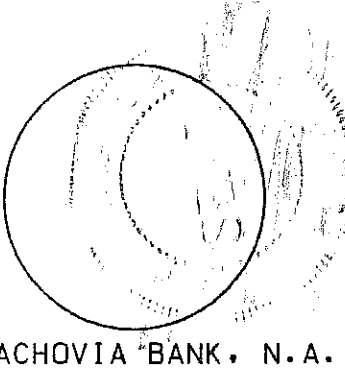
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, CONRAD DAMON, A DULY LICENSED ATTORNEY 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 IN: THE BEARS CLUB, LLC A FLORIDA LIMITED LIABILITY COMPANY AND BCWK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 NO OTHER MORTGAGES OF RECORD.

DATE: October 4, 2006 BY: [Signature]
FLORIDA BAR NO. 272434

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 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.
- 3.) 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.
- 4.) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST. SAID SOUTH LINE BEARS SOUTH 88°56'56" EAST.
- 5.) 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.
- 6.) THIS INSTRUMENT WAS PREPARED BY JEROME WILKIE, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.



TOWN OF JUPITER

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
TOWN OF JUPITER)

THE BEAR'S CLUB REPLAT OF LOTS 58 AND 59, 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 6th DAY OF October, 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: [Signature] P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER
BY: [Signature]
KAREN J. DOLONKA, MAYOR
ATTEST: [Signature]
SALLY M. BOYLN, TOWN CLERK

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED James M. Burns, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS Vice President FOR WACHOVIA BANK NATIONAL ASSOCIATION, FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF October, 2006.

MY COMMISSION EXPIRES: 4/7/07
NOTARY SEAL: [Signature]
MARY F. HICKOK
PRINT NAME: Mary F. Hickok
COMMISSION No. DD0200660

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") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN 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: SEPTEMBER 20, 2006
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 3613
STATE OF FLORIDA

<p>LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454</p>	CAD.	K:\JUST \ 184143 \ BEARCLUB \ 06-009306 \ 06-009306.DGN		
	REF.			
	FLD.	FB.	PG.	JOB 06-009-306
	OFF.	L.J.C. & R.J.W.		DATE 05/12/06
	CKD.	D.C.L.	SHEET 2 OF 3	DWC 006-009P