

BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 2, A P.U.D.

BEING A REPLAT OF LOTS 1 AND 2, AS SHOWN ON THE PLAT OF BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 1, A P.U.D.,
RECORDED IN PLAT BOOK 115, PAGES 182 THROUGH 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 19, TOWNSHIP 41 SOUTH, RANGE 43 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

MARCH 2024

SHEET 2 OF 4

THIS INSTRUMENT WAS PREPARED BY KENNETH J. BUCHANAN P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A 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 BCFP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE BEAR'S CLUB FOUNDING PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND AGREES THAT ITS MORTGAGE AND RELATED LOAN DOCUMENTS WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 30115, PAGE 205; OFFICIAL RECORDS BOOK 32157, PAGE 265; OFFICIAL RECORDS BOOK 32535, PAGE 1630; OFFICIAL RECORDS BOOK 33728, PAGE 1579; OFFICIAL RECORDS BOOK 32535, PAGE 1650; OFFICIAL RECORDS BOOK 32535, PAGE 1630; OFFICIAL RECORDS BOOK 33728, PAGE 1568; OFFICIAL RECORDS BOOK 33728, PAGE 1579; OFFICIAL RECORDS BOOK 26930, PAGE 1878; AND OFFICIAL RECORDS BOOK 27930, PAGE 1663, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

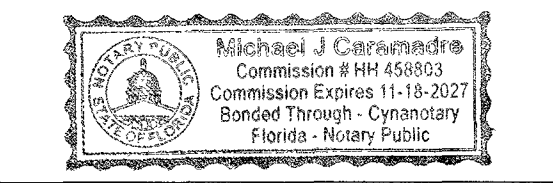
IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Sr. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF June, 2024.

THE NORTHERN TRUST COMPANY,
AN ILLINOIS BANKING CORPORATION
WITNESS: Adam G. Gustin
PRINT NAME: Adam G. Gustin
BY: Jeffrey White
WITNESS: Cameron Parcells
PRINT NAME: Cameron Parcells
TITLE: Sr. Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF June, 2024, BY Jeffrey White AS Sr. Vice President FOR THE NORTHERN TRUST COMPANY, AN ILLINOIS BANKING CORPORATION ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: November 18, 2027

NOTARY PUBLIC
PRINT NAME: Michael J. Caravandro
COMMISSION NUMBER: 44458803

SURVEYOR & MAPPER'S NOTES:

1.) BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AND ARE CONSISTENT WITH THE UNDERLYING PLAT OF BEAR'S CLUB COTTAGE TRACT P2 REPLAT No. 1, A P.U.D., RECORDED IN PLAT BOOK 115, PAGES 182 THROUGH 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE WEST LINE OF GOLF COURSE TRACT J1, AS SHOWN HEREON BEARS SOUTH 01°45'33" WEST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.

2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

3.) 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.

4.) 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.

5.) UPON RECORDATION OF THIS REPLAT, THE PLATTED 5 FOOT LANDSCAPE BUFFER EASEMENT WITHIN LOT 1, AS SHOWN ON THE PLAT OF BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 1, A P.U.D., RECORDED IN PLAT BOOK 115, PAGES 182 THROUGH 184, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WILL BE AUTOMATICALLY AND SIMULTANEOUSLY VACATED AND ANNULLED PER FLORIDA STATUTES, CHAPTER 177, PART 1, SECTION 177.101(2).

SURVEYOR & MAPPER'S CERTIFICATE:

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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, 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.

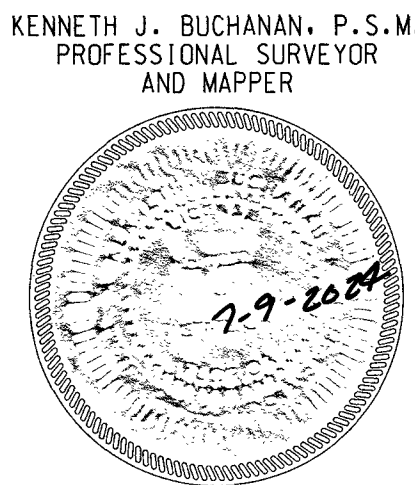
DATE: July 9, 2024 BY: Kenneth J. Buchanan
KENNETH J. BUCHANAN, P.S.M.
LICENSE NO.: 7202
STATE OF FLORIDA

LEGEND:

- ☐ = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND 4"x4" CONCRETE MONUMENT
STAMPED "PRM LB 4431"
UNLESS OTHERWISE NOTED.
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
SET 4"x4" CONCRETE MONUMENT
STAMPED "PRM LB 4431"
- = FOUND PERMANENT REFERENCE MONUMENT (P.R.M.)
FOUND MAG NAIL & DISK
STAMPED "PRM LB 4431"
UNLESS OTHERWISE NOTED.
- = SET PERMANENT REFERENCE MONUMENT (P.R.M.)
SET MAG NAIL & DISK
STAMPED "PRM LB 4431"
- = DENOTES LOT CORNER

ABBREVIATIONS:

- R = CURVE'S RADIUS
- D = CURVE'S DELTA ANGLE
- L = CURVE'S ARC LENGTH
- C.B. = CURVE'S CHORD BEARING
- FPL = FLORIDA POWER & LIGHT COMPANY
- LB = BUSINESS LICENSE
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.T. = POINT OF TANGENCY
- P.U.D. = PLANNED UNIT DEVELOPMENT
- PG. = PAGE
- P.S. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT



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

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