

# 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

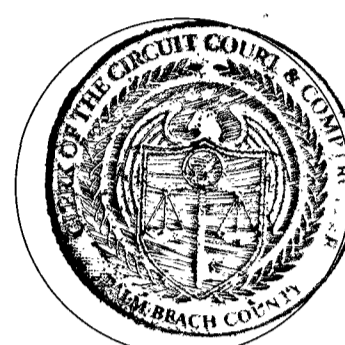
MARCH 2024

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:30 P.M. THIS 6 DAY OF August 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGES 6 THRU 9

JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY: *[Signature]* D.C.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

SHEET 1 OF 4

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

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT BCFP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE BEAR'S CLUB FOUNDING PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNERS OF THE LAND SHOWN HEREON AS 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, AND MORE PARTICULARLY DESCRIBED AS:

ALL 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.

CONTAINING A TOTAL OF 55,356 SQUARE FEET OR 1.271 ACRES, MORE OR LESS.

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

1.) THE CROSS ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR VEHICULAR CROSS ACCESS PURPOSES BETWEEN LOT 1A AND LOT 1B, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

2.) THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS BUFFERS FOR OPEN SPACE PURPOSES. SAID ASSOCIATION HAS THE RIGHT AND PERPETUAL OBLIGATION TO OPERATE AND MAINTAIN THE IMPROVEMENTS LIKE WALLS, SOD, IRRIGATION, PAVERS AND LANDSCAPING WITHIN SAID EASEMENTS WITHOUT RECOURSE TO THE TOWN OF JUPITER AND WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

3.) THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

4.) THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS AND OTHER TELECOMMUNICATIONS SERVICES. THE INSTALLATION OF CABLE TELEVISION AND OTHER TELECOMMUNICATION SERVICES SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

5.) THE VEHICULAR ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR VEHICULAR ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER.

6.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF 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 SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, BCFP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Authorized Representative THIS 13th DAY OF June, 2024.

BCFP DEVELOPMENT, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Adam G. Gutin

PRINT NAME: Adam G. Gutin

WITNESS: Michelle A. Narca

PRINT NAME: Michelle A. Narca

BY: Robert L. Wesselman  
PRINT NAME: ROBERT L. WESSELMAN  
POSITION: AUTHORIZED REPRESENTATIVE

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 13th DAY OF June, 2024, BY Robert L. Wesselman AS Authorized Representative FOR BCFP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: November 18, 2027



*[Signature]*  
NOTARY PUBLIC

PRINT NAME: Michael J. Casarade

COMMISSION NUMBER: 4458803

IN WITNESS WHEREOF, THE BEAR'S CLUB FOUNDING PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CEO & Authorized Representative THIS 13th DAY OF June, 2024.

THE BEAR'S CLUB FOUNDING PARTNERS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Adam G. Gutin

PRINT NAME: Adam G. Gutin

WITNESS: Michelle A. Narca

PRINT NAME: Michelle A. Narca

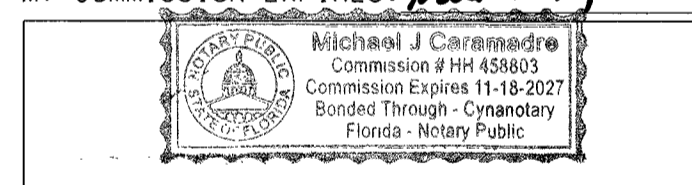
BY: Robert L. Wesselman  
PRINT NAME: ROBERT L. WESSELMAN  
POSITION: CEO & AUTHORIZED REP.

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 13th DAY OF June, 2024, BY Robert L. Wesselman AS CEO & Authorized Representative FOR THE BEAR'S CLUB FOUNDING PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: November 18, 2027



*[Signature]*  
NOTARY PUBLIC

PRINT NAME: Michael J. Casarade

COMMISSION NUMBER: 4458803

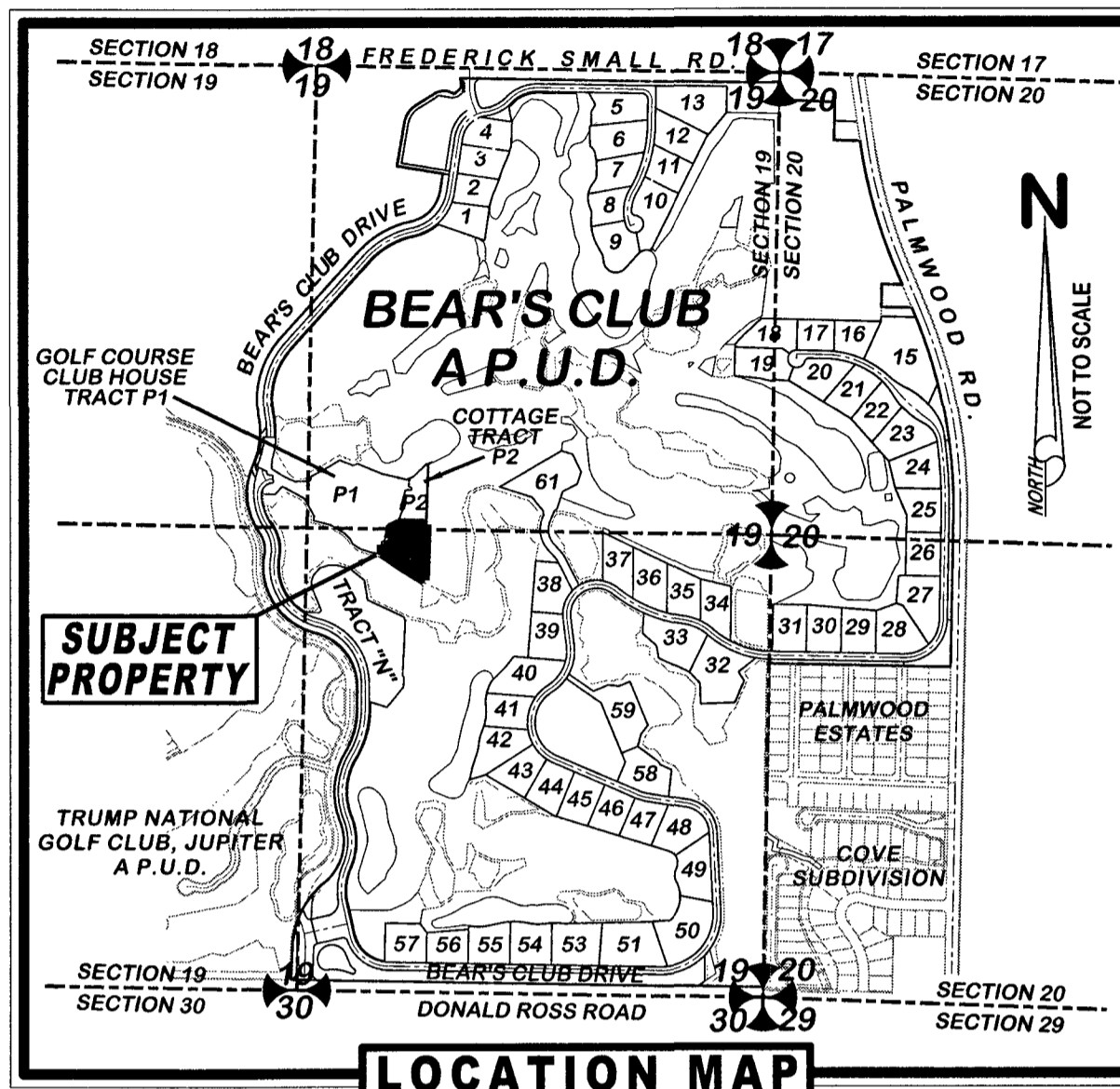
## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ADAM GEORGE GUTIN, 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 BCFP DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND THE BEAR'S CLUB FOUNDING PARTNERS, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

NASON, YEAGER, GERSON, HARRIS & FUMERO, P.A.

DATE: June 11, 2024 BY: Adam G. Gutin  
ADAM GEORGE GUTIN  
FLORIDA BAR NO.: 85025



## THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC. ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 13th DAY OF June, 2024.

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

WITNESS: Adam G. Gutin

PRINT NAME: Adam G. Gutin

WITNESS: Michelle A. Narca

PRINT NAME: Michelle A. Narca

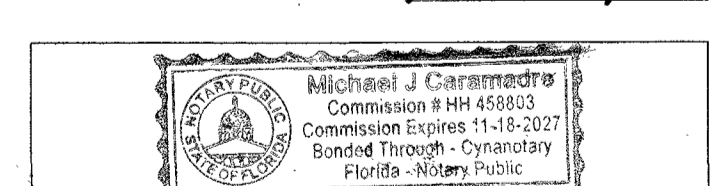
BY: Robert L. Wesselman  
ROBERT L. WESSELMAN  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 13th DAY OF June, 2024, BY Robert L. Wesselman AS PRESIDENT FOR THE BEAR'S CLUB PROPERTY OWNERS' ASSOCIATION, A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: November 18, 2027



*[Signature]*  
NOTARY PUBLIC

PRINT NAME: Michael J. Casarade

COMMISSION NUMBER: 4458803

## 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
- D.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
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 44 ACCEPTANCE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY Matthew J. Boykin, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY Susan P. Scheff, ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS THIS 24th DAY OF July, 2024.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
UNIT OF DEVELOPMENT 44

ATTESTED BY: Susan P. Scheff  
SUSAN P. SCHEFF  
ASSISTANT SECRETARY  
BOARD OF SUPERVISORS

BY: Matthew J. Boykin  
MATTHEW J. BOYKIN  
PRESIDENT  
BOARD OF SUPERVISORS

## TOWN OF JUPITER ACCEPTANCE:

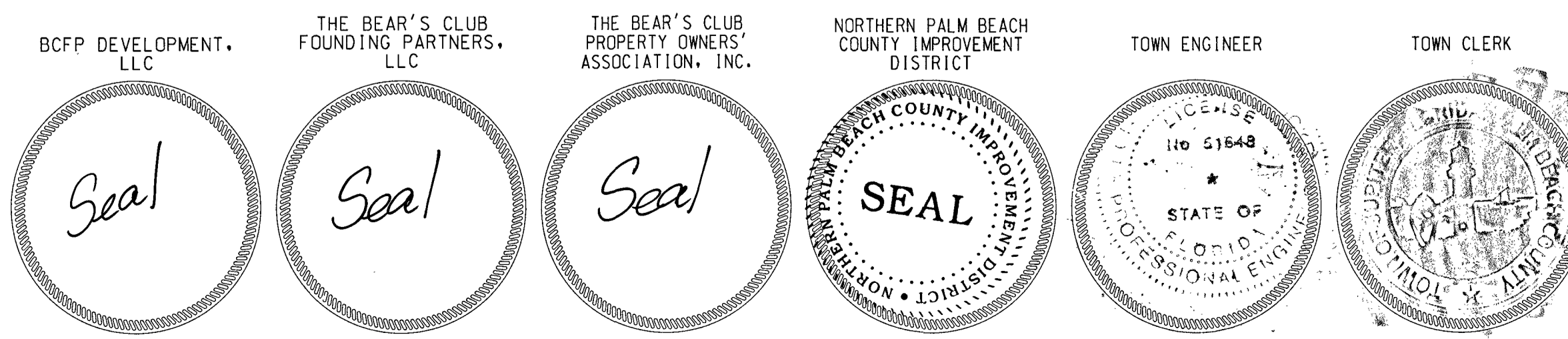
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071, FLORIDA STATUTES, THIS 26th DAY OF July, 2024, 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. Koennicke  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

BEAR'S CLUB COTTAGE TRACT P2 - REPLAT NO. 2, A P.U.D., IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF July, 2024.

BY: Jim Kuretski ATTEST: Laura Cahill  
JIM KURETSKI, MAYOR LAURA CAHILL, TOWN CLERK



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

CAO: K:\UST \ 194143 \ BEARCLUB \ 01-200B-306 \ 01-200B-306.DGN			
REF:			
FLD:	FB:	PG:	JOB: 01-200B-306
OFF: CASASUS			DATE: MARCH 2024
CKD: D.C.L.	SHEET: 1	OF: 4	DWG: D01-200PP

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