

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 19 OF PHASE II-REPLAT

BEING A REPLAT OF LOTS 50 AND 51A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II - REPLAT, RECORDED IN PLAT BOOK 114, PAGES 118 AND 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

APRIL, 2015

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT LOXCO, INC., A FLORIDA CORPORATION AND ARTHUR W. AND BRENDA DHOM, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 19 OF PHASE II - REPLAT, BEING A REPLAT OF LOTS 50 AND 51A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II - REPLAT, RECORDED IN PLAT BOOK 114, PAGES 118 AND 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 50 AND 51A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II - REPLAT, RECORDED IN PLAT BOOK 114, PAGES 118 AND 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

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

- 1.) THE UTILITY EASEMENT SHOWN HEREON IS 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.
- 2.) THE 5 FOOT WIDE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, 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 A DRAINAGE SYSTEM WITHIN BOUNDARY 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 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.

IN WITNESS WHEREOF, ARTHUR W. AND BRENDA DHOM, HUSBAND AND WIFE, DO HEREUNTO SET OUR HANDS AND SEAL THIS 21st DAY OF May, 2015.

WITNESS: Brooke Romo BY: Arthur W. Dhom
PRINT NAME: Brooke Romo

WITNESS: Lawrence L. Zubren BY: Brenda Dhom
PRINT NAME: Lawrence L. Zubren

ACKNOWLEDGEMENT

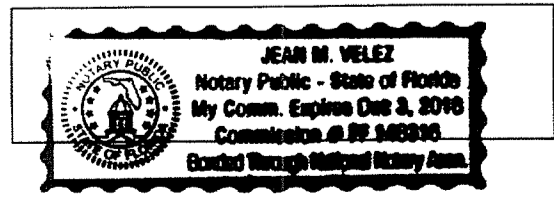
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARTHUR W. AND BRENDA DHOM, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF May, 2015.

MY COMMISSION EXPIRES: Dec. 3, 2018 Jean M. Vj
NOTARY PUBLIC

COMMISSION NO.: FF148316



IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF May, 2015.

LOXCO, INC., A FLORIDA CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: Lawrence L. Zubren BY: Diane E. Gray
PRINT NAME: Lawrence L. Zubren VICE PRESIDENT

WITNESS: Brooke Romo
PRINT NAME: Brooke Romo

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DIANE E. GRAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LOXCO, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 21st DAY OF May, 2015.

MY COMMISSION EXPIRES: Dec. 3, 2018 Jean M. Vj
COMMISSION NO.: FF 148316 NOTARY PUBLIC



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, 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 22nd DAY OF May, 2015.

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Lawrence L. Zubren BY: Raymond Viault
PRINT NAME: Lawrence L. Zubren RAYMOND VIAULT, PRESIDENT

WITNESS: Brooke Romo
PRINT NAME: Brooke Romo

LEGEND / ABBREVIATIONS

- = FOUND 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED.
- = SET 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)
- = SET 5/8" IRON ROD AND CAP LB #4431
- (NR) = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C. = PAGE
- (R) = RADIAL
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING

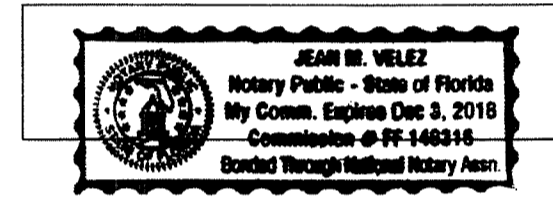
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAYMOND VIAULT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, 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 22nd DAY OF May, 2015.

MY COMMISSION EXPIRES: Dec. 3, 2018 Jean M. Vj
COMMISSION NO.: FF 148316 NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES H. RYAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO LOXCO, INC., A FLORIDA CORPORATION AND ARTHUR W. AND BRENDA DHOM, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 22, 2015
BY: James H. Ryan
FLORIDA BAR NO. 188505

TOWN OF JUPITER APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
TOWN OF JUPITER

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 19 OF PHASE II-REPLAT 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 26th DAY OF MAY, 2015, 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.

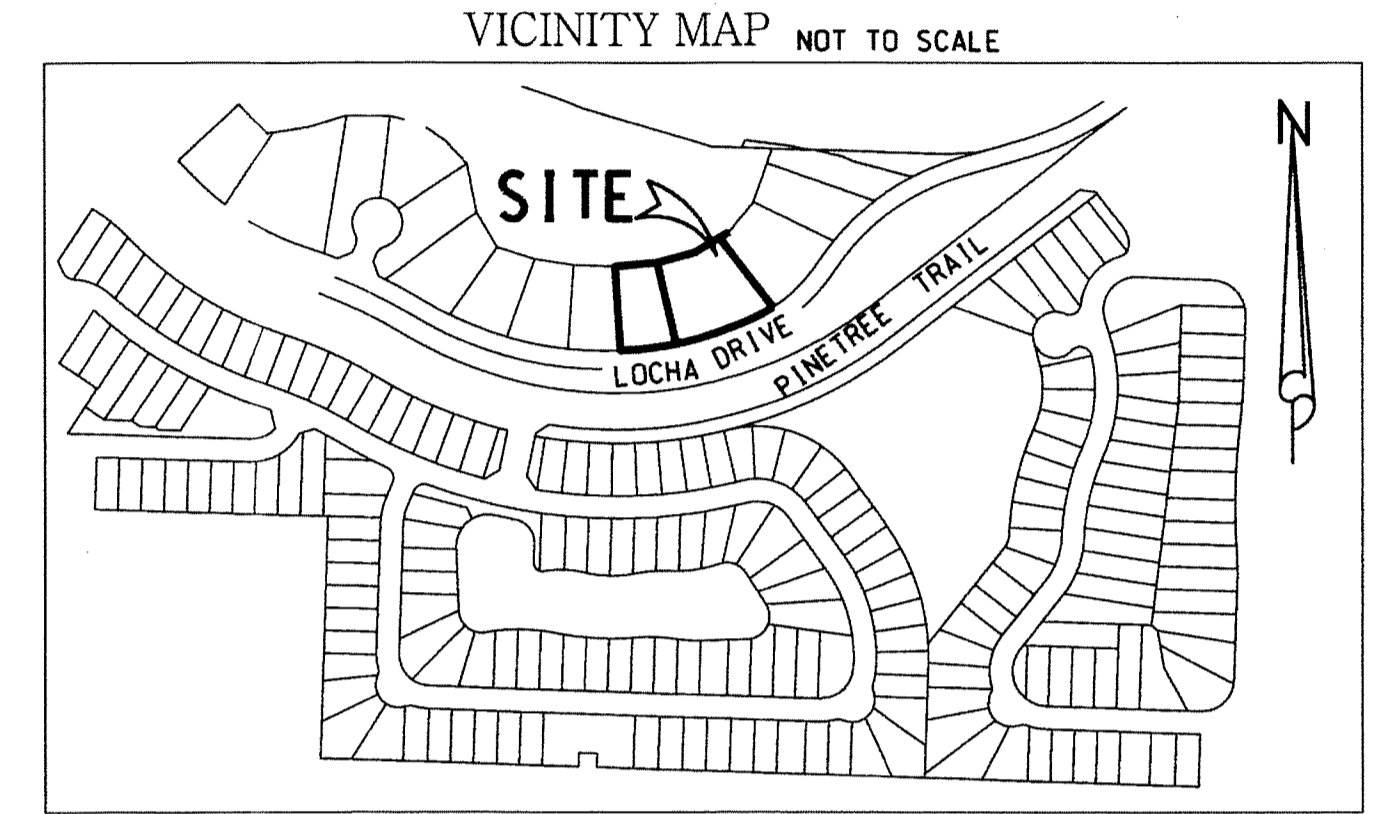
BY: Doug P. Koennicke
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: Karen J. Goldoni
KAREN J. GOLDONI, MAYOR

ATTEST: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

AREA TABULATION

LOT	SQUARE FOOTAGE	ACRES
LOT 50A	20,737	0.476
LOT 51AA	30,764	0.706
TOTAL	51,501	1.182



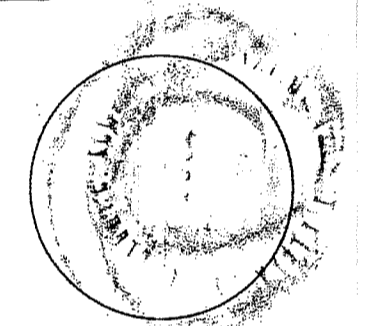
SURVEYOR'S NOTES

1. 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.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II - REPLAT, RECORDED IN PLAT BOOK 114, PAGES 118 AND 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEE SHEET 2 OF 2 FOR PLAT BEARING BASE.
3. THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO IN AND FOR THE OFFICE OF LIDBERG LAND SURVEYING, INC.
4. THIS REPLAT VACATES AND ABANDONS LOTS 50 AND 51A, ALONG WITH ANY PLATTED EASEMENTS. ANY EASEMENTS WITHIN THIS PLAT CREATED BY OFFICIAL RECORDS BOOK AND PAGE WILL REMAIN ACTIVE.
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.

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.

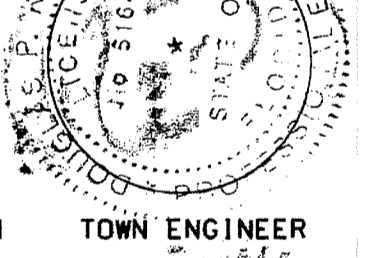
DATE: MAY 21, 2015
BY: David C. Lidberg
DAVID C. LIDBERG, P.S.M.
LICENSE NO. XS 3613
STATE OF FLORIDA



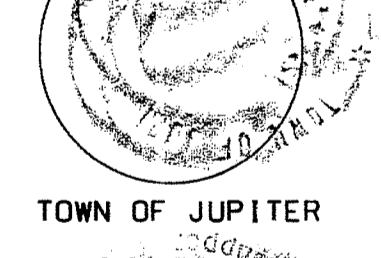
THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.



LOXCO, INC.



TOWN OF JUPITER



PROFESSIONAL SURVEYOR AND MAPPER

LIDBERG LAND SURVEYING, INC.
LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

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OFF.	L.J.C.		JOB 10-110A-306
CKD.	D.C.L.	SHEET 1 OF 2	DATE APRIL 2015
		DWG.	010-110P