

# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 24 OF PHASE II - REPLAT

BEING A REPLAT OF ALL OF LOT 19 AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 9 OF PHASE II, AS RECORDED IN PLAT BOOK 63, PAGES 103 AND 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF THE GOLF COURSE AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SEPTEMBER 2016 SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 9:21 a.m.  
this 22 day of December 2016  
and duly recorded in Plat Book 122  
(20 Pages) 170-131  
Sharon B. Bock, Clerk  
By: *[Signature]*



## DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL GLOR AND SARAH-RYAN GLOR, OWNERS OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 24 OF PHASE II - REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 19 AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 9 OF PHASE II, AS RECORDED IN PLAT BOOK 63, PAGES 103 AND 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING A PORTION OF THE GOLF COURSE AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, 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:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE ALONG THE EAST LINE OF SAID LOT 19, SOUTH 17°54'46" WEST, A DISTANCE OF 40.00 FEET; THENCE CONTINUE ALONG THE SAID EAST LINE OF LOT 19, NORTH 72°05'14" WEST, A DISTANCE OF 5.00 FEET; THENCE CONTINUE ALONG THE SAID EAST LINE OF LOT 19 AND ITS SOUTHERLY PROLONGATION, SOUTH 17°54'46" WEST, A DISTANCE OF 128.12 FEET TO A POINT ON THE NORTHERLY LINE OF WATER MANAGEMENT TRACT R AS SHOWN ON THE AFORESAID PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 2 OF PHASE II; THENCE ALONG SAID NORTHERLY LINE OF WATER MANAGEMENT TRACT R, NORTH 69°45'26" WEST, A DISTANCE OF 4.11 FEET TO THE NORTHWEST CORNER OF SAID WATER MANAGEMENT TRACT R; THENCE ALONG THE WESTERLY LINE OF SAID WATER MANAGEMENT TRACT R, SOUTH 09°47'43" WEST A DISTANCE OF 1.35 FEET; THENCE DEPARTING THE SAID WESTERLY LINE OF WATER MANAGEMENT TRACT R, NORTH 73°18'49" WEST, A DISTANCE OF 77.14 FEET TO A POINT ON THE SOUTH LINE OF AFORESAID LOT 19; THENCE ALONG THE SAID SOUTH LINE OF LOT 19, NORTH 85°45'55" WEST, A DISTANCE OF 29.81 FEET TO THE SOUTHWEST CORNER OF SAID LOT 19; THENCE ALONG THE WEST LINE OF SAID LOT 19, NORTH 17°54'46" EAST, A DISTANCE OF 182.24 FEET TO THE NORTHWEST CORNER OF SAID LOT 19 AND TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 1557.15 FEET AND A CHORD BEARING OF SOUTH 69°58'10" EAST, THENCE ALONG THE NORTH LINE OF SAID LOT 19 AND EASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 04°14'07", A DISTANCE OF 115.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.441 ACRES OR 19,193 SQUARE FEET MORE OR LESS.

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

- LOT 19A, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL DEVELOPMENT PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.
- THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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 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.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, WE, MICHAEL GLOR AND SARAH-RYAN GLOR, DO HERELUNTO SET OUR HANDS AND SEALS THIS 28th DAY OF September, 2016.

WITNESS: *Kathi Downing* BY: *Michael Glor*  
 PRINT NAME: Kathi Downing MICHAEL GLOR

WITNESS: *Edward Chavez*  
 PRINT NAME: Edward Chavez

WITNESS: *Lauren Meredith* BY: *Sarah Ryan-Glor*  
 PRINT NAME: Lauren Meredith SARAH RYAN-GLOR

WITNESS: *Kristen Fernandez*  
 PRINT NAME: Kristen Fernandez

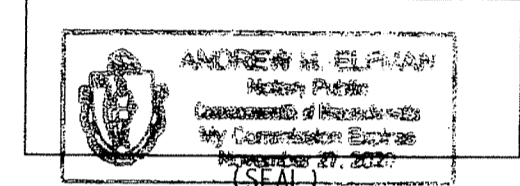
## ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS  
COUNTY OF MIDDLESEX

BEFORE ME PERSONALLY APPEARED MICHAEL GLOR AND SARAH RYAN-GLOR, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF September, 2016.

MY COMMISSION EXPIRES: November 27, 2020 *Andrew M. Elman*  
NOTARY PUBLIC STATE OF MASSACHUSETTS



PRINT NAME: Andrew M. Elman  
COMMISSION NUMBER: \_\_\_\_\_

## THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF October, 2016.

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

BY: *R.V. Viault*  
RAYMOND VIAULT - PRESIDENT

WITNESS: *Brooke Romo* WITNESS: *Karen L. Schloer*  
PRINT NAME: Brooke Romo PRINT NAME: KAREN L. SCHLOER

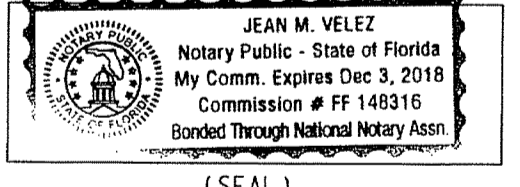
## ACKNOWLEDGEMENT

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. AND 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 28th DAY OF OCTOBER, 2016.

MY COMMISSION EXPIRES: Dec. 3, 2018 *Jean M. Velez*  
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: JEAN M. VELEZ  
COMMISSION NUMBER: FF148316

## 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") 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, FLORIDA.

DATE: SEPTEMBER 26, 2016 BY: *[Signature]*  
DAVID C. LIBBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

## TITLE CERTIFICATION

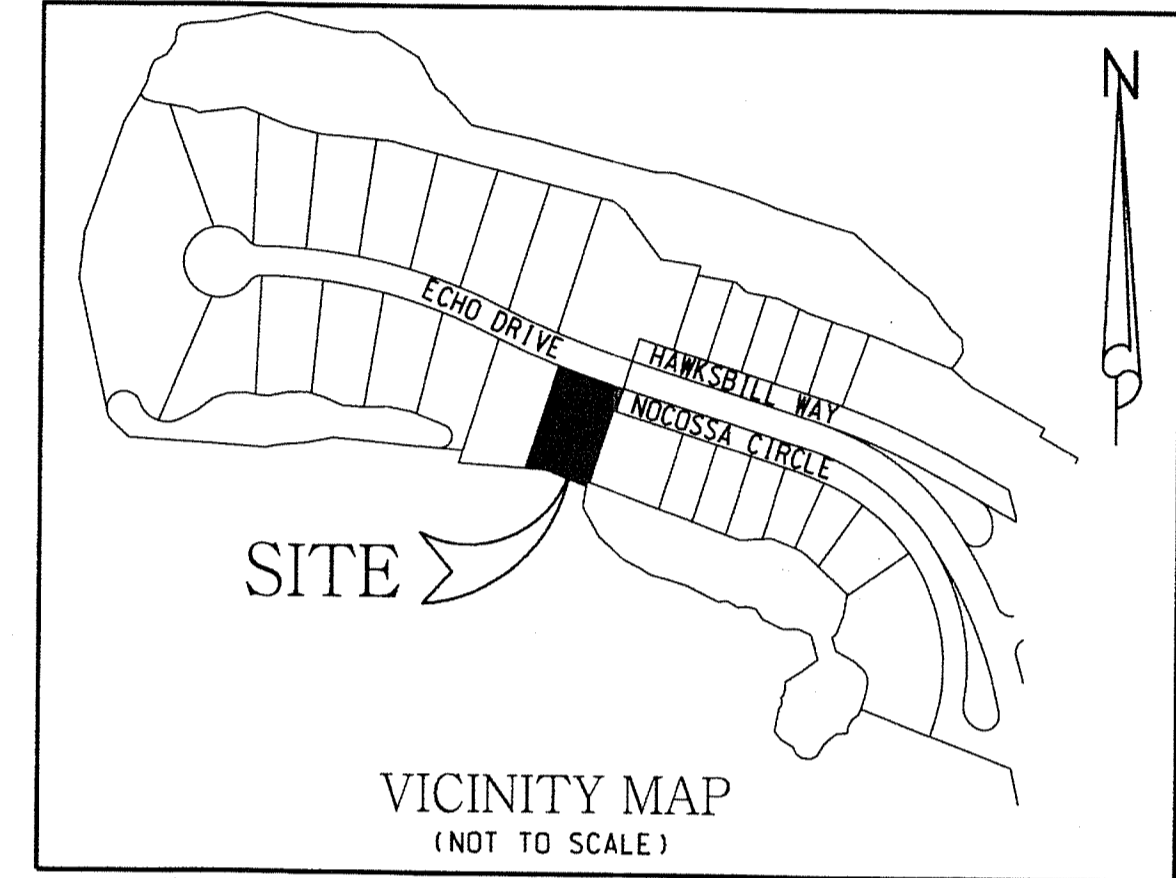
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JAMES H. RYAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MICHAEL GLOR AND SARAH-RYAN GLOR; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: October 12, 2016 BY: *[Signature]*  
JAMES H. RYAN, ESQUIRE  
FLORIDA BAR NO. 188505

## SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 9 OF PHASE II, RECORDED IN PLAT BOOK 63, PAGES 103 AND 104, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEE MAP SHEET FOR THE BEARING BASE OF NORTH 63°46'36" WEST, 36.70' ALONG THE CENTERLINE OF ECHO DRIVE.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS IS A REPLAT OF LOT 19 (PLAT BOOK 63, PAGES 103 AND 104) AND A PORTION OF THE GOLF COURSE (PLAT BOOK 51, PAGES 39 THROUGH 53). ALL PLATTED LINES AND PLATTED EASEMENTS, IF ANY, LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.



## TOWN OF JUPITER APPROVAL:

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 31st DAY OF October, 2016, 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]*  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 24 OF PHASE II - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 31st DAY OF October, 2016.

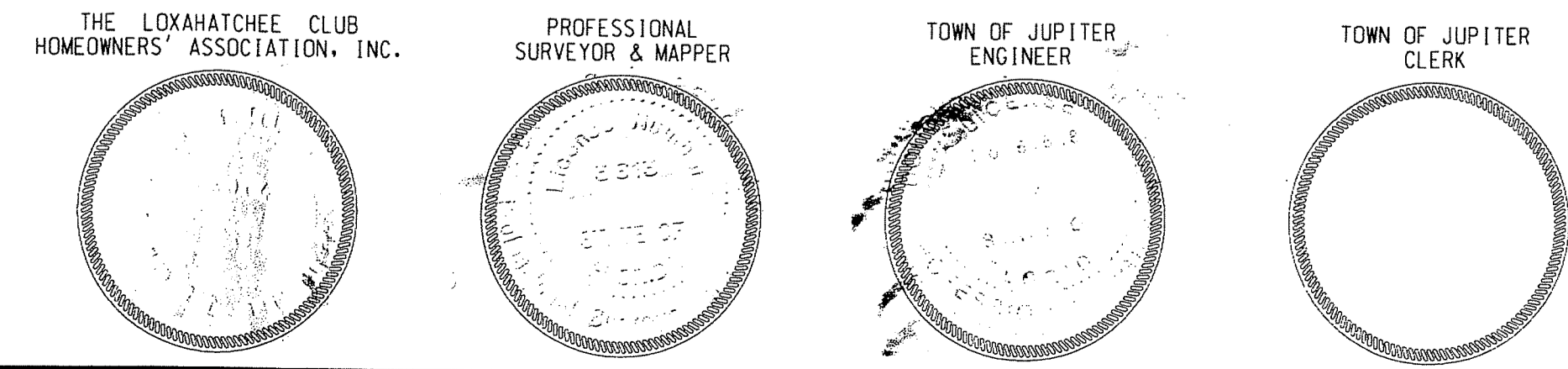
BY: *[Signature]* ATTEST: *[Signature]*  
TODD R. WODRASKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

## LEGEND / ABBREVIATIONS

- = SET 5/8" IRON ROD & ALUMINUM CAP "PRM LB 4431"
- C.C.T.C. = CENTEL CABLE TELEVISION CO.
- L.R.E.C.D. = LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- O.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.O.B. = POINT OF BEGINNING
- S.E. = SOUTHEAST
- S.W. = SOUTHWEST

## AREA TABULATION

LOT	SQUARE FOOTAGE	ACRES
LOT 19A	19,193	0.441



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

CAD:	K:\JUST \ 11412 \ 63-103 \ 16-034-306 \ 16-034-306.DGN		
REF:			
FLD:		PG.	JOB 16-034-306
OFF:	L.J.C. & R.J.W.		DATE JULY 2016
CKD:	D.C.L.	SHEET 1 OF 2	DWG. 016-034P