

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 27 OF PHASE II

BEING A REPLAT OF LOT 17, AND A PORTION OF THE COMMON AREA,
AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II,
AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

MAY 2018 SHEET 1 OF 2

44
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 3:44 P. M. THIS
28 DAY OF June 2018
AND DULY RECORDED IN PLAT BOOK
126 ON PAGES 44
THRU 45
SHARON R. BOCK
CLERK AND COMPTROLLER
By: Grenit McCarlin D.C.

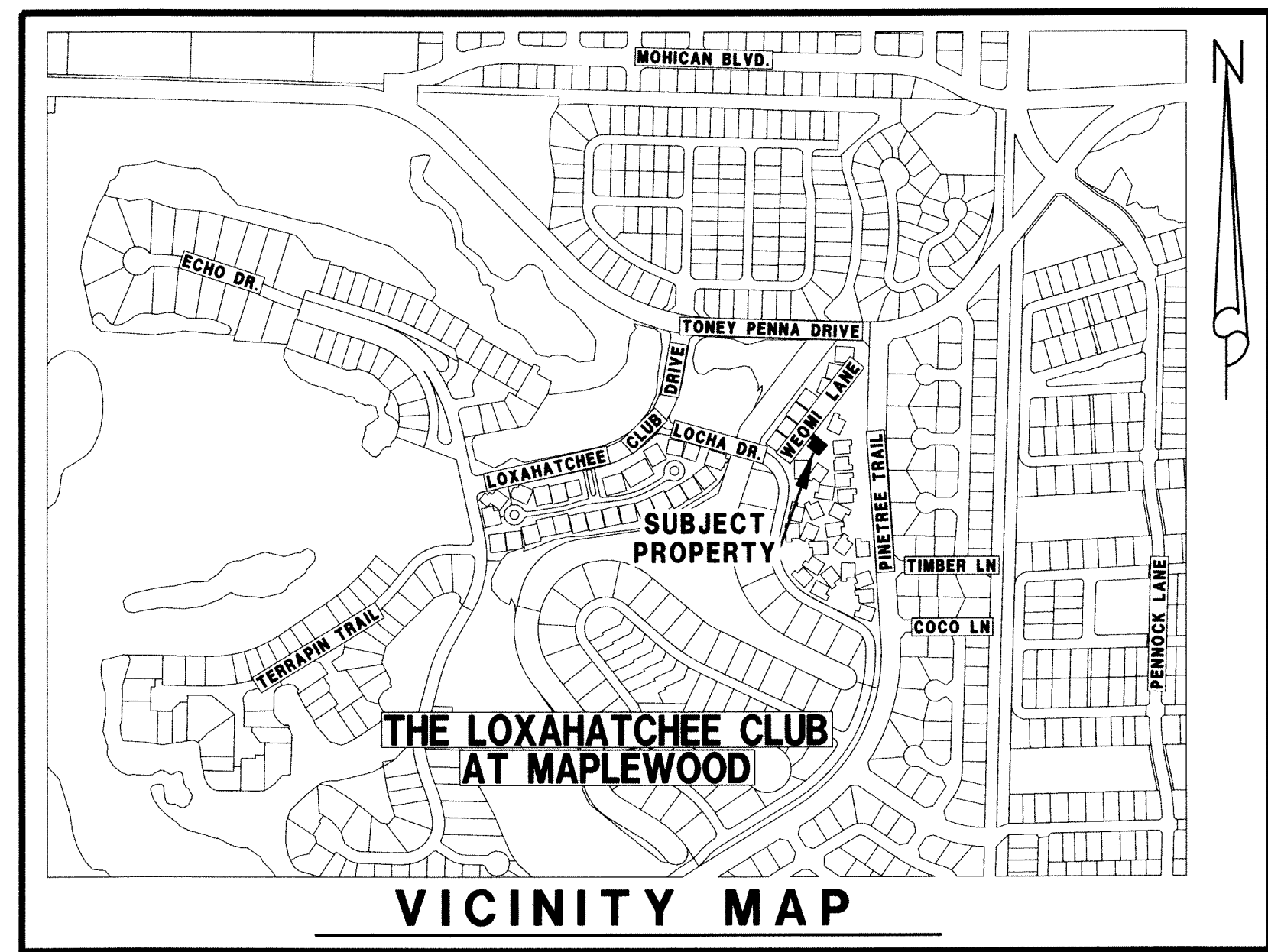


DEDICATION AND RESERVATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT 22468, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 27 OF PHASE II", BEING A REPLAT OF LOT 17, AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, 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 NORTHWEST CORNER OF LOT 17, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE NORTH 39°22'04" EAST, A DISTANCE OF 33.33 FEET; THENCE NORTH 50°37'56" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 39°22'04" EAST, A DISTANCE OF 34.00 FEET; THENCE SOUTH 50°37'56" EAST, A DISTANCE OF 78.00 FEET; THENCE SOUTH 39°22'04" WEST, A DISTANCE OF 67.33 FEET; THENCE NORTH 50°37'56" WEST, A DISTANCE OF 63.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 4,752 SQUARE FEET, MORE OR LESS.



ABBREVIATIONS:

- (C) = CALCULATED DISTANCE
- (M) = MEASURED DISTANCE
- D = DELTA
- L = ARC LENGTH
- D.R.B. = OFFICIAL RECORD BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- P.G.S. = PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS

LEGEND:

- = DENOTES SET PERMANENT REFERENCE MONUMENT - SET 5/8" IRON ROD & METAL CAP "PRM LB 4431"

SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ARE BASED ON A BEARING OF NORTH 81°34'19" EAST BETWEEN FOUND PERMANENT REFERENCE MONUMENTS ALONG LOCHA DRIVE. SEE MAP SHEET FOR THEIR LOCATIONS.
- 2.) 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.
- 3.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105. ALL PREVIOUS PLATTED LOT LINES WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 4.) 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.
- 5.) THE NORTHERLY TEN FEET OF THIS PLAT CONTIGUOUS WITH THE LINE BEARING SOUTH 50°37'56" EAST 78.00 FEET, IS SUBJECT TO A BLANKET EASEMENT IN FAVOR OF HOTWIRE COMMUNICATIONS, LTD. RECORDED IN OFFICIAL RECORD BOOK 29121, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 6.) A PORTION OF THIS PLAT IS AFFECTED BY A QUIT CLAIM DEED FROM HOTWIRE COMMUNICATIONS, LTD. TO 22468, LLC RECORDED IN OFFICIAL RECORD BOOK 29804, PAGE 443, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, 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.

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: MAY 8, 2018 BY: DAVID C. LIDBERG P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

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

- 1.) LOT 17R, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL DEVELOPMENT PURPOSES.
- 2.) 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.
- 3.) 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, 22468, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10TH DAY OF MAY, 2018.

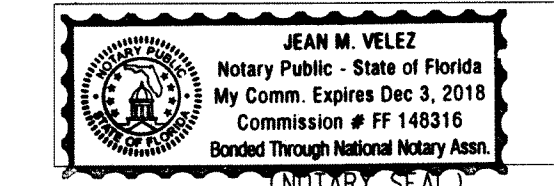
WITNESS: Brooke E Romo
PRINT NAME: Brooke E Romo
WITNESS: Karen L Schloer BY: Diane E. Gray
PRINT NAME: KAREN L. SCHLOER MANAGER

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 MANAGER OF 22468, LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 (IF AVAILABLE) 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 10TH DAY OF MAY, 2018.

MY COMMISSION EXPIRES: Dec. 3, 2018
Jean M. Velez
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: JEAN M. VELEZ
COMMISSION NUMBER: FF 148316



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 ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATION BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT.

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

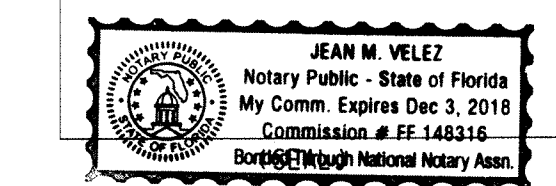
BY: Thomas L. Cole
THOMAS L. COLE - PRESIDENT
WITNESS: Brooke E Romo WITNESS: Karen L Schloer
PRINT NAME: Brooke E Romo PRINT NAME: KAREN L. SCHLOER

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 10TH DAY OF MAY, 2018.

MY COMMISSION EXPIRES: Dec. 3, 2018
Jean M. Velez
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: JEAN M. VELEZ
COMMISSION NUMBER: FF 148316



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 22468, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: May 29, 2018 BY: James H. Ryan
JAMES H. RYAN, ESQUIRE
FLORIDA BAR NO. 188505

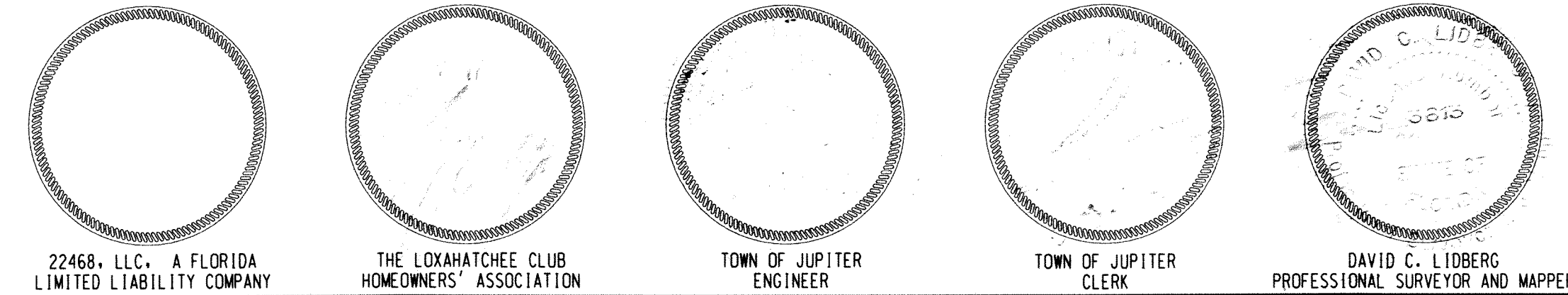
TOWN OF JUPITER APPROVAL:

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 177.07 (2), FLORIDA STATUTES, THIS 5th DAY OF June, 2018, 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. Koehnle
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 27 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF June, 2018.

BY: Todd R. Wodraska ATTEST: Sally M. Boylan
TODD R. WODRASKA MAYOR SALLY M. BOYLAN TOWN CLERK



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

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FLO.	FB. PG. JOB 17-118-306
OFF.	CASASUS DATE MAY 2018
CKD.	D.C.L. SHEET 1 OF 2 DWG. D17-118P