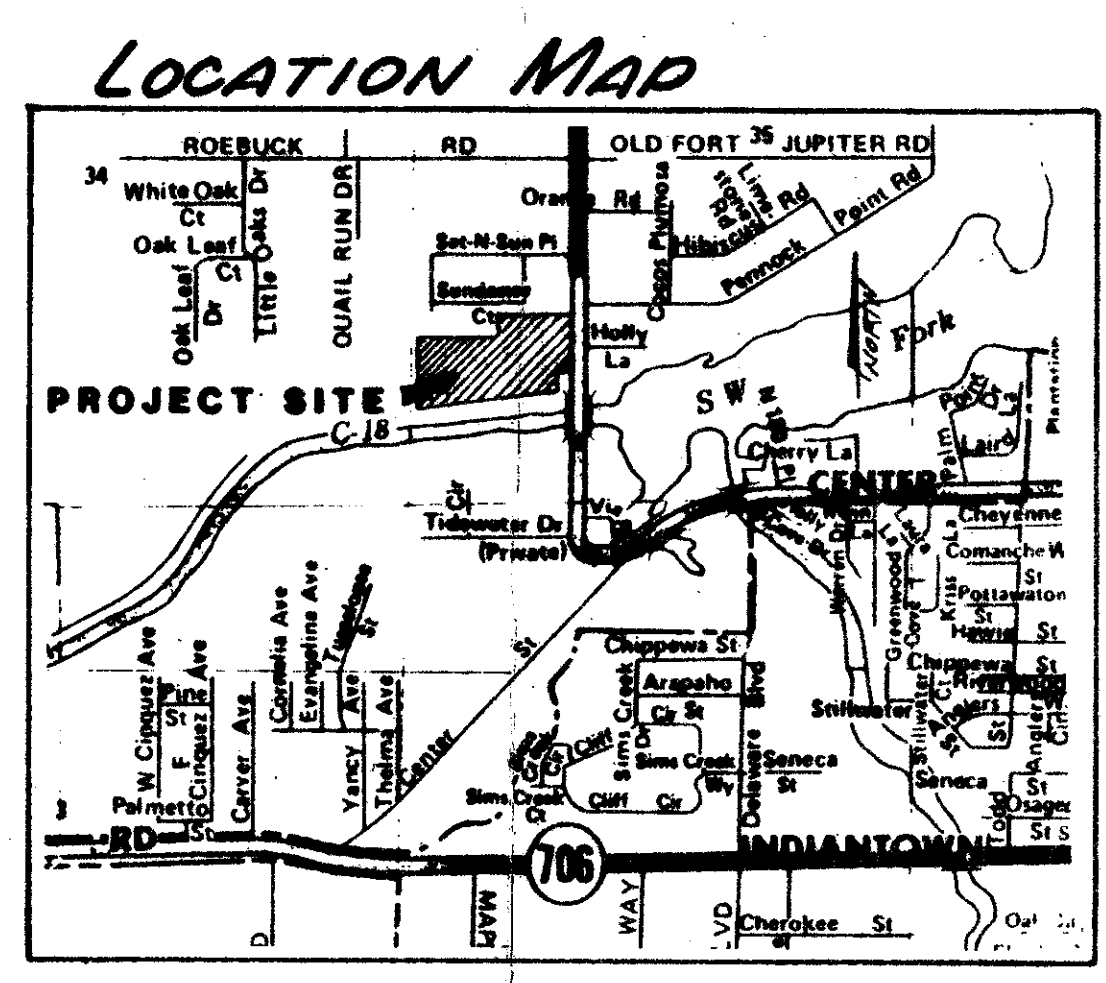


LOXAHATCHEE LANDING

LYING IN PART OF SECTION 35, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

TOTAL AREA - 19.98 AC.
TOTAL LOTS - 30
DENSITY - 1.5 UNITS/AC.



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
11:29 AM THIS 31st
DAY OF MAY 1985
AND DULY RECORDED IN PLAT BOOK
51 ON PAGES 77-78
JOHN B. DUNKLE, COURT CLERK
BY: *[Signature]*
DEPUTY CLERK



This instrument was prepared by
Kenneth H. Nash Jr., P.E., in
the offices of Professional
Advice & Consulting, Inc.,
21 North Hepburn Ave., #25
Jupiter, Florida 33458
Telephone (305)-747-7254

DESCRIPTION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

LEGAL DESCRIPTION: Commencing at the west quarter corner of Section 35, Township 40 south, Range 42 east, Palm Beach County Florida; thence S 0° 01' 10" W, 1240.40 feet to the point of beginning, said point being the southwest corner of Set-N-Sun, as recorded in plat book 37 pages 143 & 144, public records of Palm Beach County, Florida; thence along the south boundary of said plat of Set-N-Sun, S 89° 54' 03" E, 492.12 feet; thence N 00° 01' 10" E, 233.95 feet; thence S 89° 54' 03" E, 787.67 feet to the west right-of-way line of Loxahatchee River Road; thence along said right-of-way line S 00° 14' 23" E, 524.17 feet; thence S 89° 45' 37" W, 127.00 feet; thence S 00° 14' 23" E, 210.56 feet to the north right-of-way line of the C-18 canal; thence along said right-of-way line S 84° 09' 22" W, 1162.19 feet to the intersection of the west line of said section 35; thence along said section line N 00° 01' 10" E, 621.85 feet to the point of beginning.

MORTGAGEE CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFY that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land describe in said dedication by the owners thereof and agrees that its mortgage which is recorded in Official Record Book 4547 Page 784 of the public records of Palm Beach County, Florida, shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice President and attested to by its Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 30th day of APRIL, 1985.

Community Federal Savings & Loan Association
of the Palm Beaches, a corporation of the
State of Florida

By: *[Signature]*

Attest:
[Signature]
Deborah M. Kousar

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, Patrick M. Gordon, 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 to Loxahatchee Landing Ltd., a Florida Partnership, that the current taxes have been paid, and there are no other encumbrances than the mortgages shown hereon.

APRIL 29, 1985
DATE
Patrick M. Gordon
Attorney at Law

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS, that John R. McDonald, Steve L. Oldham and Wesley W. Oldham as partners of Loxahatchee Landing Ltd., a Florida partnership, and owners of the land shown hereon as Loxahatchee Landing, lying in Section 35, Township 40S, Range 42E, and being more particularly described as above, have caused the same to be surveyed and platted as shown, and hereby dedicate as follows:

- DRAINAGE RETENTION AREAS:** as shown hereon are hereby dedicated to Loxahatchee Landing Property Owners Association, Inc., for drainage, drainage easement and maintenance purposes, and as the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- DRAINAGE EASEMENTS:** as shown hereon are hereby dedicated to Loxahatchee Landing Property Owners Association, Inc., for the construction and maintenance of drainage facilities, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- LIMITED ACCESS EASEMENTS:** as shown hereon are hereby dedicated to the Palm Beach County Board of County Commissioners for control and jurisdiction over access rights.
- LOXAHATCHEE RIVER ROAD:** the additional 7 feet of road right-of-way for Loxahatchee River Road as shown hereon is hereby dedicated to the Palm Beach County Board of County Commissioners for perpetual use of the public for proper purposes.
- MAINTENANCE EASEMENTS:** as shown hereon are hereby dedicated to Loxahatchee Landing Property Owners Association Inc., for the purpose of maintaining the drainage retention areas, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- SEMPRAL COURT AND SEMPRAL DRIVE:** as shown hereon are hereby dedicated to Loxahatchee Landing Property Owners Association Inc., for ingress, egress, drainage and utility purposes, and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- UTILITY EASEMENTS:** as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of all utilities and cable T.V. services.

IN WITNESS WHEREOF, We John R. McDonald, Wesley W. Oldham and Steve L. Oldham, being partners in Loxahatchee Landing Ltd., a Florida Partnership, do hereunto set Our hands and seals this 29th day of April, 1985.

[Signatures]
John R. McDonald
Wesley W. Oldham
Steve L. Oldham

[Signatures]
Patrick M. Gordon
Deborah M. Kousar
Deborah M. Kousar

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME personally appeared *[Signatures]* and *[Signatures]*, the well known, and known to me to be the individual described in and who executed the foregoing instrument as (Vice) President and *[Signature]* SECRETARY of the Community Federal Savings & Loan Association of the Palm Beaches, a corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 *[Signature]* and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 30th day of APRIL, 1985.

My commission expires: *[Signature]*
MARCH 7, 1988
Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, the undersigned Notary Public, personally appeared John R. McDonald, Wesley W. Oldham and Steve L. Oldham as partners of Loxahatchee Landing Ltd., a Florida partnership, to me well known, who acknowledged that they executed such instrument as such partners of said partnership.

Witness My Hand and Official Seal This 29th Day of April, 1985.

[Signature]
Deborah M. Kousar
Notary Public
State of Florida At Large
My Commission Expires: 4-12-88

APPROVALS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BOARD OF COUNTY COMMISSIONERS:

This plat is hereby approved for record this 28th day of MAY 1985.
By: *[Signature]*
Kenneth W. Adams - Chairman

COUNTY ENGINEER:

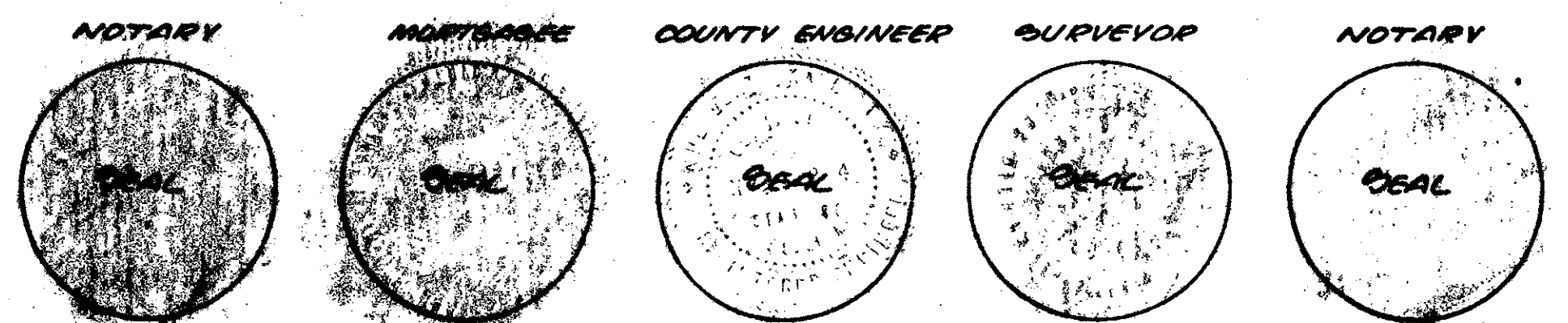
This plat is hereby approved for record this 28th day of May 1985.
By: *[Signature]*
Herbert Kahert - County Engineer

ATTEST: John B. Dunkle, Clerk
Board of County Commissioners
By: *[Signature]*
Deputy Clerk

SURVEYOR'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 and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) permanent reference monuments have been placed as required by law and (P.C.P.'s) permanent control points will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

DATE: *[Signature]*
John D. Holt, P.L.S.
Registered Surveyor # 2665
State of Florida



Loxhatchee Landing

51/77

PROFESSIONAL
ADVICE & CONSULTING,
INC. JUPITER, FLORIDA.

SHEET OF
1 2

DRAWING NUMBER
51/77

DRAWING NUMBER
PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07549

DRAWING NUMBER
PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07549

DRAWING NUMBER
PLAN FIELD CORPORATION • IRVINE, CALIFORNIA
RECORDED BY NUMBER 07549

77