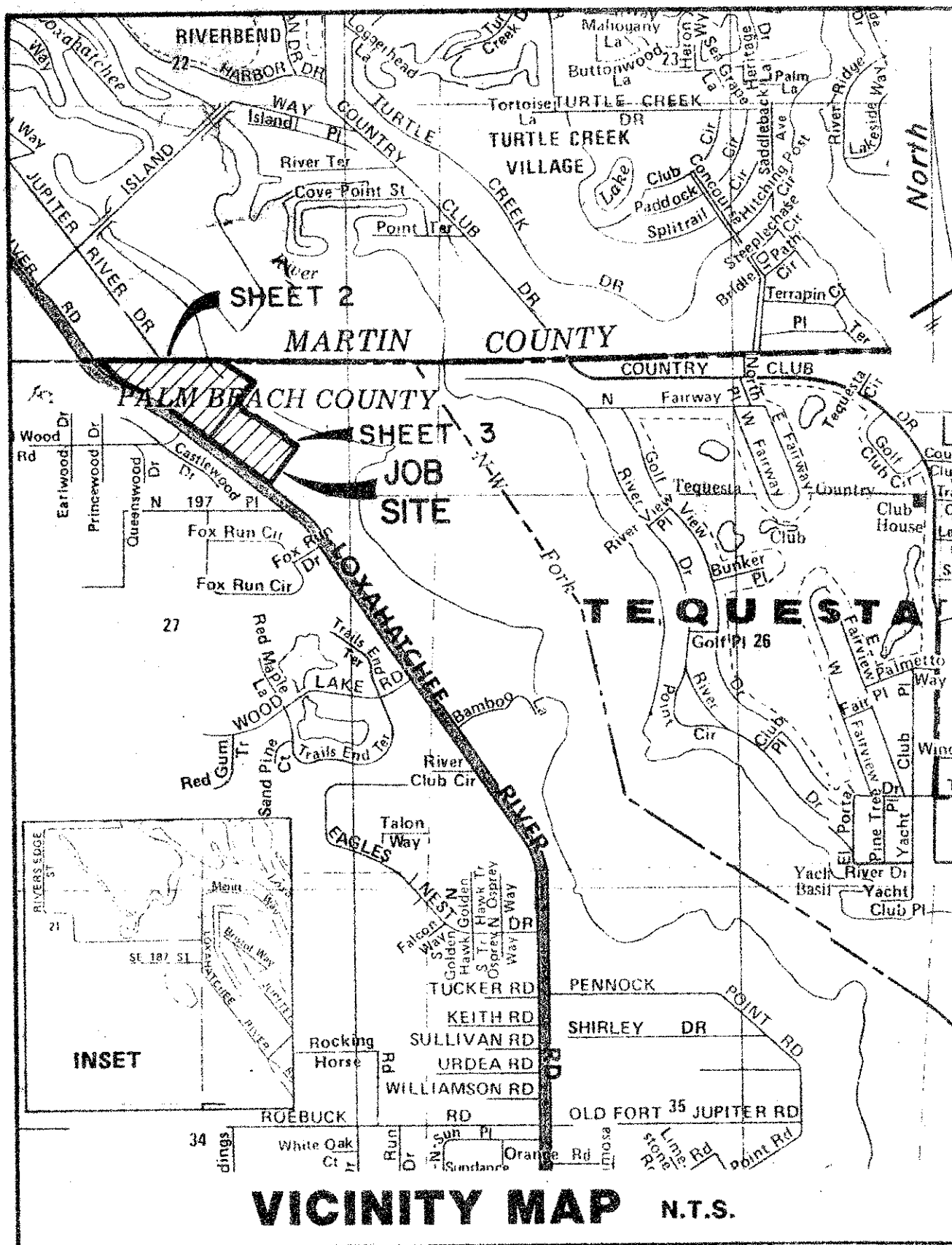


# PLAT OF LOXAHATCHEE POINTE

BEING A PORTION OF SECTION 27, TOWNSHIP 40 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. OCTOBER, 1987



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT RIVERBEND PARTNERS, A CONNECTICUT GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PLAT OF LOXAHATCHEE POINTE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 1 OF THE PLAT OF LOXAHATCHEE CLUB PROPERTIES, AS RECORDED IN PLAT BOOK 20, PAGE 77, PUBLIC RECORDS OF SAID PALM BEACH COUNTY; THENCE

NORTH 34° 05' 49" WEST ALONG THE NORTHWESTERLY PROLONGATION OF THE EASTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD (SHOWN AS "COUNTY ROAD") ON SAID PLAT, A DISTANCE OF 26.1 FEET; THENCE

NORTH 56° 22' 49" WEST ALONG THE EXISTING EASTERLY RIGHT-OF-WAY LINE (AND ITS NORTHWESTERLY PROLONGATION) OF SAID LOXAHATCHEE RIVER ROAD, AS SHOWN IN ROAD PLAT BOOK 5, PAGE 72, SAID PUBLIC RECORDS, A DISTANCE OF 382.25 FEET; THENCE

NORTH 33° 37' 11" EAST A DISTANCE OF 10.00 FEET TO THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD'S SHOWN IN SAID ROAD PLAT; THENCE

NORTH 56° 22' 49" WEST, ALONG SAID PROPOSED RIGHT-OF-WAY LINE AND ITS NORTHWESTERLY PROLONGATION, A DISTANCE OF 39492 FEET TO THE POINT OF BEGINNING; THENCE

NORTH 56° 22' 49" WEST, CONTINUING ALONG SAID PROLONGATION, A DISTANCE OF 132.29 FEET TO THE BEGINNING OF A CURVE 80M WHICH THE RADIUS POINT BEARS NORTH 33° 37' 11" EAST, A DISTANCE OF 1869.86 FEET; THENCE

NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 475.25 FEET, THROUGH A CENTRAL ANGLE OF 14° 33' 45"; THENCE

NORTH 41° 49' 04" WEST A DISTANCE OF 503.54 FEET TO THE NORTH LINE OF SAID SECTION 27; THENCE

NORTH 89° 33' 04" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 555.81 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 27; THENCE

NORTH 89° 33' 04" EAST A DISTANCE OF 508 FEET MORE OR LESS TO THE WATERS OF THE LOXAHATCHEE RIVER AND A POINT FOR THE PURPOSES OF THIS DESCRIPTION TERMED "POINT A"; THENCE

SOUTHEASTERLY, MEANDERING THE WATERS OF SAID LOXAHATCHEE RIVER TO A POINT LYING SOUTH 56° 50' 17" EAST A DISTANCE OF 391.13 FEET FROM AFOREMENTIONED "POINT A"; THENCE

SOUTH 39° 37' 01" WEST A DISTANCE OF 260.12 FEET; THENCE

SOUTH 56° 22' 49" EAST A DISTANCE OF 100.00 FEET; THENCE

SOUTH 39° 37' 01" WEST A DISTANCE OF 20.00 FEET; THENCE

SOUTH 56° 22' 49" EAST A DISTANCE OF 100.00 FEET; THENCE

NORTH 39° 37' 01" EAST A DISTANCE OF 20.00 FEET; THENCE

SOUTH 56° 22' 49" EAST A DISTANCE OF 100.00 FEET; THENCE

SOUTH 39° 37' 01" WEST A DISTANCE OF 20.00 FEET; THENCE

SOUTH 56° 22' 49" EAST A DISTANCE OF 100.00 FEET; THENCE

SOUTH 39° 37' 01" WEST A DISTANCE OF 509.95 FEET TO THE POINT OF BEGINNING.

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

1. LITTORAL ZONE: THE LITTORAL ZONE AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE POINTE HOMEOWNERS ASSOCIATION INC., FOR THE PROPER PURPOSES AND IS TO BE MAINTAINED AS REQUIRED BY THE CONSENT ORDER ENTERED INTO JANUARY 26, 1988 IN O.G.C. CASE NO. 87-1193 FLORIDA DEPARTMENT OF ENVIRONMENTAL REGULATION V. RIVERBEND PARTNERS WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. EASEMENTS:

A. UTILITY EASEMENTS - THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND CABLE TELEVISION SYSTEMS.

B. DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO LOXAHATCHEE POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE PRIVATELY DEDICATED DRAINAGE SYSTEM THAT SERVES TO DRAIN SURFACE WATERS FROM ANY PUBLIC LANDS.

C. STREETS - EASEMENTS ARE HEREBY GRANTED WITHIN THE TRACTS FOR PRIVATE ROAD PURPOSES AS DEDICATED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC AND PRIVATE UNDERGROUND UTILITIES AND DRAINAGE.

D. LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

E. LIFT STATION EASEMENT - THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES.

F. LANDSCAPE EASEMENTS - THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOXAHATCHEE POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. TRACTS:

A. THE RECREATIONAL WATER TRACTS (TRACT "R") AS SHOWN ARE HEREBY DEDICATED TO LOXAHATCHEE POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

B. THE RECREATIONAL LAND TRACTS (TRACT "L") - AS SHOWN HEREON ARE HEREBY DEDICATED TO THE LOXAHATCHEE POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACTS FOR PRIVATE ROAD PURPOSES SHOWN AS:

LOXAHATCHEE POINTE DRIVE, IMPERIAL WOODS ROAD SPARTINA CIRCLE, AND SARGASSO WAY

ARE HEREBY DEDICATED TO THE LOXAHATCHEE POINTE HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR PRIVATE ROAD PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 19th DAY OF January, 1987.

RIVERBEND PARTNERS, A CONNECTICUT GENERAL PARTNERSHIP LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA.

WITNESS: David W. Jones, Michael Reeder

By: Robert G. Bruce, Managing Partner

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT G. BRUCE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF RIVERBEND PARTNERS, A CONNECTICUT GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH PARTNER OF SAID PARTNERSHIP AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January, 1987.

MY COMMISSION EXPIRES: Notary Public

### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES 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 DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 5120 AT PAGE 1275 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF January, 1987.

FLORIDA NATIONAL BANK A CORPORATION OF THE STATE OF FLORIDA

By: Lowell F. Dowey, Vice President

Attest: Bearam Copeland, Vice President

### ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Lowell F. Dowey, and Bearam Copeland, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President and Vice President OF THE FLORIDA NATIONAL BANK, A CORPORATION OF THE STATE OF FLORIDA 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 ASSOCIATION 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 13th DAY OF January, 1987.

MY COMMISSION EXPIRES: Notary Public

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, WILLIAM J. HYLAND, JR. (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 RIVERBEND PARTNERS, A CONNECTICUT GENERAL PARTNERSHIP, LICENSED TO DO BUSINESS IN STATE OF FLORIDA, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT I FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

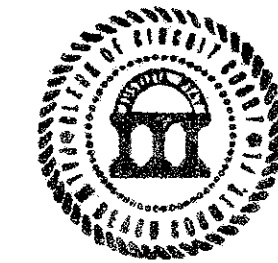
WILLIAM J. HYLAND, JR., ATTORNEY-AT-LAW LICENSED IN THE STATE OF FLORIDA

DATE: 1-18-88

### TABULAR DATA

TOTAL AREA = 22.7 ACRES NO. UNITS = 42 DENSITY = 1.85/ACRE

NOTARY	FLORIDA NATIONAL BANK	NOTARY	CLERK	COUNTY ENGINEER	SURVEYOR
[Signature]	[Signature]	[Signature]	[Signature]	[Signature]	[Signature]



COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record on 11:45 AM this 23 day of March 1988 and duly recorded in Plat Book No. 59 on page 24-26 JOHN B. DUNKLE, Clerk of Court by [Signature]

### APPROVALS:

BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY

By: Carol A. Roberts, Chair

ATTEST: JOHN B. DUNKLE, Clerk of Court

By: Herbert F. Kahert, P.E., Deputy Clerk

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY

By: Herbert F. Kahert, P.E., County Engineer

### 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 THAT (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.

Wray D. Jordan, Registered Surveyor No. 4244, State of Florida

THIS INSTRUMENT PREPARED BY: WRAY D. JORDAN WALLACE SURVEYING CORPORATION, 9176 ALTERNATE A-1-A, LAKE PARK, FLORIDA 33405

### NOTES:

- 1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 2. [Symbol] = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M)
- 3. [Symbol] = DENOTES PERM CONTROL POINT (P.C.P.)
- 4. (R.) = DENOTES RADIAL LINE
- 5. (N.R.) = DENOTES NON-RADIAL LINE
- 6. U.E. = DENOTES UTILITY EASEMENT
- 7. D.E. = DENOTES DRAINAGE EASEMENT
- 8. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
- 9. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, MAINTENANCE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
- 10. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- 11. ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
- 12. BEARINGS RECITED HEREIN ARE BASED ON AN ASSUMED BEARING OF NORTH 89° 33' 04" EAST ALONG THE NORTH LINE OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

59/24

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY

PLAT OF LOXAHATCHEE POINTE JUPITER 0530-001 WALLACE SURVEYING CORPORATION 9176 ALTERNATE A1A LAKE PARK FLORIDA 33403 305/842 4233

FILED	JOB NO. 87-1364	B	PC
OFFICE R.M.RODANO	DATE 1987	DWG NO. 87-1364	
CK'D W.D.JORDAN	RE	SHEET 1 OF 3	

SUBDIVISION \* Loxahatchee Pointe BOOK 59 FLOOD ZONE 8 QUAD \* 25 ZONING RS ZIP CODE 33458

TAZ 16