



REPLAT OF LOXAHATCHEE POINTE

BEING A REPLAT OF A PORTION OF LOXAHATCHEE POINT LYING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
JUNE, 1988

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at 10:58 AM
this 4 day of June
1989, and duly recorded in Plat Book No.
63 on page 89 & 90
JOHN B. DUNKLE, Clerk Circuit Court
in presence of *Richard H. Platt* D. C.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT LOXAHATCHEE POINTE, INC., A FLORIDA CORPORATION, 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 REPLAT OF A PORTION OF LOXAHATCHEE POINTE; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1 THROUGH 26, INCLUSIVE, ACCORDING TO THE PLAT OF LOXAHATCHEE POINTE, AS RECORDED IN PLAT BOOK 59, PAGES 24 THROUGH 26, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH THAT PART OF TRACT "L", ACCORDING TO SAID PLAT, BEING MORE PARTICULARLY BOUNDED AS FOLLOWS:

ON THE WEST BY THE EASTERLY RIGHT-OF-WAY LINE OF IMPERIAL WOODS ROAD; ON THE NORTH BY THE SOUTHERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE POINTE DRIVE; ON THE EAST BY A LINE 94.00 FEET WESTERLY OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO; THE WESTERLY LINE OF THE LIFT STATION EASEMENT; AND ON THE SOUTH BY THE NORTHERLY RIGHT-OF-WAY LINE OF LOXAHATCHEE RIVER ROAD.

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

1. 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 HOME OWNERS' 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 (THE DRAINAGE EASEMENTS AS SHOWN ON THAT PORTION OF THE PLAT OF LOXAHATCHEE POINTE RECORDED FOR RECORD AT PLAT BOOK 59, PAGE 24 WHICH IS THE SUBJECT OF THIS REPLAT ARE HEREBY VACATED AND ARE OF NO FORCE AND EFFECT. THE DRAINAGE EASEMENTS AS SHOWN ON THIS REPLAT PROVIDE THE IDENTICAL DRAINAGE FOR THE PROPERTY WHICH IS THE SUBJECT OF THIS REPLAT AND REPLACES THE PREVIOUSLY REFERENCED DRAINAGE EASEMENTS).
 - C. 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.
2. TRACTS:
- A. RECREATION TRACT - THE RECREATION TRACT AS SHOWN IS HEREBY DEDICATED TO LOXAHATCHEE POINTE HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SOLE OFFICER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY ME WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21 DAY OF JUNE, 1989.

LOXAHATCHEE POINTE, INC., A FLORIDA CORPORATION.

By: *Herbert W. Biggs*
HERBERT W. BIGGS, PRESIDENT

WITNESS: *[Signature]* WITNESS: *Susan B. Mozley*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HERBERT W. BIGGS, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SOLE OFFICER OF LOXAHATCHEE POINTE, INC., A FLORIDA CORPORATION

AND ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SAID 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 JUNE, 1989.

MY COMMISSION EXPIRES: 9/4/92
Susan B. Mozley
NOTARY PUBLIC

TABULAR DATA

TOTAL AREA = 7.3253
UNITS = 25
DENSITY = 3.4138/ACRE

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 4025 AT PAGE 805 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 HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF JUNE, 1989.

FIRST AMERICAN BANK
A CORPORATION OF THE STATE OF FLORIDA

By: *[Signature]*

ATTEST: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES L. BILLMEYER AND DILLY D. SHAW, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND EXECUTIVE V.P. OF THE FIRST AMERICAN 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 30th DAY OF JUNE, 1989.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GREGORY PICKEN (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 POINTE, INC., A FLORIDA CORPORATION, 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 AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

GREGORY PICKEN ATTORNEY-AT-LAW
LICENSED IN THE STATE OF FLORIDA

DATE: 6/13/89

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF JUNE, 1989.

By: *[Signature]* VICE CHAIRMAN
HONORABLE CAROL J. LEHQUIST, CHAIRMAN
KAREN MARCUS

ATTEST: JOHN B. DUNKLE, CLERK

By: *[Signature]*
DEPUTY CLERK

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF JUNE, 1989.

By: *[Signature]*
HERBERT F. KAHLERT, 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 JURISDICTION 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.

[Signature]
FRANCIS GRUYTA
REGISTERED SURVEYOR NO. 4351
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY: FRANCIS GRUYTA
WALLACE SURVEYING CORPORATION, 9176 ALTERNATE A-1-A,
LAKE PARK, FLORIDA 33403

NOTES:

1. NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
2. ■ = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.)
3. (R.) = DENOTES RADIAL LINE
4. (N.R.) = DENOTES NON-RADIAL LINE
5. U.E. = DENOTES UTILITY EASEMENT
6. D.E. = DENOTES DRAINAGE EASEMENT
7. WHERE UTILITY AND DRAINAGE EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL TAKE PRECEDENCE.
8. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, OR UTILITY EASEMENTS FOR WATER AND SEWER.
9. APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
10. ALL BUILDING SETBACKS SHALL CONFORM TO THE PALM BEACH COUNTY ZONING CODE.
11. THE CENTERLINE OF IMPERIAL WOODS ROAD IS ASSUMED TO BEAR NORTH 42° 50' 47" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERE TO.

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

REPLAT OF
LOXAHATCHEE POINTE
JUPITER FLORIDA

WALLACE SURVEYING CORPORATION
9176 ALTERNATE A-1-A, LAKE PARK, FLORIDA 33403 • 305/842-4233

FIELD	JOB NO. 87-1354-C	DATE	MAY, 1988
OFFICE	R. J. CAJAL	DATE	MAY, 1988
C/K/D	REF	DWG NO.	87-1354-C
		SHEET	1 OF 2

SEAL LOX POINTE, INC.	SEAL NOTARY PUBLIC OFFICIAL SEAL SUSAN B. MOZLEY Notary Public State of Florida My Commission Expires September 4, 1992	SEAL FIRST AMERICAN BANK	SEAL NOTARY PUBLIC	SEAL COUNTY ENGINEER	SEAL SURVEYOR
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Replat of Loxahatchee Pointe
 SUBMISSION # 63
 BOOK 89
 FLOOD ZONE B
 QUAD 25
 SE 27/4/12
 FUD NAME
 PAGE 89
 FLOOD MAP # 1020
 ZONING Z5
 ZIP CODE 33408
 T&Z 16