

0563-001

1

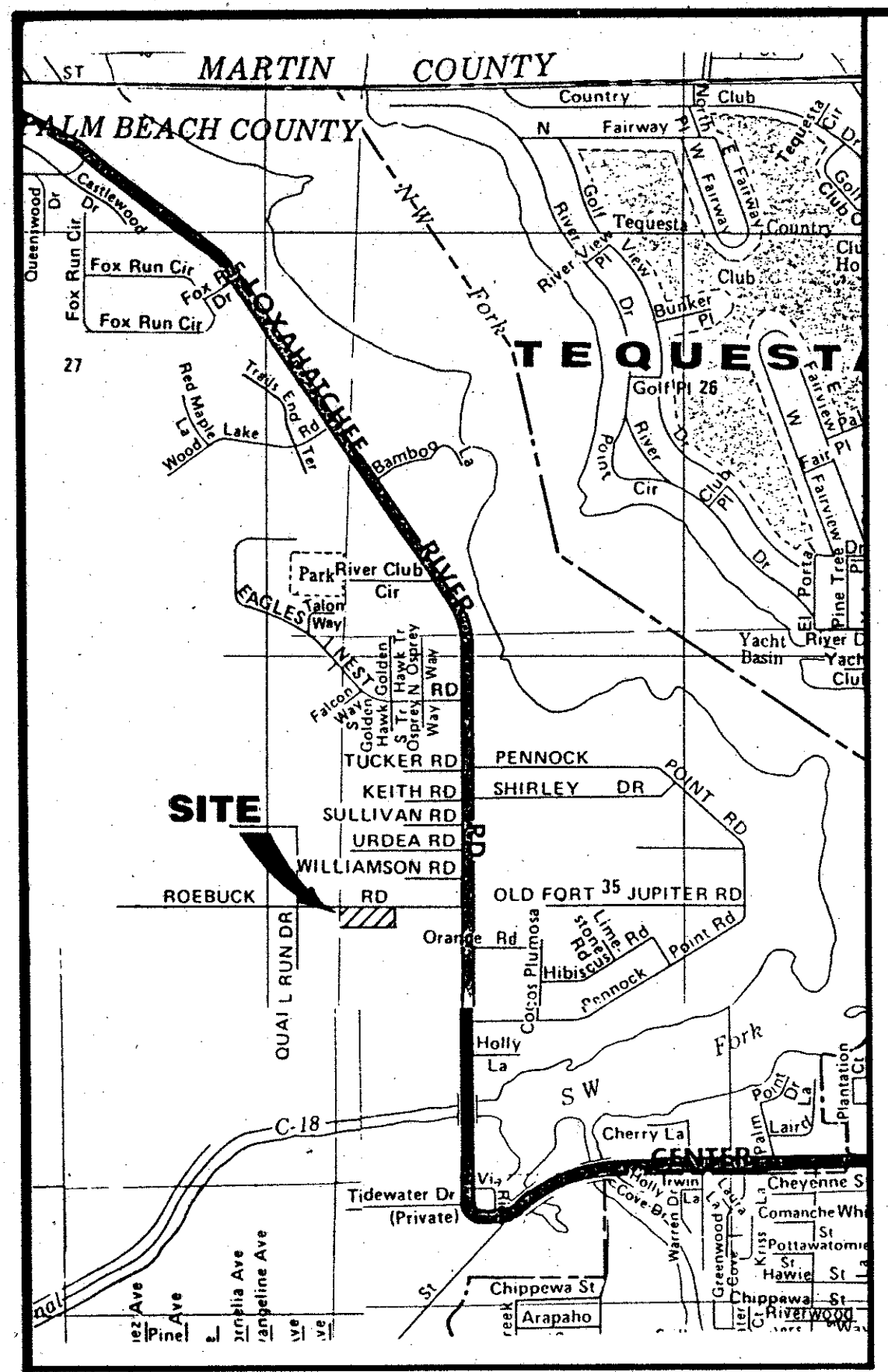
COUNTY OF PALM BEACH
 STATE OF FLORIDA
 This Plat was filed for record on 11:11 AM
 this 27th day of JUNE
 1990, and duly recorded in Plat Book No.
66 on pages 1+2
 JOHN B. DUNKLE, Clerk Circuit Court
 Cynthia A. Platt, D.C.



PLAT OF LOXAHATCHEE PINES

BEING A PORTION OF SECTION 35, TOWNSHIP 40 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

JANUARY, 1990



LOCATION MAP

DEDICATION

KNOW ALL MEN BY THESE PRESENT that Loxahatchee Pines, Inc., a Florida Corporation, owners of the land shown hereon, being a portion of Section 35, Township 40 South, Range 42 East, Palm Beach County, Florida; shown hereon as Plat of Loxahatchee Pines; being more particularly described as follows:

The West 660.00 feet of the North 323.00 feet of the Northwest one-quarter of the Southwest one-quarter of Section 35, Township 40 South, Range 42 East, Palm Beach County, Florida. Containing 4.9 acres more or less.

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 hereon, are hereby dedicated for the construction and maintenance of utilities and cable television systems, without recourse to Palm Beach County and without recourse to the Northern Palm Beach County Water Control District.
- B. 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.
- C. Maintenance, Drainage and Berm Easements - The Maintenance, Drainage and Berm Easements, as shown hereon, are hereby dedicated to the Loxahatchee Pines 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, and without recourse to the Northern Palm Beach County Water Control District. Palm Beach County shall have 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 land.
- D. Water Management Maintenance Easement - The Water Management Maintenance Easement, as shown hereon, is hereby dedicated to the Northern Palm Beach County Water Control District for use for access and maintenance of adjacent water management facilities, the lands therein and thereunder being the perpetual maintenance obligation of the owners of those lands over which said Water Management Maintenance Easement lies, their heirs, successors and/or assigns, without recourse to said District and without recourse to Palm Beach County.

2. Tracts:

- A. The Retention Area (Tract "A") as shown are hereby dedicated to Loxahatchee Pines 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 and without recourse to the Northern Palm Beach County Water Control District.
- B. That tract shown as additional Right-of-Way for Roebuck Road is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for perpetual use of the Public for proper purposes.

3. Tracts for Private Road Purposes Shown As:

Loxahatchee Pines Drive is hereby dedicated to the Loxahatchee Pines Homeowners' Association, Inc., its successors and assigns for private road purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County, and without recourse to the Northern Palm Beach County Water Control District.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Vice-President and attested by its secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 12th day of February, 1990.

BY: Francis R. McAlonan, Jr.
 Vice President

ATTEST:
 Patricia Conway, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared FRANCIS R. McALONAN, JR. and PATRICIA CONWAY, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Vice-President and Secretary of Loxahatchee Pines, Inc., 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 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 12th day of Feb, 1990.

Lucia W. Bellamy
 Notary Public
 My commission expires: _____

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 land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 5691 at page 1689 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Admiralty Bank
 A Corporation of the State of Florida
 BY: *John Greib*
 John Greib, President

Attest: *Douglas G. Johansen*
 Douglas G. Johansen,
 Chairman of the Board

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared JOHN GREIB and DOUGLASS G. JOHANSEN, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Chairman of the Board of the Admiralty 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 12th day of February, 1989.

Care F. Ripe
 Notary Public
 My commission expires: _____

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. = Denotes Permanent 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. (W.M.M.E.) = Denotes a Water Management Maintenance Easement in favor of the Northern Palm Beach County Water Control District
9. Where utility and drainage easements intersect, the drainage easements shall take precedence.
10. No structures, trees or shrubs shall be placed on drainage easements, maintenance easements, or easements for water and sewer.
11. There shall be no buildings, structures, construction of any kind, trees or shrubs placed on the Water Management Maintenance Easement, as shown hereon, unless approved in permit form, by the Northern Palm Beach County Water Control District.
12. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.
13. All building setbacks shall conform to the Palm Beach County Zoning Code.
14. Bearings recited herein are based on an assumed bearing of North 00 04' 28" West along the West line of of the South Half Section 35, Township 40 South, Range 42 East, Palm Beach County, Florida.
15. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of the County.

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 land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Record Book 5956 at page 1140 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

Francis R. McAlonan, Jr.
 Witness: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME personally appeared Francis R. McAlonan to me well known and known to me to be the person described in and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12th day of February, 1990.

Patricia Conway
 Notary Public
 My commission expires: 9-21-91

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, SUN TITLE & ABSTRACT COMPANY, a duly licensed Title & Abstract Company, in the State of Florida, hereby certify that we have examined the title to the hereon described property; that we find the title to be property is vested to Loxahatchee Pines, Inc., a Florida Corporation; that the current taxes have been paid; that the property is encumbered by the mortgages shown hereon, and that all mortgages are shown, and are true and correct, and that there are no other encumbrances of record.

Dated this 28th day of March, 1990.

Sun Title & Abstract Company
 BY: *Bruce H. Hall*
 Bruce H. Hall, Vice President

APPROVALS:

BOARD OF COUNTY COMMISSIONERS
 PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 5th day of JUNE, 1990
 Attest: John B. Dunkle, Clerk

BY: *Karen T. Marcus*
 Honorable Karen T. Marcus, Chairman, VICE
 COUNTY ENGINEER

This plat is hereby approved for record this 5th day of JUNE, 1990
 BY: *Herbert F. Kahlert*
 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 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 the (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.

George C. Zigliani
 George C. Zigliani
 Registered Surveyor No. 3971
 State of Florida

This instrument prepared by:
 George C. Zigliani
 Advanced Construction Services, Inc.
 1001 Alt. A1A
 Jupiter, FL 33477

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACCEPTANCE

The Northern Palm Beach County Water Control District hereby accepts the water Management Maintenance Easement, as shown hereon, and hereby acknowledges said District has no maintenance obligation on or under the lands over which said easement lies and hereby acknowledges there are no other dedications to nor maintenance responsibilities being incurred by said District on this plat.

This 21st day of February, 1989
 Northern Palm Beach County
 Water Control District

Attest: *Peter L. Pimentel*
 Peter L. Pimentel, Secretary
William L. Kerslake
 William L. Kerslake, President
 Board of Supervisors

Tabular Data

Total Area = 4.9 Acres
 No. Units = 14
 Density = 2.9 D.U./Acre
 Land Use = Residential Single Family

0563-001

66/1

PLAT OF LOXAHATCHEE PINES

ADVANCED CONSTRUCTION SERVICES INC
 1001 Alt. A1A, Jupiter, FL 33477
 407/746-8215

DATE	DATE	DATE	DATE
D.R./DIGICAD	FIELD BOOK	DATE	JOB NO.
PL	PL	JULY 1988	88002
OFFICE	C.E.R.	OFFICE	CARD NO.
P.N.L.	G.C.Z.		88002

1-2

SUBDIVISION - Loxahatchee Pines
 BOOK 66
 FLOOD ZONE 6
 ZONING RS
 QUAD 25
 ZIP CODE 33458
 MAP NAME 35-140-147
 TAZ 17