

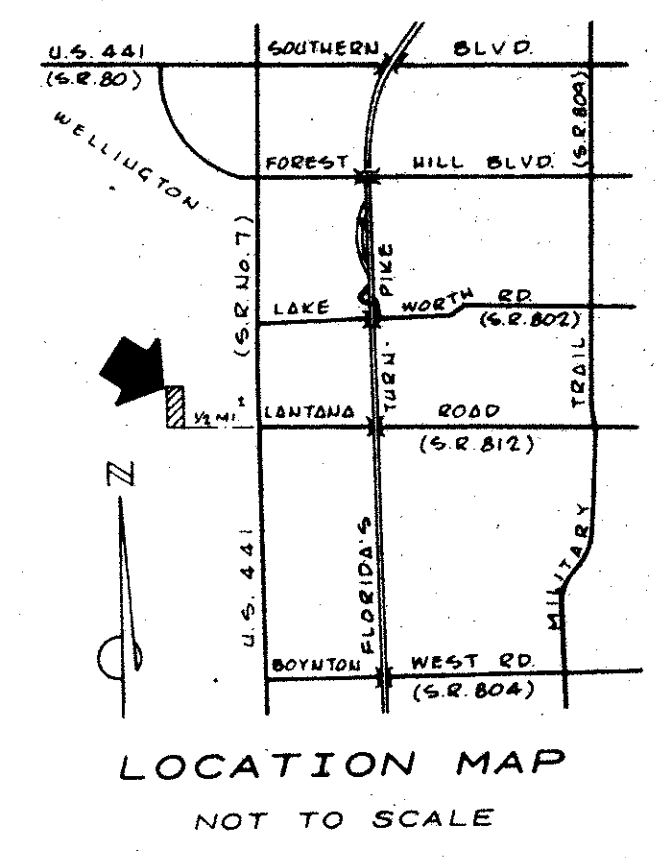
# LOXAHATCHEE LAKES

## A P.U.D.

BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 36,  
TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

FEBRUARY 1990 SHEET 1 OF 2

**EWING AND SHIRLEY, INC.**  
land surveyors and planners



P. U. D. TABLE

TOTAL AREA	61.04 ACRES
RIGHT OF WAY LANTANA ROAD	0.23 ACRES
RIGHT OF WAY PRIVATE ROAD	3.91 ACRES
OPEN SPACE	2.61 ACRES
WATER MANAGEMENT TRACTS	20.23 ACRES
TRACTS 21 AND 22 (LITTORAL ZONE)	3.22 ACRES
TOTAL NUMBER OF UNITS	29
DENSITY	0.48 UNITS/ACRE

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
This Plat was filed for record on 12:02 P.  
M. 1990  
by 19 of June  
D. 91 and duly recorded in the Book 1  
68 on page 21-22  
John B. Dunkle, Clerk Circuit Court  
Richard A. Platt

**DEDICATION**  
KNOW ALL MEN BY THESE PRESENTS THAT LOXAHATCHEE LAKES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREIN, BEING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOXAHATCHEE LAKES, BEING MORE PARTICULARLY DESCRIBED IS FOLLOWS:

THE EAST THREE-FOURTHS OF THE EAST ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, ALL BEING IN PALM BEACH COUNTY, FLORIDA.

LESS THE SOUTH 40 FEET THEREOF FOR RIGHT OF WAY FOR LANTANA ROAD.  
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DOES HEREBY DEDICATE AS FOLLOWS:

**EASEMENTS**  
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAGO del SOL HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES AND SAID EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION, TO MAINTAIN THE PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH COUNTY MAINTAINED ROADS.

THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LAGO del SOL HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR ACCESS TO AND MAINTENANCE OF THE LAKE TRACTS, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION FACILITIES.

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

LAKE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAGO del SOL HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR ACCESS TO THE WATER MANAGEMENT TRACTS, AS SHOWN, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**TRACTS**  
TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAGO del SOL HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, AS OPEN SPACE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "S", AS SHOWN HEREON, IS HEREBY DEDICATED FOR PRIVATE ROAD PURPOSES TO THE LAGO del SOL HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE WATER MANAGEMENT TRACT NOS. 1 AND 2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LAGO del SOL HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, FOR THE PURPOSE OF DRAINAGE AND WATER RETENTION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "L", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS FOR PERPETUAL USE OF THE PUBLIC AS ADDITIONAL RIGHT OF WAY FOR LANTANA ROAD.

TRACTS 21 AND 22, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAGO del SOL HOME OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS SECTIONS, OR TO CHEMICALLY OR MANUALLY REMOVE, DAMAGE, DESTROY, CUT OR TRIM ANY PLANTS IN THE LITTORAL ZONE IN THE WATER MANAGEMENT TRACT EXCEPT UPON THE APPROVAL OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT. IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION TO MAINTAIN THE LITTORAL ZONES.

IN WITNESS WHEREOF, LOXAHATCHEE LAKES, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY/TREASURER, ITS CORPORATE SEAL IS AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30<sup>TH</sup> DAY OF AUGUST, 1990.

ATTEST: J.W. Cheatham J.W. CHEATHAM, SECRETARY/TREASURER  
Enrico Rossi ENRICO ROSSI, PRESIDENT

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ENRICO ROSSI AND J.W. CHEATHAM TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SEC./TREAS. OF LOXAHATCHEE LAKES, INC., A FLORIDA CORPORATION, AND 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 30<sup>TH</sup> DAY OF August, 1990.  
MY COMMISSION EXPIRES: July 13, 1991 Janice A. Heran 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 HEREON BY THE OWNER THEREOF, AND AGREES THAT ITS MORTGAGE RECORDED IN OFFICIAL RECORD BOOK 8300, PAGE 1839, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, GREAT SOUTHERN BANK, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4<sup>TH</sup> DAY OF SEPTEMBER, 1990.  
ATTEST: Sally Teal SALLY TEAL, VICE PRESIDENT  
Gerald F. Martens GERALD F. MARTENS, SENIOR VICE PRESIDENT

**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED GERALD F. MARTENS AND SALLY TEAL, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT AND VICE PRESIDENT OF GREAT SOUTHERN BANK, A FLORIDA CORPORATION, AND THEY 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 4<sup>TH</sup> DAY OF September, 1990.  
MY COMMISSION EXPIRES: 2-15-93 Chris Muller NOTARY PUBLIC

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, EUGENE E. SHUEY, 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 IS VESTED TO LOXAHATCHEE LAKES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT I FIND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON, THAT I FIND ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THAT ALL EASEMENTS ENCUMBERING THE PROPERTY ARE SHOWN HEREON AND THERE ARE NO OTHER ENCUMBRANCES OF RECORD.  
DATE: SEPTEMBER 21, 1990  
RECERTIFIED: APRIL 16, 1991  
Eugene E. Shuey EUGENE E. SHUEY #0105941 ATTORNEY AT LAW

**APPROVALS**  
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF June, 1991.  
ATTEST: JOHN B. DUNKLE, CLERK  
BY: John B. Dunkle DEPUTY CLERK  
COUNTY ENGINEER  
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 11 DAY OF June, 1991.  
BY: George T. Webb, Jr. ACTING COUNTY ENGINEER

- NOTES**
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR LAKE MAINTENANCE EASEMENTS MUST BE IN CONFORMANCE WITH 86-21 AND ALL OTHER BUILDING AND ZENING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
  - THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
  - LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  - PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □  
PERMANENT CONTROL POINTS ARE SHOWN THUS: ○
  - IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE DRAINAGE EASEMENT SHALL HAVE PRECEDENT.
  - BEARINGS, AS SHOWN HEREON, ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, BEING AN ASSUMED BEARING OF NORTH 88-07'-53" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - D.E. DENOTES DRAINAGE EASEMENT  
U.E. DENOTES UTILITY EASEMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT  
A.E. DENOTES LAKE ACCESS EASEMENT  
AC DENOTES ACRES
  - NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
  - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  - ALL THOSE 12 FOOT DRAINAGE EASEMENTS, SHOWN HEREON, LYING ALONG COMMON LOT LINES, ARE FOR THE CONSTRUCTION OF UNDERGROUND DRAINAGE PIPE.

**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 PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY THE LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) HAVE BEEN SET UNDER THE GUARANTEE POSTED WITH THE BOARD OF COUNTY COMMISSIONERS OF 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: July 31, 1990  
KENT W. EWING, JR.  
REGISTERED SURVEYOR NO. 3884  
STATE OF FLORIDA



LOXAHATCHEE LAKES 08/21  
COLLECT

SECTION 36 - PALM BEACH COUNTY  
SUBDIVISION - LOXAHATCHEE LAKES  
BOOK 68  
PAGE 20-21-22  
DATE 1990  
FILED IN 1990  
BY 33447

TAZ 731

RE/PUD

0502-001  
PET. 88-80

COLLECT