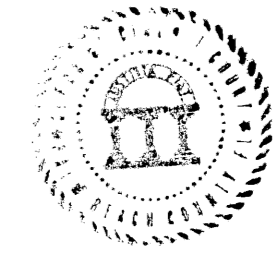


# LOXAHATCHEE FARMS EAST



BEING A REPLAT OF A PORTION OF TRACT 8, BLOCK "K" OF LOXAHATCHEE GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 29 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST  
APRIL 1998  
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

TITLE CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at 8:25 P.M. on this 10 day of November 1998 and duly recorded in Plat Book No. 83 on page 149-150  
DOROTHY H. WILKIN, Clerk of Circuit Court by *[Signature]* D.C.

WE BOULEVARD TITLE COMPANY, A TITLE INSURANCE AGENCY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY TO BE VESTED TO J.M. FRIEDLAND, AS TRUSTEE UNDER THE PROVISION OF A TRUST AGREEMENT DATED JUNE 14, 1984, KNOWN AS TRUST NUMBER 999 AND JAMES C. GORDON AND JANET L. GORDON, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BY: *[Signature]* September 3, 1998  
BRUCE K. GREENFIELD, PRESIDENT DATE

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 9302 AT PAGE 1536 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I J.M. FRIEDLAND DO HEREUNTO SET MY HAND AND SEAL THIS 23 DAY OF June 1998.  
WITNESS: *[Signature]* BY: *[Signature]* J.M. FRIEDLAND, TRUSTEE

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J.M. FRIEDLAND, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND AS ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 23 DAY OF June 1998.  
MY COMMISSION EXPIRES: 3/13/2000 *[Signature]*  
KIMBERLY A. HEATH  
NOTARY PUBLIC

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 7 DAY OF Nov 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*  
GEORGE T. WEBB, PE,  
COUNTY ENGINEER

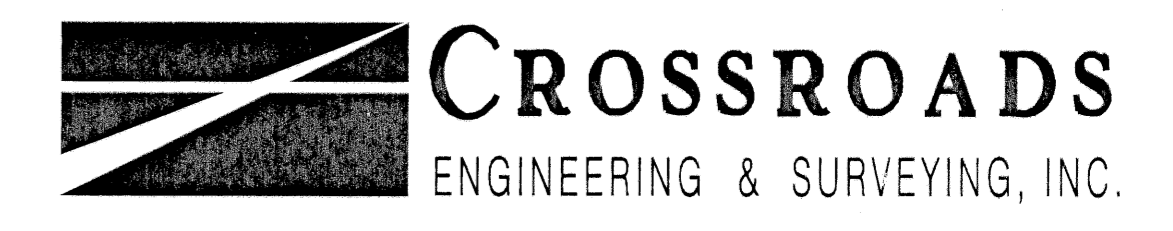
SURVEYOR'S CERTIFICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S. HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BY: *[Signature]*  
JAMES F. NOTH, PSM  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., SUITE 102, ROYAL PALM BEACH, FLORIDA 33411.



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT J.M. FRIEDLAND, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JUNE 14, 1984, KNOWN AS TRUST NUMBER 999 AND JAMES C. GORDON AND JANET L. GORDON, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF TRACT 8, BLOCK "K" OF LOXAHATCHEE GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 29 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOXAHATCHEE FARMS EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED TRACT 8, BLOCK "K", SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF THE COLLECTING CANAL RIGHT OF WAY AND THE EAST LINE OF THE "D" ROAD RIGHT OF WAY; THENCE S89°12'36"E ALONG THE SOUTH RIGHT OF WAY LINE OF THE COLLECTING CANAL A DISTANCE OF 580.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH RIGHT OF WAY S89°12'36"E A DISTANCE OF 1957.34 FEET TO THE WEST RIGHT OF WAY LINE OF "E" ROAD; THENCE S00°58'43"W ALONG SAID WEST RIGHT OF WAY A DISTANCE OF 1136.82 FEET TO THE NORTH RIGHT OF WAY OF CITRUS DRIVE; THENCE N88°36'59"W ALONG SAID NORTH RIGHT OF WAY A DISTANCE OF 435.18 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N01°39'40"E A DISTANCE OF 150.00 FEET; THENCE N88°36'59"W A DISTANCE OF 300.00 FEET; THENCE S01°39'40"W A DISTANCE OF 150.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CITRUS DRIVE; THENCE N88°36'59"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 324.92 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE N01°39'40"E A DISTANCE OF 160.00 FEET; THENCE N88°37'15"W A DISTANCE OF 150.40 FEET; THENCE S01°39'40"W A DISTANCE OF 160.00 FEET TO THE NORTH RIGHT OF WAY LINE OF CITRUS DRIVE; THENCE N88°36'59"W ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 1340.47 FEET TO THE EAST RIGHT OF WAY LINE OF "D" ROAD; THENCE N01°38'24"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 906.47 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE S89°12'36"E A DISTANCE OF 330.04 FEET; THENCE N01°38'24"E A DISTANCE OF 14.00 FEET; THENCE S89°12'36"E A DISTANCE OF 250.03 FEET; THENCE N01°38'24"E EAST A DISTANCE OF 250.03 FEET TO THE POINT OF BEGINNING.

CONTAINING 64.111 ACRES MORE OR LESS.

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

STREETS - THE ADDITIONAL STREET RIGHTS-OF-WAY, SHOWN HEREON AS TRACTS "A" AND "B", ARE HEREBY DEDICATED TO THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

WATER MANAGEMENT TRACT - TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LOXAHATCHEE FARMS EAST HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

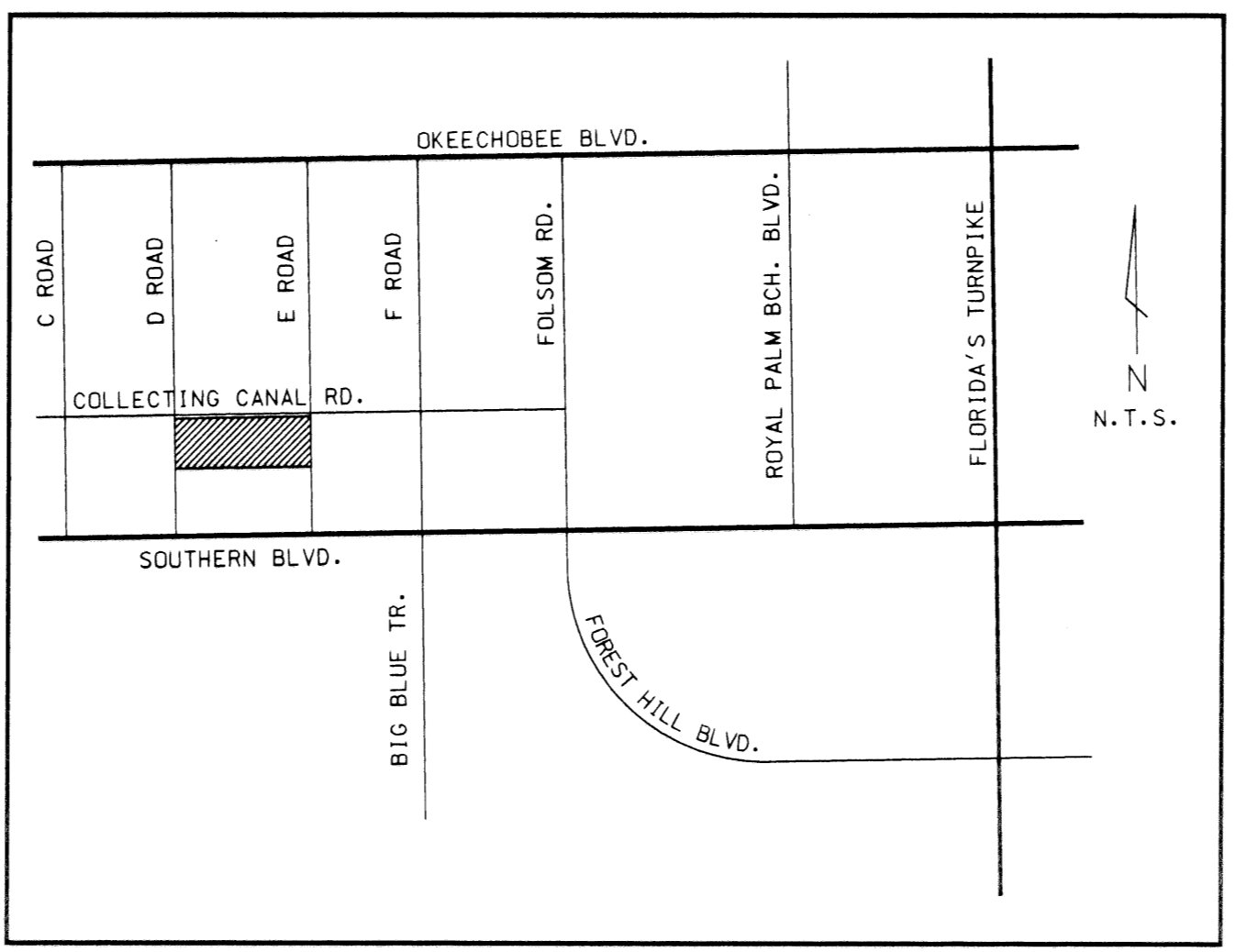
LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

### TABULAR INFORMATION:

ZONING CASE NUMBER: DRC96-76  
ZONING DESIGNATION: AR  
LAND USE DESIGNATION: RR10  
TYPE OF USE: SINGLE FAMILY  
TOTAL NUMBER OF UNITS: 4  
TYPE OF OWNERSHIP: FEE SIMPLE  
DENSITY: 1 UNIT PER 16.0 ACRES  
TOTAL AREA OF PROPERTY: 64.11 ACRES  
TOTAL AREA OF LOTS: 64.10 ACRES  
DEDICATED COUNTY ROAD R/W: 0.01 ACRES

### SURVEYOR'S NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LOCATION MAP

IN WITNESS WHEREOF, WE J.M. FRIEDLAND, JAMES C. GORDON AND JANET L. GORDON DO HEREUNTO SET OUR HANDS AND SEALS THIS 23 DAY OF June 1998.

WITNESS: *[Signature]*  
J.M. FRIEDLAND, TRUSTEE  
*[Signature]*  
JAMES C. GORDON  
*[Signature]*  
JANET L. GORDON  
*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS  
*[Signature]*  
WITNESS

ACCEPTANCE OF RESERVATIONS:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE LOXAHATCHEE FARMS EAST HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23 DAY OF June 1998.

LOXAHATCHEE FARMS EAST HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FORPROFIT CORPORATION

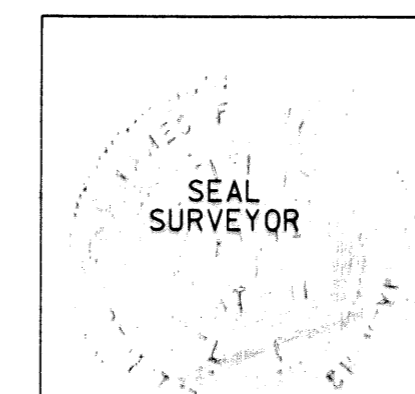
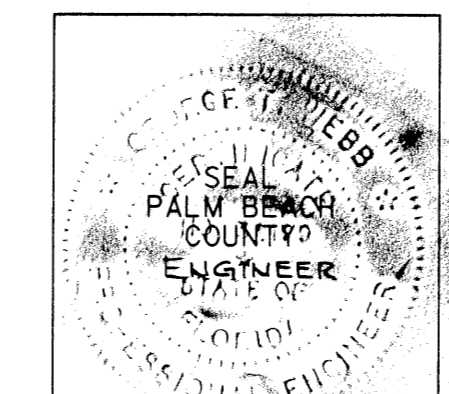
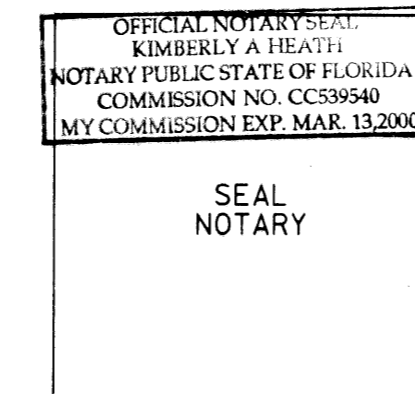
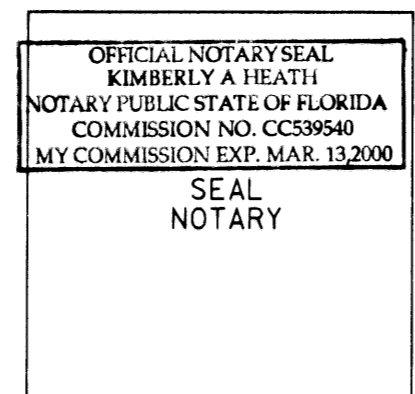
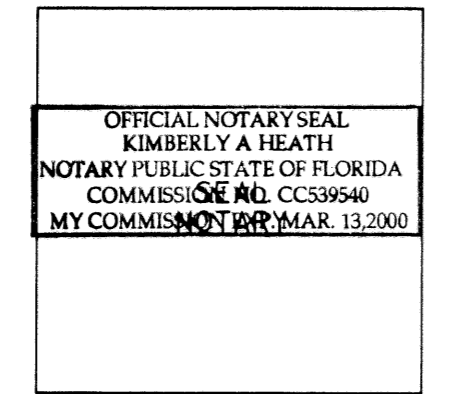
BY: *[Signature]* RANDY RIEGER, V.P. VICE PRESIDENT  
*[Signature]* CHUCK VALOVICH, SECRETARY  
ATTEST:

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RANDY RIEGER AND CHUCK VALOVICH, TO BE WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED LOXAHATCHEE FARMS EAST HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION, AND THAT IS WAS AFFIXED TO THE SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF June 1998.

BY: *[Signature]*  
KIMBERLY A. HEATH  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 3/13/2000



Subdivision: Loxahatchee Farms East  
Block: 83  
Flood Zone: B  
Quadrant: 76  
SE: 466  
TAX NAME: Loxahatchee Groves  
Page: 149  
Flood Map: 50B  
Zoning: RR  
ZIP Code: 33414