

# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II

BEING A REPLAT OF LOTS 7-R THROUGH 11-R OF THE LOXAHATCHEE CLUB  
AT MAPLEWOOD PLAT NO. 1A OF PHASE II, AS RECORDED IN PLAT BOOK 86, PAGES 109 THROUGH 110  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
AND BEING A REPLAT OF LANDSCAPE TRACT "A", LOT 12 AND A PORTION OF HAWKSBILL WAY,  
AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, AS  
RECORDED IN PLAT 48, PAGES 131 THROUGH 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
AND BEING A REPLAT OF PARCEL 12A, AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD  
PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST,  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
JANUARY, 2001 SHEET 2 OF 3

MORTGAGEE 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10492, PAGE 1450 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, REPUBLIC SECURITY BANK, SUCCESSOR BY MERGER OF FIRST BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS S.R.V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF January, 2001.

WITNESS: John G. Prineas BY: John G. Prineas  
(PRINT NAME & TITLE)  
WITNESS: John G. Prineas JOHN G. PRINEAS SR. V.P.

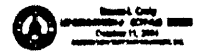
MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John G. Prineas WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.R.V.P. OF REPUBLIC SECURITY BANK, SUCCESSOR BY MERGER OF FIRST BANK OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH 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 19 DAY OF January, 2001.

MY COMMISSION EXPIRES: 11/14/02 Steph Lley  
NOTARY PUBLIC,  
STATE OF FLORIDA



TITLE CERTIFICATION:

I, WILLIAM W. ATTERBURY III, AN ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AMEA, INC., A FLORIDA CORPORATION, WARREN B. MOSLER, SUE ELLEN GAMBLE MOSLER, WILLIAM J. MOORE AND DORIS K. MOORE, AND THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED Jan 16, 2001 BY: William W. Atterbury III  
WILLIAM W. ATTERBURY III, ESQ.  
ATTORNEY AT LAW  
FLORIDA BAR NO. 197513

MORTGAGEE 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11471, PAGE 1176 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, FIDELITY FEDERAL SAVINGS BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS S.R.V.P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17 DAY OF January, 2001.

WITNESS: Edward P. Wilch BY: Edward P. Wilch  
(PRINT NAME & TITLE)  
WITNESS: Edward P. Wilch EDWARD P. WILCH

MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Edward P. Wilch WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS S.R.V.P. OF FIDELITY FEDERAL SAVINGS BANK OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH 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 19 DAY OF January, 2001.

MY COMMISSION EXPIRES: 11/14/02 Steph Lley  
NOTARY PUBLIC,  
STATE OF FLORIDA



TOWN OF JUPITER ACCEPTANCE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 22 DAY OF February, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE TOWN OF JUPITER, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Doug P. Koennicke, P.E.  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 22 DAY OF February, 2001.

BY: Karen Golonka  
KAREN GOLONKA, MAYOR

ATTEST: Sally Boylan  
SALLY BOYLAN, TOWN CLERK

MORTGAGEE 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 11751, PAGE 1978 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, FREDRIK S. EATON DO HERELUNTO SET MY HAND AND SEAL THIS 10 DAY OF January, 2001.

WITNESS: Shelle BY: Fredrik S. Eaton  
(PRINT NAME & TITLE)  
WITNESS: Shelle FREDRIK S. EATON

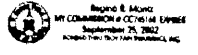
MORTGAGEE ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FREDRIK S. EATON, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE, AS IDENTIFICATION 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 10 DAY OF January, 2001.

MY COMMISSION EXPIRES: 9/25/02 Regina R. Montz  
NOTARY PUBLIC,  
STATE OF FLORIDA



SURVEYOR'S NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING BASE AS SHOWN ON SHEET 3 OF 3.
- 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.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

- LEGEND:
- = SET PERMANENT REFERENCE MONUMENT ("4"x4" CONCRETE MONUMENT "PRM LB4431")
  - ⊙ = SET PERMANENT REFERENCE MONUMENT (PK NAIL & BRASS DISK "PRM LB4431")
  - = PERMANENT CONTROL POINT

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE LOXAHATCHEE CLUB, INC., A FLORIDA CORPORATION HEREBY ACCEPTS THE DEDICATION OF TRACT "D", AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON, DATED THIS JAN 16 DAY OF January, 2001.

THE LOXAHATCHEE CLUB, INC.,  
A FLORIDA CORPORATION

Robert E. J. Curran  
ROBERT E. J. CURRAN  
PRESIDENT

ATTEST: Kurt D. Kuebler  
KURT D. KUEBLER  
SECRETARY

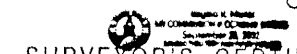
ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT E. J. CURRAN AND KURT D. KUEBLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE LOXAHATCHEE CLUB, INC., 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 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 BY HAND AND OFFICIAL SEAL THIS 16 DAY OF January, 2001.

MY COMMISSION EXPIRES: 9/02 Regina R. Montz  
NOTARY PUBLIC

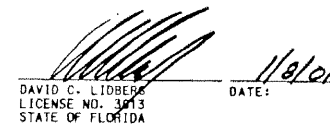


SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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") HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s") AND MONUMENTS ACCORDING TO SECTION 177.091(9) FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

David C. Lidberg 1/16/01  
DAVID C. LIDBERG  
LICENSE NO. 3473  
STATE OF FLORIDA



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F.L.D.	FB. PG.
OFF. E.C.	JOB 00-093-306
CKD. D.C.L.	DATE NOV. 2000
SHEET 2 OF 3	DWG. 00-093P

