

OCTOBER 2006

LOXAHATCHEE RESERVE

SHEET 1 OF 12

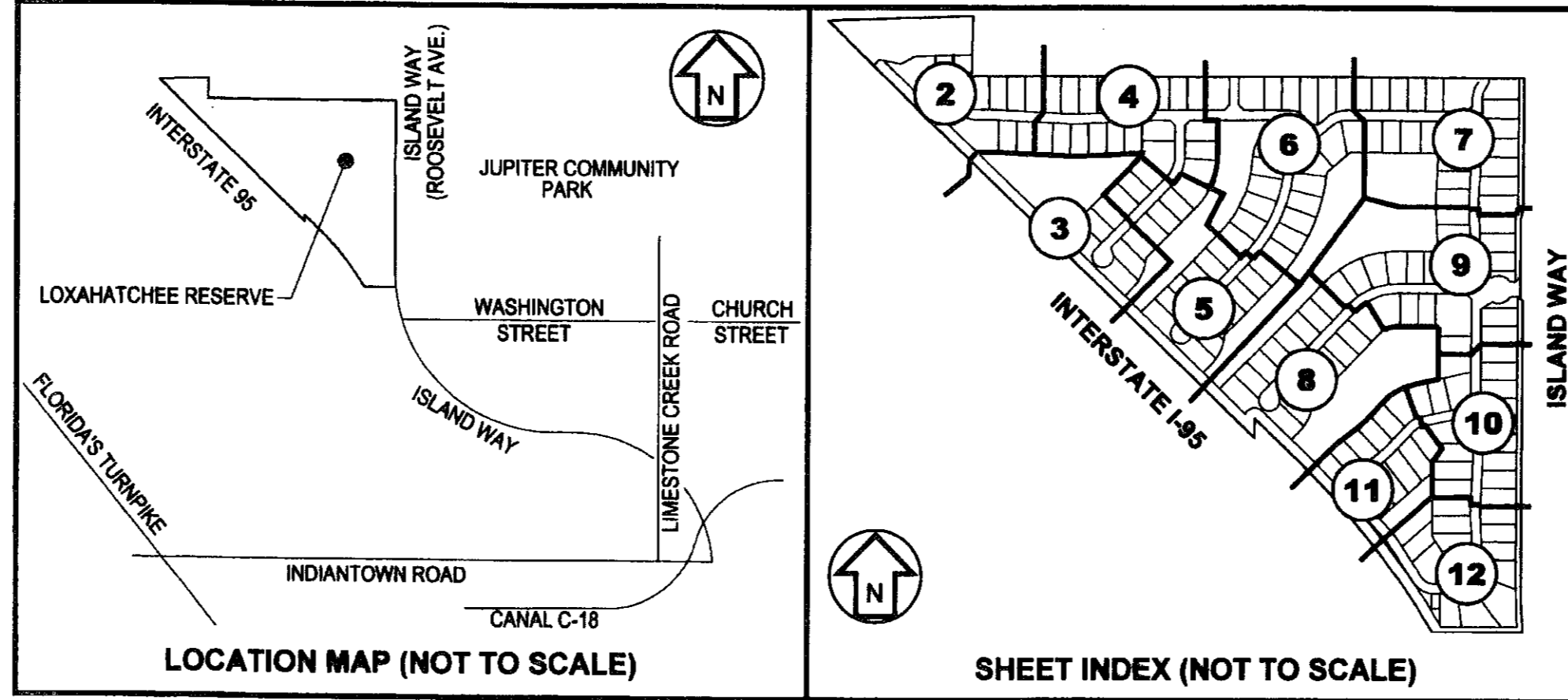
195

DEDICATION: STATE OF FLORIDA ) COUNTY OF PALM BEACH )

STATE OF FLORIDA ) COUNTY OF PALM BEACH )

A PARCEL OF LAND LYING IN THE EAST ONE-HALF OF SECTION 32 AND IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN THE EAST ONE-HALF OF SECTION 32 AND IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LOXAHATCHEE RESERVE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: A PARCEL OF LAND LYING IN THE EAST ONE-HALF OF SECTION 32 AND IN THE SOUTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 33; SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE PLAT OF JUPITER ISLES PLAT 3, AS RECORDED IN PLAT BOOK 102, PAGE 188, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, SOUTH 89°56'44" EAST, ALONG THE SOUTH BOUNDARY OF SAID PLAT AND ALONG THE SOUTH BOUNDARY OF THE PLAT OF JUPITER ISLES PLAT 2, AS RECORDED IN PLAT BOOK 102, PAGE 183, SAID PUBLIC RECORDS, A DISTANCE OF 2614.16 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF JUPITER ISLES PLAT 2; SAID SOUTHEAST CORNER SITUATE ON THE WEST RIGHT-OF-WAY LINE OF ISLAND WAY (A 100 FOOT ROAD RIGHT-OF-WAY); THENCE, SOUTH 00°08'00" WEST, ALONG SAID WEST RIGHT-OF-WAY LINE, AND ALONG A LINE 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE EAST LINE OF THE SAID SOUTHWEST ONE-QUARTER, A DISTANCE OF 2427.71 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 2050.00 FEET; THENCE, SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 05° 22'41", A DISTANCE OF 192.42 FEET TO THE INTERSECTION THEREOF WITH THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 33; THENCE, SOUTH 89°48'58" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 427.73 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF INTERSTATE I-95; SAID POINT IS A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 4039.98 FEET AND WHOSE RADIUS POINT BEARS SOUTH 59°01'06" WEST; THENCE, NORTHWESTERLY ALONG SAID CURVE, AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 15°53'34", A DISTANCE OF 1122.96 FEET TO THE POINT OF TANGENCY; THENCE, NORTH 46°54'31" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 101.89 FEET; THENCE, NORTH 45°45'46" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 92.80 FEET; THENCE, SOUTH 00°37'41" EAST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 93.12 FEET; THENCE, NORTH 45°45'46" WEST, CONTINUING ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2827.77 FEET; THENCE, NORTH 88°22'54" EAST, DEPARTING SAID NORTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE SOUTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4750, PAGE 744, A DISTANCE OF 687.47 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF SAID SECTION 32; THENCE, SOUTH 01°26'24" WEST, ALONG SAID EAST LINE OF SECTION 32 AND ALONG THE WEST BOUNDARY OF SAID PLAT OF JUPITER ISLES PLAT 3, A DISTANCE OF 280.39 FEET TO THE POINT OF BEGINNING. CONTAINING: 103.42 ACRES, MORE OR LESS.



00030-059

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT NO. 47

AREA SUMMARY table listing tracts (TRACT 'A' through TRACT 'WS') and their respective acreages, totaling 103.42 ACRES.

SURVEYOR'S NOTES:

- 1. THE BASE BEARING, AS SHOWN HEREON, IS SOUTH 89°56'44" EAST ALONG THE SOUTH LINE OF THE PLATS OF JUPITER ISLES PLAT 2 AND JUPITER ISLES PLAT 3, RECORDED IN PLAT BOOK 102, PAGE 183 AND PLAT BOOK 102, PAGE 188, RESPECTIVELY.
2. THE STATE PLANE GRID COORDINATES NOTED AT EACH PERMANENT REFERENCE MONUMENT ARE BASED UPON THE FOLLOWING: FLORIDA EAST COAST ZONE BASED ON NAD 83 DATUM (1980 ADJUSTMENT) PLAT DISTANCES SHOWN ARE GROUND DISTANCES WITH A GRID DISTANCE TO GRID DISTANCE SCALE FACTOR OF 1.000029 PLAT BEARINGS SHOWN CORRESPOND TO GRID BEARINGS WITH NO ROTATION

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF JUPITER ZONING CODE.
2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
3. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

TITLE CERTIFICATION:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) I, GERALD KNIGHT, 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 IN LENNAR HOMES, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON. THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

DATE: 11/13/06 BY: Gerald Knight, Attorney-at-Law Licensed in Florida

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE NON-EXCLUSIVE EASEMENTS, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

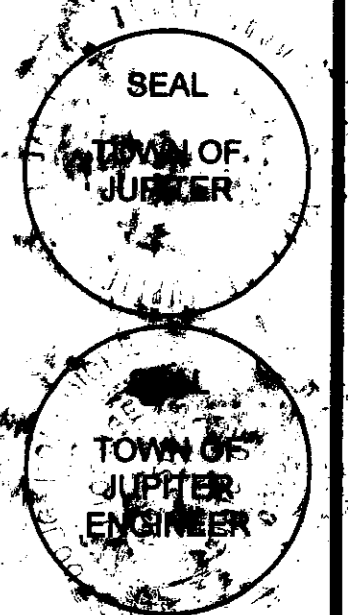
DATED THIS 15th DAY OF November, 2006.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

ATTEST: O'Neal Bardin, Jr., Secretary BOARD OF DIRECTORS BY: Ronald M. Ash, President BOARD OF DIRECTORS

TOWN APPROVAL:

STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE PLAT, "LOXAHATCHEE RESERVE", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 20th DAY OF NOVEMBER, 2006, 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: Karen J. Golonka, Mayor
BY: Doug Koennicke, P.E., Town Engineer
BY: Sally M. Ebylan, Town Clerk



- HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:
1. TRACT "A" (ROADWAY), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE STREET, LANDSCAPING, UTILITY AND DRAINAGE PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
2. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE JUPITER ISLES COMMUNITY ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS PURPOSES BY THE MEMBERS OF SAID ASSOCIATION AND THEIR LESSEES, IF ANY, INCLUDING THE GUESTS AND INVITEES OF SAID MEMBERS AND/OR THEIR LESSEES. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
3. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE TOWN OF JUPITER, THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
4. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER ROADWAY TRACT "A" IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, THE TOWN OF JUPITER, FLORIDA AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR RESPECTIVE WATER, SEWER AND DRAINAGE FACILITIES, AND NO ABOVE GROUND UTILITIES OR APPURTENANCES THERE TO ARE TO BE CONSTRUCTED THAT WOULD OBSTRUCT OR PREVENT ACCESS OVER TRACT "A".
5. TRACTS "L-1", "L-2", "L-3", "L-4" AND "L-5" (LAKES), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
6. THE LAKE MAINTENANCE ACCESS EASEMENTS (LMAE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR THE MAINTENANCE OF, AND ACCESS TO, THE ADJACENT WATER MANAGEMENT FACILITIES. SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
7. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE TOWN OF JUPITER.
8. THE UTILITY EASEMENTS (UE), AS SHOWN HEREON AND DESIGNATED AS U.E. ARE HEREBY DEDICATED IN PERPETUITY TO ALL GOVERNMENTAL ENTITIES AND PUBLIC UTILITIES WITH THE RIGHT TO ENTER THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES, INCLUDING CABLE TELEVISION, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE INSTALLATION, OPERATION AND MAINTENANCE OF OTHER UTILITY FACILITIES.
9. TRACTS "O-1", "O-2", "O-3" AND "O-4" (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR OPEN SPACE, PEDESTRIAN ACCESS AND LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
10. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACT ASSOCIATED WITH SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
11. THE PLANTING EASEMENTS WITHIN TRACTS "L-1", "L-2", "L-3", "L-4" AND "L-5", AS SHOWN HEREON, ARE FOR THE REQUIRED LITTORAL PLANTINGS AND NATIVE UPLAND TRANSITIONAL BUFFER PLANTINGS SHOWN ON THE APPROVED LANDSCAPING MAINTENANCE AND MONITORING PLANS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.
12. TRACTS "R-1", "R-2", "R-3" AND "R-4" (RECREATION), AS SHOWN HEREON, ARE RESERVED BY LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
13. THE FIVE FOOT LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
14. TRACTS "B-1" AND "B-2" (BUFFERS), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER AND SIDEWALK EASEMENT FOR PUBLIC USE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN OR RESTORE THE PUBLIC SIDEWALK WITHIN SAID TRACTS AND MAY REQUIRE SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, TO PAY FOR ALL OR PART OF THE NECESSARY MAINTENANCE OR RESTORATION OF SAID PUBLIC SIDEWALKS THAT IS PROVIDED BY SAID COUNTY.
15. TRACT "RW" IS HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ADDITIONAL RIGHT-OF-WAY FOR ISLAND WAY. SAID ASSOCIATION SHALL HAVE THE RIGHT TO INSTALL IRRIGATION, LANDSCAPING AND PAVED PARKING IMPROVEMENTS WITHIN SAID TRACT AS PERMITTED BY THE TOWN OF JUPITER AND PALM BEACH COUNTY. SAID IMPROVEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER OR PALM BEACH COUNTY.
16. TRACT "WS" (WELL SITE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE USE AND BENEFIT OF THE PUBLIC.
17. TRACT "LS" IS HEREBY DEDICATED TO THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT, THEIR SUCCESSORS AND/OR ASSIGNS, FOR SANITARY SEWER LIFT STATION PURPOSES ONLY. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

- 18. THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PEDESTRIAN WALKWAYS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
19. THE WALL EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR WALL INSTALLATION AND MAINTENANCE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
20. TRACT "PS" (PUMP STATION), AS SHOWN HEREON, IS HEREBY DEDICATED TO LENNAR HOMES, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION AND MAINTENANCE OF A DRAINAGE PUMP STATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE TOWN OF JUPITER AND THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM SHOWN BY THIS PLAT.
21. THE SPECIAL DRAINAGE EASEMENT (SDE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER FOR DRAINAGE PURPOSES AND TO ALLOW THE ADJACENT LAND OWNER A CONNECTION WITH AND UTILIZATION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT FOR CONTINUANCE OF THE ISLAND WAY CORRIDOR SURFACE WATER MANAGEMENT SYSTEM AS PERMITTED BY SOUTH FLORIDA WATER MANAGEMENT DISTRICT PERMIT NO. 50-06087-P. LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID SPECIAL DRAINAGE EASEMENT WITHOUT RECOURSE TO THE TOWN OF JUPITER OR THE ADJACENT LAND OWNER. THE TOWN OF JUPITER AND THE ADJACENT LAND OWNER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH SAID ISLAND WAY CORRIDOR SURFACE WATER MANAGEMENT SYSTEM.

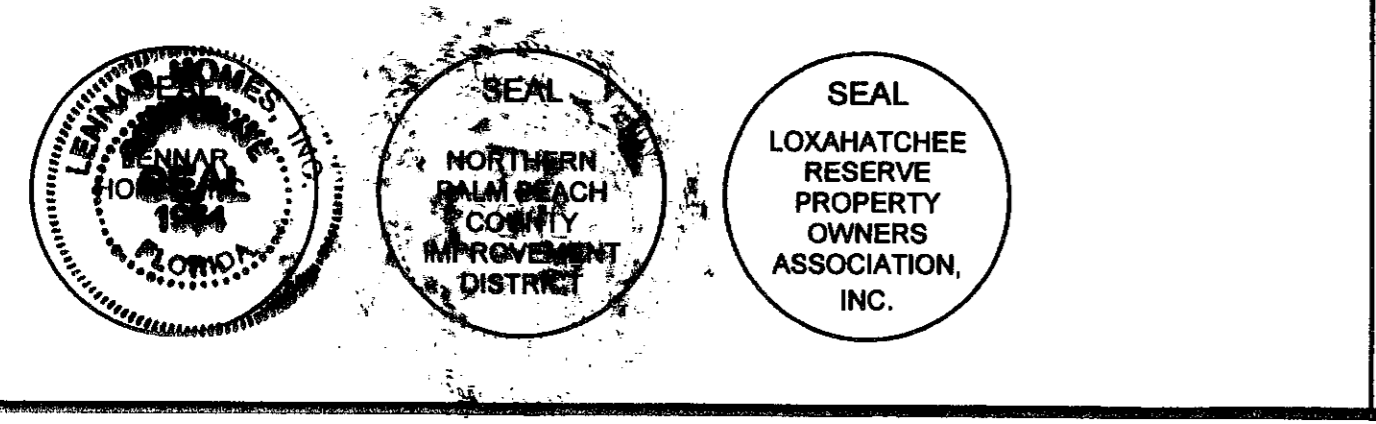
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF November, 2006.

ATTEST: Julie Cierpek, Assistant Secretary BY: David M. Baselice, Vice President

ACKNOWLEDGMENT: STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED DAVID M. BASELICE AND Julie Cierpek, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AND FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTFULLY, OF LENNAR HOMES, INC., 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 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 10th DAY OF November, 2006.
MY COMMISSION EXPIRES 01-02-2009 BY: Carolyn K. Cordero, Notary Public

ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 10th DAY OF November, 2006.
LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: Gary Bonuso, Secretary BY: Sharon Caputo, President

ACKNOWLEDGMENT: STATE OF FLORIDA ) COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED SHARON CAPUTO AND GARY BONUSO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTFULLY, OF LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 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 10th DAY OF November, 2006.
MY COMMISSION EXPIRES 01-02-2009 BY: Carolyn K. Cordero, Notary Public



SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE 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 ORDINANCES OF THE TOWN OF JUPITER.
BY: Wm. R. Van Campen, P.S.M. 2424 DATED THIS 30 DAY OF OCTOBER, 2006.
ASSOCIATED LAND SURVEYORS, INC. LB 7344 4152 W. BLUE HERON BLVD., SUITE 121 RIVIERA BEACH, FL 33404

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 WM. R. VAN CAMPEN, P.S.M. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (904)948-2102 L.B. NO. 7344 EMAIL: ALSURVEY@AOL.COM RECORD PLAT LOXAHATCHEE RESERVE