BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

183. PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA;

188, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

RECORDS, PALM BEACH COUNTY, FLORIDA:

CONTAINING: 152.57 ACRES, MORE OR LESS.

**DEDICATION:**STATE OF FLORIDA

**RESERVATIONS:** 

COUNTY OF PALM BEACH )

**SHEET 1 OF 16** 

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD

OF January AND DULY RECORDED IN PLAT BOOK NO. 109 ON PAGES 44-59

SHARON R. BOCK CLERK AND COMPTROLLER OF THE CIRCUIT COURT

00030-063 NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 47A

| AREA SUMMARY     |                          |                   |  |  |  |
|------------------|--------------------------|-------------------|--|--|--|
| TRACT "A"        | 21.99 ACRES TRACT "O-11" | 0.12 ACRES        |  |  |  |
| TRACT "L-1"      | 4.86 ACRES TRACT "O-12"  | 0.17 ACRES        |  |  |  |
| TRACT "L-2"      | 1.81 ACRES TRACT "O-13"  | 0.12 ACRES        |  |  |  |
| TRACT "L-3"      | 3.61 ACRES TRACT "CU-1"  | 0.24 ACRES        |  |  |  |
| TRACT "L-4"      | 2.97 ACRES TRACT "CU-2"  | 0.25 ACRES        |  |  |  |
| TRACT "L-5"      | 4.24 ACRES TRACT "CU-3"  | 0.42 ACRES        |  |  |  |
| TRACT "L-6"      | 5.49 ACRES TRACT "CU-4"  | 0.56 ACRES        |  |  |  |
| TRACT "L-7"      | 4.03 ACRES TRACT "CU-5"  | 0.45 ACRES        |  |  |  |
| TRACT "L-8"      | 6.60 ACRES TRACT "CU-6"  | 0.49 ACRES        |  |  |  |
| TRACT "NPBCID-1" | 0.09 ACRES TRACT "CU-7"  | 0.38 ACRES        |  |  |  |
| TRACT "P"        | 2.02 ACRES TRACT "CU-8"  | 0.39 ACRES        |  |  |  |
| TRACT "UP"       | 0.72 ACRES TRACT "CU-9"  | 1.94 ACRES        |  |  |  |
| TRACT "O-1"      | 1.51 ACRES TRACT "CU-10" | 0.61 ACRES        |  |  |  |
| TRACT "O-2"      | 1.27 ACRES TRACT "CU-11" | 0.91 ACRES        |  |  |  |
| TRACT "O-3"      | 0.07 ACRES TRACT "CU-12" | 1.16 ACRES        |  |  |  |
| TRACT "O-4"      | 0.12 ACRES TRACT "CU-13" | 2.93 ACRES        |  |  |  |
| TRACT "O-5"      | 0.10 ACRES TRACT "CU-14" | 0.23 ACRES        |  |  |  |
| TRACT "O-6"      | 0.11 ACRES TRACT "CU-15" | 0.13 ACRES        |  |  |  |
| TRACT "O-7"      | 0.08 ACRES TRACT "GW"    | 7.96 ACRES        |  |  |  |
| TRACT "O-8"      | 0.28 ACRES TRACT "R"     | <b>3.61 ACRES</b> |  |  |  |
| TRACT "O-9"      | 0.14 ACRES LQTS (312)    | 67.28 ACRES       |  |  |  |
| TRACT "O-10"     | 0.11 ACRES TOTAL AREA=   | 152.57 ACRES      |  |  |  |

## SURVEYOR'S NOTES:

- 1. THE BASE BEARING FOR THIS PLAT IS SOUTH 89°56'44" EAST AS SHOWN ALONG THE SOUTH BOUNDARIES OF THE PLAT OF JUPITER ISLES PLAT 2 AND JUPITER ISLES PLAT 3 RECORDED IN PLAT BOOK 102, PAGE 183 AND PLAT BOOK 102, PAGE 188, RESPECTIVELY ALL PLAT BEARINGS SHOWN CORRESPOND TO GRID BEARINGS WITH NO ROTATION
- 2. THE STATE PLANE GRID COORDINATES NOTED AT EACH PERMANENT REFERENCE MONUMENT ARE BASED UPON THE FLORIDA EAS' COAST ZONE BASED ON NAD 83 DATUM (1990 ADJUSTMENT).
- 3. THE PLAT DISTANCES SHOWN ARE GROUND DISTANCES WITH A GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR OF 1.000029.

## 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 WRITTE 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.

## NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE: STATE OF FLORIDA

COUNTY OF PALM BEACH

DATED THIS

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE NON-EXCLUSIVE EASEMENTS AND THE WATER MANAGEMENT EASEMENTS. AS SHOWN HEREON. AND HEREBY ACKNOWLEDGES THE RESERVATION OF "TRACT NPBCID-1", AS SHOWN HEREON, AND FURTHER 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.

|   |            | 1                     | *         |         |
|---|------------|-----------------------|-----------|---------|
|   | H          | <u>Orthern Pa</u>     | LM BEACH  | COUNT   |
|   |            | .m                    | A SPECIA  | L TAXIN |
|   |            |                       | . /       |         |
| ATTEST:                                 | When       | _k)anAl               | 4. M      |         |
| ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,, | O'NEAL BAS | THE SECTION           |           | .,      |
|   |            | CENTER, OF L., CORNEL | المطاطعين |         |
|   | BOARD OF   | SUPERVISORS           |           |         |

DAY OF January

<u> Y IMPROVEMENT DISTRIC</u>

TITLE CERTIFICATION

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, LLC., A FLORIDA LIMITED LIABILITY COMPANY; 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.

<u>TOWN APPROVAL</u> STATE OF FLORIDA

COUNTY OF PALM BEACH )

THE PLAT. "LOXAHATCHEE RESERVE NORTH", 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 11 THE DAY OF JANUARY , 2008, 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

MAPPER ,

DOUG KOENNICKE, P.E., TOWN ENGINEER SALLY M. BOYLAN, TOWN CLERK

SEAL TOWN OF JUPITER ENGINEER

SEAL

**TOWN OF** 

**JUPITER** 

**ASSOCIATED LAND SURVEYORS, INC** 4152 W. BLUE HERON BLVD. - SUITE 121 **RIVIERA BEACH, FLORIDA 33404** PHONE:(661)646-2102 FAX:(561)844-9659 L.B. NO. 7344

RECORD PLAT LOXAHATCHEE RESERVE NORTH

BEING A REPLAT OF JUPITER ISLES PLAT 1, JUPITER ISLES PLAT 2 AND JUPITER ISLES PLAT 3, RECORDED IN PLAT BOOK 102, PAGE 176 AND PLAT BOOK 102, PAGE 183 AND PLAT BOOK 102, PAGE 188, RESPECTIVELY, ALL LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA. IPITER COMMUNITY WASHINGTON CHURCH STREET INDIANTOWN ROAD (15) INDICATES SHEET NUMBER CANAL C-1

LEMMAR HOMES, LLC

HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED

WITHERS WITHERSOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED

DAY OF January , 2009.

BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY

SEFORE ME PERSONALLY APPEARED PAMELA M. RAUCH AND O'NEAL BARDIN, JR., WHO ARE PERSONALLY KNOWN TO ME AND WHO

EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF NORTHERN PALM BEACH COUNTY

IMPROVEMENT DISTRICT, A SPECIAL TAXING DISTRICT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED

SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL

**WOTARY PUBLIC** 

THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS

DXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC

A FLORIDA CORPORATION NOT-FOR-PRO

OF SAID DISTRICT, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND

SHEET INDEX (NOT TO SCALE)

COMMISSION NO. BB383044

PHUMP MESIDENT MORILYN JOLOGOS VP

Susan P Scheff My Commission DD207724

COMMISSION NO. DD20T12

SHARON CAPUTO, PRESIDENT

Expires 08/18/2007

18th DAY OF <u>becember</u>, 2006.

DAVID M. BASEFICE, VICE PRESIDENT

Maulia Jacoba

LOCATION MAP (NOT TO SCALE)

BEFORE ME PERSONALLY APPEARED DAVID M. BASELICE AND JULY 18 PIK

ONEAL BARDIN, JR., SECRETARY

BOARD OF SUPERVISORS

PRINTED NAME MAUN K. CONSETTO

Monlyn becobs

COUNTY OF PALM BEACH)

OF ITS BOARD OF SUPERVISORS, THIS

ACCEPTANCE OF DEDICATIONS

COUNTY OF PALM BEACH

DERBK LASSEN

ACKNOWLEDGMENT: STATE OF FLORIDA

WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE 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 MYTHESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE AND/OR ASSIGNS, FOR ACCESS PURPOSES ONLY. SAID LAND BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY THIS PROPERTY OWNERS ASSOCIATION. INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE

CONTROL DISTRICT. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND THE TOWN OF JUPITER, THEIR SUCCESSORS AND/OR ASSIGNS. FOR INSTALLATION, OPERATION AND MAINTENANCE OF THEIR RESPECTIVE WATER, SEWER AND DRAINAGE FACILITIES, AND NO ABOVE

MAINTENANCE. AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM

KNOW ALL MEN BY THESE PRESENTS, THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND NORTHERN PALM

BEACH COUNTY IMPROVEMENT DISTRICT, A SPECIAL TAXING DISTRICT, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF

JUPITER ISLES PLAT 1, JUPITER ISLES PLAT 2 AND JUPITER ISLES PLAT 3, RECORDED IN PLAT BOOK 102, PAGE 176 AND PLAT BOOK 102, PAGE 183 AND PLAT BOOK 102. PAGE 188. RESPECTIVELY, ALL LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LOXAHATCHEE RESERVE NORTH", AND

ALL OF THE PLAT OF JUPITER ISLES PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE 176, PUBLIC

TOGETHER WITH ALL OF THE PLAT OF JUPITER ISLES PLAT 2, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE

TOGETHER WITH ALL OF THE PLAT OF JUPITER ISLES PLAT 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 102, PAGE

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED. AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR

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. PALM BEACH COUNTY SHALL HAVE THE

RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED

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 SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES THE ROADWAYS AND ANY AND ALL DRAINAGE AND LAKE MAINTENANCE EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. TRACTS "L-1" THROUGH "L-8", INCLUSIVE, ARE SUBJECT TO THE REQUIRED LITTORAL PLANTING AND AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LENNAR

THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.). AS SHOWN HEREON, ARE HEREBY SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY 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-

INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, IT SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION WITHOUT RECOURSE TO THE TOWN OF JUPITER, PALM BEACH COUNTY SHALL HAVE THE RIGHT. BUT NOT THE OBLIGATION. TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS. INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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/OR MAINTENANCE OF OTHER UTILITY FACILITIES.

TRACTS "O-1" THROUGH "O-13", INCLUSIVE, (OPEN SPACE), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE ROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGMS, 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.

TRACT "UP" (UPLAND PRESERVE), AS SHOWN HEREON, IS HEREBY DEDICATED TO LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR UPLAND PRESERVE AND BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE MAINTENANCE OF TRACT "UP" (UPLAND PRESERVE) WILL BE IN ACCORDANCE WITH THE APPROVED MAINTENANCE AND COUNTY OF PALM BEACH)

0. TRACT "P" (WETLAND PRESERVE). AS SHOWN HEREON, IS HEREBY DEDICATED TO LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR WETLAND PRESERVE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THE

MAINTENANCE OF TRACT "P" WILL BE IN ACCORDANCE WITH THE APPROVED MAINTENANCE AND MANAGEMENT PLAN. 1. TRACT "GW" (WILDLIFE/GREENWAY CORRIDOR), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF JUPITER, IT'S SUCCESSORS AND/OR THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT ASSIGNS FOR OPEN SPACE. LANDSCAPING. IRRIGATION. TEMPORARY SURFACE WATER RETENTION. DRAINAGE, PEDESTRIAN ACCESS AND WILDLIFE CROSSING PURPOSES

2. THE 10 FOOT WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NORTHERN) FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES. THESE EASEMENTS ARE SUBJECT TO FURTHER UNDERGROUND USE FOR WATER SUPPLY, ELECTRICAL POWER, TELECOMMUNICATIONS AND CARLE TELEVISION. THERE SHALL BE NO PLACEMENT OF SUCH FACILITIES ON OR UNDER THESE WATER MANAGEMENT EASEMENTS UNLESS PREVIOUSLY APPROVED. IN WRITTEN PERMIT FORM, BY NORTHERN

3. 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 DRAMAGE, 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 DRAMAGE 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

4. THE EMERGENCY ACCESS AND UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE REGERVE PROPERTY OWNERS ASSOCIATION, INC., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, THE TOWN OF JUPITER AND THE LOXAHATCHEE RIVER THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS ENVIRONMENTAL CONTROL DISTRICT FOR EMERGENCY ACCESS AND WATER LINE UTILITY CONSTRUCTION AND MAINTENANCE PURPOSES. THIS FOR SAME, AS STATED HEREON, DATED THIS 18 DAY OF DECEMBER 1, 2006. EASEMENT IS FOR THE BENEFIT OF THE LANDS TO THE WEST OF THIS PLAT OWNED BY THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT. SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS.

5. TRACT "R" (RECREATION), AS SHOWN HEREON, IS HEREBY RESERVED BY LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

16. 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

7. TRACTS "CU-1" THROUGH "CU-15", INCLUSIVE, (COMMON USE), 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, LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE AND PEDESTRIAN ACCESS PURPOSES AND ARE THE

18. TRACT "MPBCID-1", AS SHOWN HEREON, IS HEREBY RESERVED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR INGRESS, EGRESS, DRAMAGE AND MAINTENANCE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

19. THE 15 FOOT UTILITY AND ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT, THE TOWN OF JUPITER AND THE LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT FOR ACCESS AND WATER LINE UTILITY CONSTRUCTION AND MAINTENANCE PURPOSES, SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORFORATION, ITS SUCCESSORS AND/OR ASSIGNS.

10. THE SAFE SIGHT EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER FOR THE CONTROL AND JURISDICTION OF CONSTRUCTION RIGHTS WITHIN SAID EASEMENTS. NO CONSTRUCTION. BUILDINGS SIGNS. MONUMENTS OR ANY KIND OF LANDSCAPING SHALL BE PLACED IN SAID EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL FROM THE TOWN ENGINEER.

LOXAHATCHEE

RESERVE

PROPERTY

OWNERS

ASSOCIATION,

ACKNOWLEDGMENT: STATE OF FLORIDA COUNTY OF PALM BEACH LANDSCAPING, IRRIGATION, TEMPORARY SURFACE WATER RETENTION, DRAINAGE AND PEDESTRIAN ACCESS PURPOSES AND ARE THE DESTRIAN ACCESS PURPOSES AND ARE THE DESTRIAN ACCESS PURPOSES AND ARE THE DESTRIAN ACCESS PURPOSES AND ARE PERSONALLY KNOWN TO ME AND WHO PERSONALLY APPEARED SHARON CAPUTO AND GARY-BONGO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT COMPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFINED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY CHANGE REGISLATI CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION Commission & DD38304/ Expires January 2, 2000 WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF DECEMBER . 2006 tonday This Fear - management mic 900-305-5019 MY COMMISSION EXPIRES: 0(-08-2009) PRINTED NAME CALDLYN K. CORDERCO COMMISSION NO. 203836 44 HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY NOTICE: RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF;

SURVEYOR'S CERTIFICATION: MORTHERN PALM MARK R. BEACH COUNTY MPROVEMENT VAN CAMPE DISTRICT P.S.M. 2439

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.

WM. R. VAN CAMPEN, P.S.M. 24 DATED THIS 22 19 DAY OF DECEMBER

SECRETARY

ASSOCIATED LAND SURVEYONS, INC., (L.B. 7344)

4152 W. BLUE HERON BLVD., SUITE 121, RIVIERA BEACH, FLORIDA

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., 4182 WEST BLUE HERON BOULEVARD. SUITE 121, RIVIERA BEACH, FLORIDA.