

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II - REPLAT

BEING A REPLAT OF LOTS 50, 51A, AND 53A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II, RECORDED IN PLAT BOOK 114, PAGES 33 AND 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

118

AUGUST, 2011

SHEET 1 OF 2

0070-097



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 3:59 P.M. on the 20th day of September, 2011, and duly recorded in Plat Book 114-119 to Page 118-119
Sharon R. Beck, Clerk & Commissioner
By: _____ D.C.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT RAYMOND G. VIAULT AND LUCILLE C. VIAULT, HUSBAND AND WIFE AND LOXCO, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II-REPLAT, BEING A REPLAT OF LOTS 50, 51A, AND 53A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II, RECORDED IN PLAT BOOK 114, PAGES 33 AND 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 50, 51A, AND 53A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II, RECORDED IN PLAT BOOK 114, PAGES 33 AND 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1.) THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

2.) THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.

THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF A DRAINAGE SYSTEM WITHIN BOUNDARY OF 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 TRACTS 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.

IN WITNESS WHEREOF, RAYMOND G. VIAULT AND LUCILLE C. VIAULT, HUSBAND AND WIFE, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED ATTORNEY IN FACT THIS 19th DAY OF August, 2011.

WITNESS: Lori J. Christiano
PRINT NAME: Lori J. Christiano
BY: James H. Ryan
PRINT NAME: James H. Ryan
WITNESS: Wanda E. Evernack
PRINT NAME: Wanda E. Evernack

ACKNOWLEDGEMENT

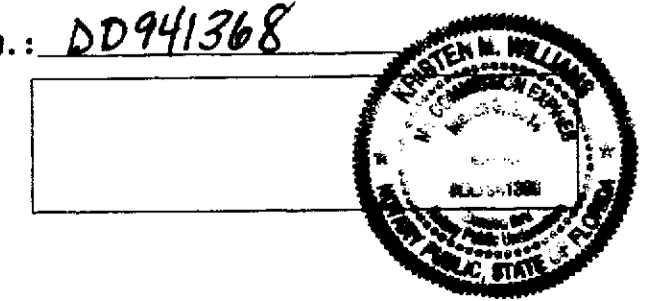
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JAMES H. RYAN, ESQUIRE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS ATTORNEY IN FACT FOR RAYMOND G. VIAULT AND LUCILLE C. VIAULT, HUSBAND AND WIFE FOR PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF August, 2011.

MY COMMISSION EXPIRES: March 3, 2014

COMMISSION NO.: DD941368



IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF August, 2011.

LOXCO, INC., A FLORIDA CORPORATION,
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS: Lori J. Christiano
BY: Diane E. Gray
PRINT NAME: Lori J. Christiano
DIAENE E. GRAY
V. PRESIDENT

WITNESS: Eric Casaus
PRINT NAME: ERIC CASASUS

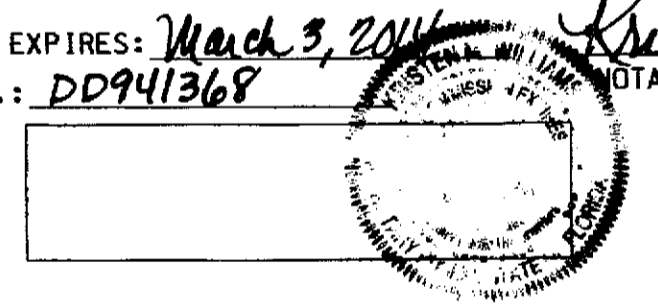
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DIANE E. GRAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LOXCO, INC., A FLORIDA CORPORATION, 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 19th DAY OF August, 2011.

MY COMMISSION EXPIRES: March 3, 2014
COMMISSION NO.: DD941368



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, 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 29th DAY OF August, 2011.

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: Mason Walsh
MASON WALSH, PRESIDENT

WITNESS: _____
WITNESS: Kristen M. Williams

LEGEND / ABBREVIATIONS

- = FOUND 4"x4" CONCRETE MONUMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- (NR) = NOT RADIAL
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE
- (R) = RADIAL
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MASON WALSH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, 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 29th DAY OF August, 2011.

MY COMMISSION EXPIRES: Dec 3, 2014
COMMISSION NO.: EE 36190



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, JAMES H. RYAN, 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 TO RAYMOND G. VIAULT AND LUCILLE C. VIAULT, HUSBAND AND WIFE AND LOXCO, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8/16/2011
BY: James H. Ryan
FLORIDA BAR NO. 188505

TOWN OF JUPITER APPROVAL

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
TOWN OF JUPITER)

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II-REPLAT 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 31 DAY OF AUGUST, 2011, 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.

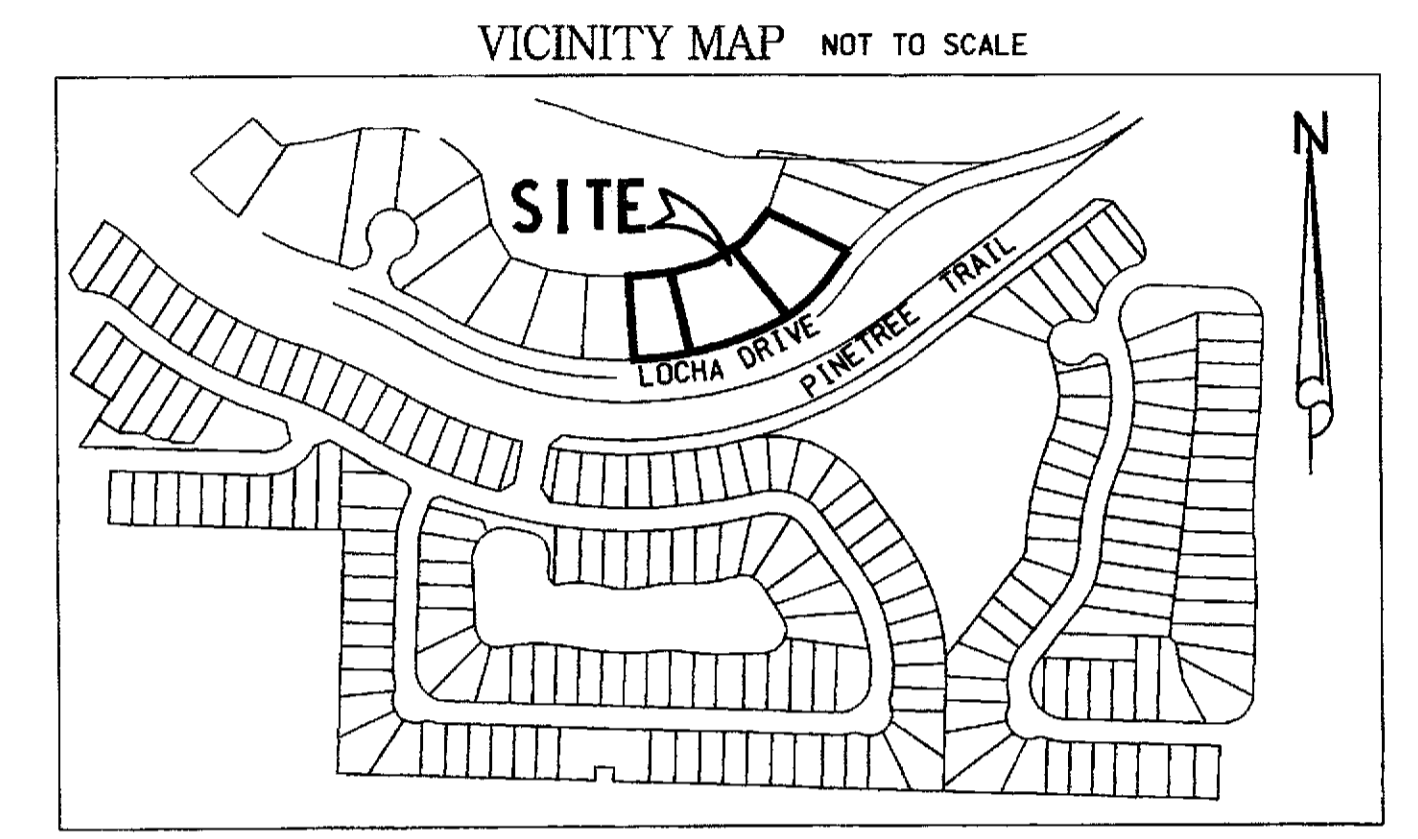
BY: Doug P. Koennicke, P.E.
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

BY: Karen J. Golonka
KAREN J. GOLONKA, MAYOR

ATTEST: Sally N. Boylan
SALLY N. BOYLAN, TOWN CLERK

AREA TABULATION

	SQUARE FOOTAGE	ACRES
LOT 50	18,921.05	0.434
LOT 51A	32,580.04	0.748
LOT 53A	32,580.17	0.748
TOTAL	84,081.26	1.930



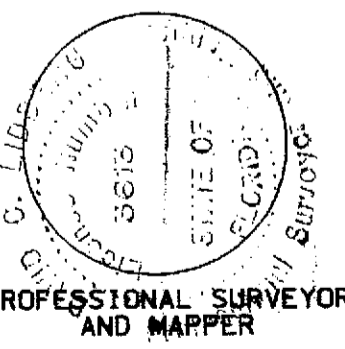
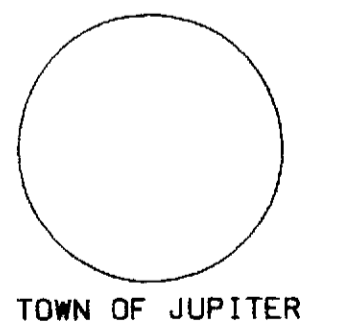
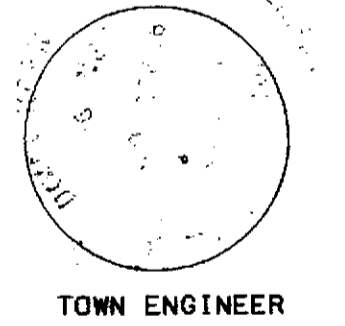
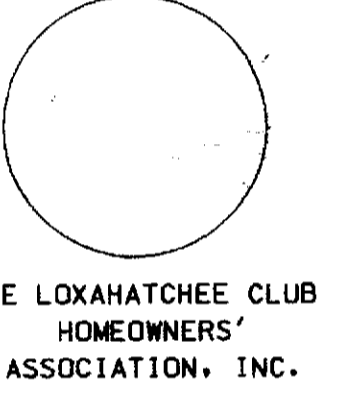
SURVEYOR'S NOTES

- NO STRUCTURES 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.
- ALL BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 16 OF PHASE II, RECORDED IN PLAT BOOK 114, PAGES 33 AND 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEE SHEET 2 OF 2 FOR PLAT BEARING BASE.
- THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO IN AND FOR THE OFFICE OF LIDBERG LAND SURVEYING, INC.
- 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.

SURVEYOR'S CERTIFICATION

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 THE TOWN OF JUPITER.

DATE: AUGUST 16, 2011
BY: David C. Lidberg
DAVID C. LIDBERG, P.S.M.
LICENSE NO. LS 3613
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454
LB4431

CAD. K:\UST \14142 \58-32 \10-123-306A \10-123-306A.DGN	REF.	FLD. AM.	FB. PG.	JOB 10-123-306A
		OFF. L.J.C.	604 03.04	DATE AUGUST 2011
CKD. D.C.L.	SHEET 1 OF 2	DWG. D10-123PP		