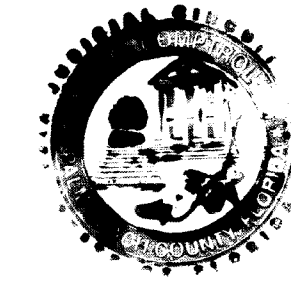


# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 25 OF PHASE II - REPLAT

BEING A REPLAT OF A PORTION OF LOT 19 AND A PORTION OF THE COMMON AREA AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2017 SHEET 1 OF 2



0140

COUNTY OF PALM BEACH  
Notary Public  
My Commission Expires 3:53 PM  
11/17  
140-141  
Sharon R. Bush, Clerk & Comptroller  
Dyana M. Collins, P.C.

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT KENNETH RANIERI AND DEBRA D. RANIERI, OWNERS OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 25 OF PHASE II - REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF LOT 19 AND A PORTION OF THE COMMON AREA AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, 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:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 19; THENCE ALONG THE SOUTH LINE OF SAID LOT 19, SOUTH 86°22'43" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTH LINE AND ITS WESTERLY PROLONGATION, SOUTH 86°22'43" WEST, A DISTANCE OF 63.00 FEET; THENCE NORTH 03°37'17" WEST, A DISTANCE OF 57.33 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 19; THENCE ALONG SAID PROLONGATION AND THE SAID NORTH LINE OF LOT 19, NORTH 86°22'43" EAST, A DISTANCE OF 45.84 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 03°37'17" WEST, A DISTANCE OF 15.38 FEET; THENCE NORTH 86°22'43" EAST, A DISTANCE OF 27.29 FEET; THENCE SOUTH 03°37'17" EAST, A DISTANCE OF 15.38 FEET; THENCE NORTH 86°22'43" EAST, A DISTANCE OF 4.87 FEET; THENCE SOUTH 03°37'17" EAST, A DISTANCE OF 24.00 FEET; THENCE SOUTH 86°22'43" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 03°37'17" EAST, A DISTANCE OF 33.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.101 ACRES OR 4,392 SQUARE FEET MORE OR LESS.

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

- 1.) LOT 19R, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL DEVELOPMENT PURPOSES.
- 2.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS 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 SAID DRAINAGE SYSTEM, SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT, FOR PUBLIC PURPOSES. THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 3.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, WE, KENNETH RANIERI AND DEBRA D. RANIERI, DO HERETO SET OUR HANDS THIS 17th DAY OF March, 2017.

WITNESS: Lori J. Christiano PRINT NAME: Lori J. Christiano  
 WITNESS: Melissa A. Johnston PRINT NAME: Melissa A. Johnston  
 WITNESS: Lori J. Christiano PRINT NAME: Lori J. Christiano  
 WITNESS: Melissa A. Johnston PRINT NAME: Melissa A. Johnston

BY: Kenneth Ranieri KENNETH RANIERI  
 BY: Debra D. Ranieri DEBRA D. RANIERI

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH RANIERI AND DEBRA D. RANIERI, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF March, 2017.

MY COMMISSION EXPIRES: March 3, 2018 Kristen M. Williams  
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: KRISTEN M. WILLIAMS  
COMMISSION NUMBER: FF086983

(SEAL)

### 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") 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, FLORIDA.

DATE: MARCH 14, 2017 BY: David C. Libberg  
DAVID C. LIBBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### TITLE CERTIFICATION

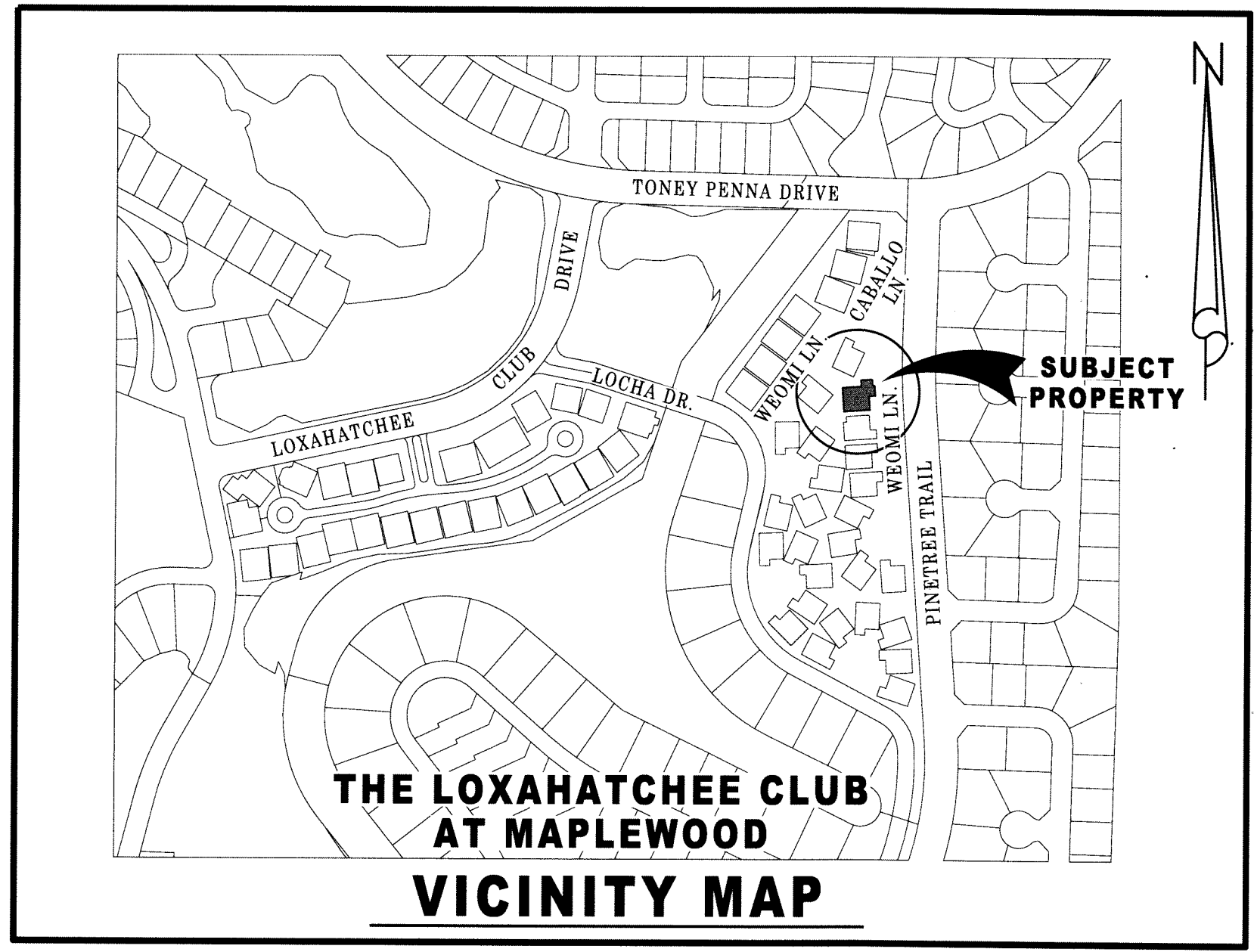
STATE OF FLORIDA  
COUNTY OF PALM BEACH

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 IN KENNETH RANIERI AND DEBRA D. RANIERI; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: March 28, 2017 BY: James H. Ryan  
JAMES H. RYAN, ESQUIRE  
FLORIDA BAR NO. 188505

### SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEE MAP SHEET FOR THE BEARING BASE ALONG THE CENTERLINE OF WEDOMI LANE OF SOUTH 03°37'17" EAST WHICH IS TIED TO FOUND P.R.M.'s ADJACENT TO LOCHA DRIVE.
- 2.) 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.
- 3.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 4.) THIS IS A REPLAT OF LOT 19 AND A PORTION OF THE COMMON AREA (PLAT BOOK 54, PAGES 103 THROUGH 105). ALL PLATTED EASEMENTS, IF ANY, LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5.) SEE OFFICIAL RECORD BOOK 28893, PAGE 1160, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR AN EASEMENT WHICH ALLOWS FOR THE INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF A PRIVACY WALL GENERALLY LOCATED WITHIN THE REMAINING PORTION OF LOT 19, LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON.
- 6.) THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIBBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.



### TOWN OF JUPITER APPROVAL:

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 177.071, FLORIDA STATUTES, THIS 20th DAY OF April, 2017, 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  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 25 OF PHASE II - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF April, 2017.

BY: Todd R. Wodraska ATTEST: Sally M. Boylan  
TODD R. WODRASKA, MAYOR SAULLY M. BOYLAN, TOWN CLERK

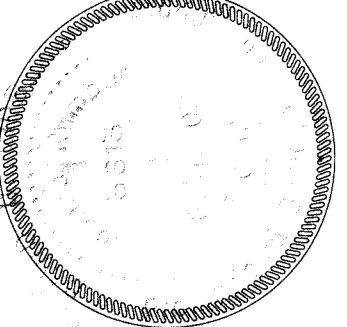
### LEGEND / ABBREVIATIONS

- ⊙ = SET 5/8" IRON ROD & ALUMINUM CAP "PRM LB 4431"
- ⊙ = SET MAG NAIL & DISK "PRM LB 4431"
- D.R.B. = OFFICIAL RECORD BOOK
- PG. = PAGE
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- S.E. = SOUTHEAST

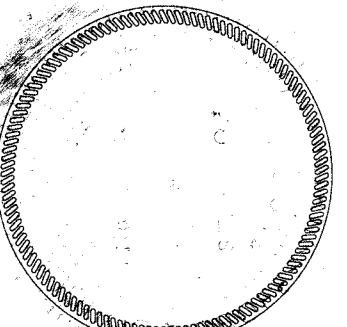
### AREA TABULATION

LOT	SQUARE FOOTAGE	ACRES
LOT 19R	4,392	0.101

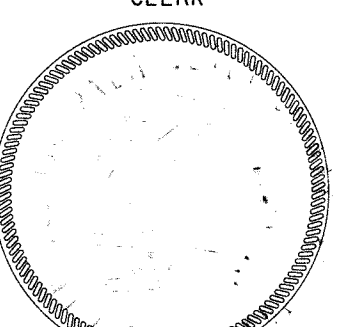
PROFESSIONAL SURVEYOR & MAPPER



TOWN OF JUPITER ENGINEER



TOWN OF JUPITER CLERK



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

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OFF.	R.J.W.		11-053A-306
CKD.	D.C.L.	SHEET 1 OF 2	DATE 11/09/2017
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