BIG DOG RANCH

BEING A REPLAT OF TRACTS 9 AND 11, BLOCK D, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

32.10 ACRES

0.29 ACRE

0.77 ACRE

33.16 ACRES

AREA SUMMARY

THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE

AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYOR'S, INC., 4152 WEST

2. THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918, IN

3. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S.

4. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID

5. THE BEARING BASIS (BB) AS SHOWN HEREON, IS BASED ON THE STATE

6. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000007062

7 ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS

8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF

9. 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 DETERMINED BY

PARTS THEREOF, AND BASED UPON A BENCH MARK DESIGNATED "OKEE

9-1", HAVING A NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD 1929)

ELEVATION OF 20.078 AS PUBLISHED BY PALM BEACH COUNTY

10. ELEVATIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL

COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION

PLANE GRID AZIMUTH BEARING OF SOUTH 89°27'54" EAST, NORTH LINE OF

TRACT 11, BLOCK D. AS SHOWN HEREON, AND ALL OTHER BEARINGS ARE

BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404

OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.

(GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE)

APPROVALS, TOWN OF LOXAHATCHEE GROVES

VIRGINA/WALTON

TOWN CLERK

REVIEWING SURVEYOR

PERMANENT CONTROL POINTS (P.C.P.'S).

FLORIDA CERTIFICATE NO.: 5991

PROFESSIONAL SURVEYOR AND MAPPER

Swell 4. SCOTT F. BRYSON

STATE OF FLORIDA

COUNTY OF PALM BEACH

THE PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES PURSUANT TO THE ORDINANCES OF THE SAID TOWN IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS DAY OF JUNE, 2017.

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKS (P.R.M.'S) OR

MAYOR

J. Undercooch

WILLIAM UNDERWOOD

TOWN MANAGER

TOWN ENGINEER

DATED: Jone 2, 2017

LOXAHATCHEE GROVES ZONING REGULATIONS.

TRACT RW-1

TRACT RW-2

PUBLIC RECORDS OF PALM BEACH COUNTY.

FEET AND DECIMAL PARTS THEREOF

RELATIVE THERETO.

OTHERWISE NOTED.

USE OF RIGHTS GRANTED.

ENGINEERING AND PUBLIC WORKS.

NOTES

TOTAL AREA

STATE OF FLORI **COUNTY OF PALM BEACH**

> THIS PLAT WAS FILED FOR THIS 21 DAY OF June AND DULY RECORDED IN PLAT NO. 124 ON PAGES 7

SHARON R. BOCK CLERK AND COMPTROLLER

1. 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

OKEECHOBEE BLVD SOUTHERN BLVD **LOCATION MAP**

STATE OF FLORIDA

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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28764 AT PAGE 911 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS

STEVEN TROMP, WICE PRESIDEN SENIOR CREDIT OFFICER

BEFORE ME PERSONALLY APPEARED STEVEN TROMP, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST REPUBLIC BANK, A CALIFORNIA 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 (IF AVAILABLE) 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

MY COMMISSION EXPIRES: 12/21/18 BY: ROSE M. CLEBERO SEAL: FF165873

PRINTED NAME OF THE COMMISSION NO. FF165373

STATE OF FLORIDA

WE, PREMIER TITLE COMPANY, LTD., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BIG DOG RANCH REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY: THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS. AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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

PREMIER TITLE COMPANY, LTD. BY: PREMIER TITLE COMPANY, INC.

BERNARD R. BAKER, III, PRESIDENT

SURVEYOR'S CERTIFICATION:

SEAL STEPHEN L. SHIRLEY P.S.M. 3918

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") 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

STEPHEN L. SHIRLEY, P.S.M. 3918 DATED THIS 25TH DAY OF MAY

MORTGAGEE'S JOINDER AND CONSENT

COUNTY OF PALM BEACH)

15 DAY OF June, 2017.

ACKNOWLEDGMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS

TITLE CERTIFICATION:

COUNTY OF PALM BEACH)

DEPICTED BY THIS PLAT.

CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE TOWN OF LOXAHATCHEE GROVES, FLORIDA

ASSOCIATED LAND SURVEYORS, INC.

LB NO. 7344 EMAIL: als@alssurvey.net

4152 W. BLUE HERON BLVD. SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561) 848-2102 FAX: (561) 844-9659

BIG DOG RANCH SCALE: 1" = 80' WO.NO.: P1304

DWN: BLS SHEET 1 OF 2

TOWN OF TOWN OF **BIG DOG RANCH** FIRST REPUBLIC REVIEWING REAL ESTATE LOXAHATCHEE LOXAHATCHEE SURVEYOR HOLDINGS, LLC **GROVES ENGINEER** GROVES

DEDICATION:

FLORIDA.

STATE OF FLORIDA

COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT BIG DOG RANCH REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED

LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "BIG DOG RANCH", BEING A REPLAT OF TRACTS 9 AND 11,

BLOCK D. LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC

RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF

TRACTS 9 AND 11, BLOCK D. "LOXAHATCHEE GROVES", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12,

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

TRACT A. AS SHOWN HEREON IS HEREBY RESERVED FOR BIG DOG RANCH REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED

LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS

OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED

LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES,

TRACT RW-1, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH

TRACT RW-2. AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF LOXAHATCHEE GROVES,

THE 15 FOOT PUBLIC EQUESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF

LOXAHATCHEE GROVES, FLORIDA, FOR PUBLIC EQUESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL

MAINTENANCE OBLIGATION OF THE OWNER OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND

ASSIGNS. THE TOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE LANDS ENCUMBERED BY SAID

PUBLIC EQUESTRIAN ACCESS EASEMENT. IF THE TOWN DEEMS IT TO BE IN THE PUBLIC INTEREST TO PERFORM SUCH

MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE

THE LAKE MAINTENANCE EASEMENT AND LAKE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY BIG

DOG RANCH REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR

ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR PURPOSES OF PERFORMING ANY AND ALL

MAINTENANCE ACTIVITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BIG DOG RANCH REAL ESTATE HOLDINGS.

LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BIG DOG RANCH REAL ESTATE

HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER,

DRAINAGE, AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE

NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN

IN WITNESS WHEREOF, BIG DOG RANCH REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND

BIG DOG RANCH REAL ESTATE HOLDINGS, LLC

BEFORE ME PERSONALLY APPEARED LAUREN SIMMONS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED

DOG RANCH REAL ESTATE HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO

AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED

TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO

SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT. AND

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BIG

Lauren Dummons

LAUREN SIMMONS, MANAGER

COMMISSION NO. FF 218112

A FLORIDA LIMITED LIABILITY COMPANY

MAINTENANCE OF THE LAND ENCUMBERED BY THE EASEMENT TO PAY ALL OR PART OF THE MAINTENANCE COST.

SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 315 DAY OF May

LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PAGE 29. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOTAL CONTAINING: 1,444,527 SQUARE FEET OR 33.16 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES

FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

LOXAHATACHEE GROVES, NOR PALM BEACH COUNTY.

ACKNOWLEDGEMENT:

STATE OF FLORIDA

COUNTY OF PALM BEACH

DEED OF SAID COMPANY.