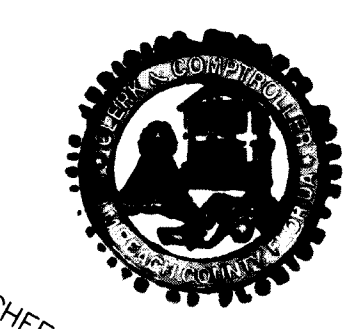


# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 26 OF PHASE II

BEING A REPLAT OF LOT 13, THE LOXAHATCHEE CLUB AT MAPLEWOOD, AS RECORDED IN PLAT BOOK 48, PAGE 131 THROUGH 134, PARCEL 13A, OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGE 39 THROUGH 53, AND A PORTION OF THE GOLF COURSE OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGE 39 THROUGH 53, ALL OF THE ABOVE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 41 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA  
MAY 2017 SHEET 1 OF 1

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 15:47 P.M., THIS 10<sup>th</sup> DAY OF July, 2017 AND DULY RECORDED IN PLAT BOOK 124 ON PAGE(S) 19  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock*, D.C.



### DEDICATION AND RESERVATIONS:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }  
KNOW BY ALL MEN BY THESE PRESENTS THAT CYNTHIA M. CONSI, OWNER OF THE LAND SHOWN HEREON AS:  
LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 26 OF PHASE II

BEING ALL OF LOT 13, THE LOXAHATCHEE CLUB AT MAPLEWOOD, AS RECORDED IN PLAT BOOK 48, PAGE 131 THROUGH 134, ALL OF PARCEL 13A, OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGE 39 THROUGH 53, AND A PORTION OF THE GOLF COURSE OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, AS RECORDED IN PLAT BOOK 51, PAGE 39 THROUGH 53, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 41 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL 13A; THENCE SOUTH 29°53'09" WEST, ALONG THE EAST LINE OF SAID PARCEL 13A AND ALONG THE EAST LINE OF SAID LOT 13, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 13 AND TO THE NORTH RIGHT-OF-WAY LINE OF HAWKSBILL WAY AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, AS RECORDED IN PLAT BOOK 48, PAGE 131 THROUGH 134, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 60°06'51" WEST, ALONG SOUTH LINE OF SAID LOT 13 AND SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 25.02 FEET TO THE BEGINNING OF A CURVE TO THE LEFT, CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1312.93 FEET AND A CENTRAL ANGLE OF 1°44'44"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, ALONG THE SOUTH LINE OF SAID LOT 13 AND SAID NORTH RIGHT-OF-WAY, A ARC DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 28°08'25" EAST, ALONG THE WEST LINE OF SAID LOT 13 AND ALONG THE WEST LINE OF SAID PARCEL 13A, SAID LINE BEING A RADIAL LINE TO THE PREVIOUS MENTIONED CURVE, A DISTANCE 120.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 13A; THENCE SOUTH 68°07'33" EAST, A DISTANCE OF 69.35 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL 13A; THENCE SOUTH 29°53'09" WEST, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL 13A, A DISTANCE OF 9.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,317.52 SQUARE FEET OR 0.191 ACRE, MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1.) THE UTILITY EASEMENT AS 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 5' RECIPROCAL MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE ADJOINING LOT OWNER(S) FOR BUILDING MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, I, CYNTHIA M. CONSI, DO HERETO SET OURS HANDS AND SEAL THIS 12<sup>th</sup> DAY OF June, 2017.

WITNESS SIGNATURE: *Jay White*  
PRINT WITNESS NAME: Jay White  
BY: *Cynthia M. Consi*  
CYNTHIA M. CONSI

WITNESS SIGNATURE: *Lori Beard Raymond*  
PRINT WITNESS NAME: Lori Beard Raymond

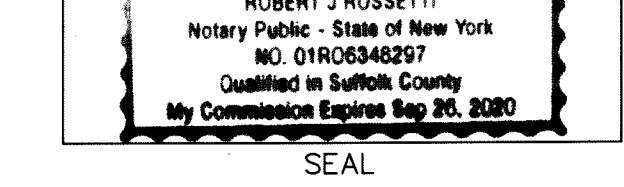
### ACKNOWLEDGEMENT:

STATE OF FLORIDA }  
COUNTY OF PALM BEACH }

BEFORE ME PERSONALLY APPEARED CYNTHIA M. CONSI, 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 THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS BY HAND AND OFFICIAL SEAL THIS 15<sup>th</sup> DAY OF June, 2017.

MY COMMISSION EXPIRES: 09/28/2020  
BY: *Robert J. Rossetti*  
NOTARY PUBLIC 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 CYNTHIA M. CONSI; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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 THIS PLAT.

DATED: 6-12-2017 BY: *James H. Ryan*  
JAMES H. RYAN, ESQUIRE  
ATTORNEY AT LAW  
FLORIDA BAR NO. 188505

### MORTGAGEE'S CONSENT:

STATE OF NEW JERSEY }  
COUNTY OF SOMERSET }

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 25968, PAGE 1398 AND IN MORTGAGE AND MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORD BOOK 28870, PAGE 1699, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14<sup>th</sup> DAY OF June, 2017.

PEAPACK GLADSTONE BANK  
A NEW JERSEY CORPORATION  
WITNESS SIGNATURE: *Megan Schotter*  
PRINT WITNESS NAME: Megan Schotter  
BY: *Vincent A. Spero*  
VINCENT A. SPERO  
TITLE: EXECUTIVE VICE PRESIDENT  
WITNESS SIGNATURE: *Mary E. Donovan*  
PRINT WITNESS NAME: Mary E. Donovan

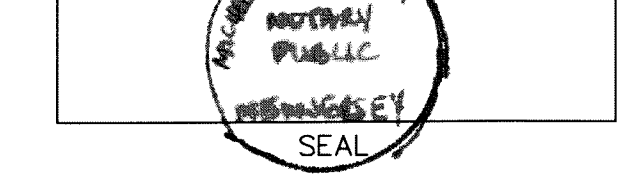
### ACKNOWLEDGEMENT:

STATE OF NEW JERSEY }  
COUNTY OF SOMERSET }

BEFORE ME PERSONALLY APPEARED VINCENT A. SPERO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS EXECUTIVE VICE PRESIDENT OF PEAPACK GLADSTONE BANK, AND HE 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 BY HAND AND OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF June, 2017.

MY COMMISSION EXPIRES: Oct. 22, 2019  
BY: *Michelle S. Giraldi*  
NOTARY PUBLIC STATE OF FLORIDA



### 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 13<sup>th</sup> DAY OF June, 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

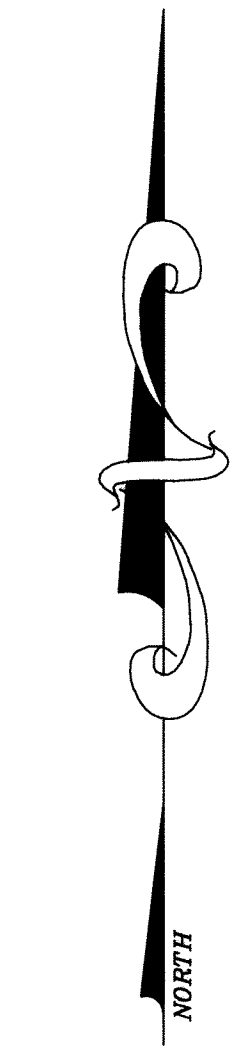
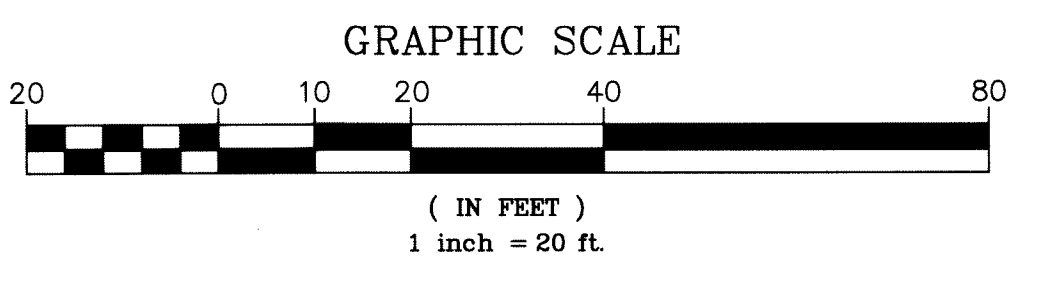
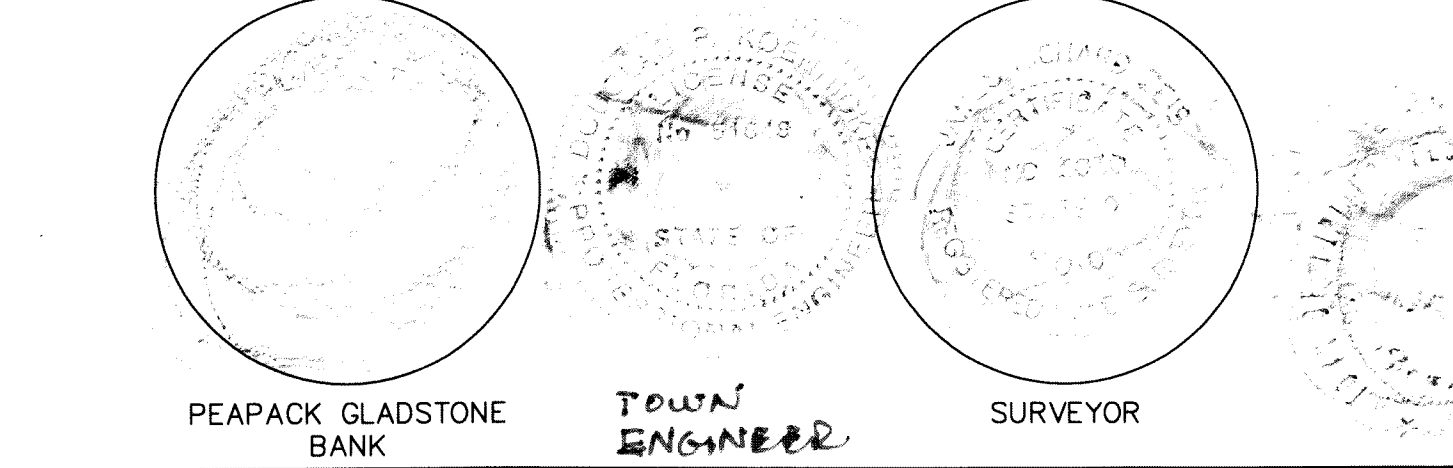
"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 26 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 13<sup>th</sup> DAY OF June, 2017.

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

### SURVEYOR'S CERTIFICATE:

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.) 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: 6/12/2017 BY: *James R. Zeis*  
JAMES R. ZEIS, P.S.M.  
PROFESSIONAL SURVEYOR & MAPPER LS 5030  
STATE OF FLORIDA

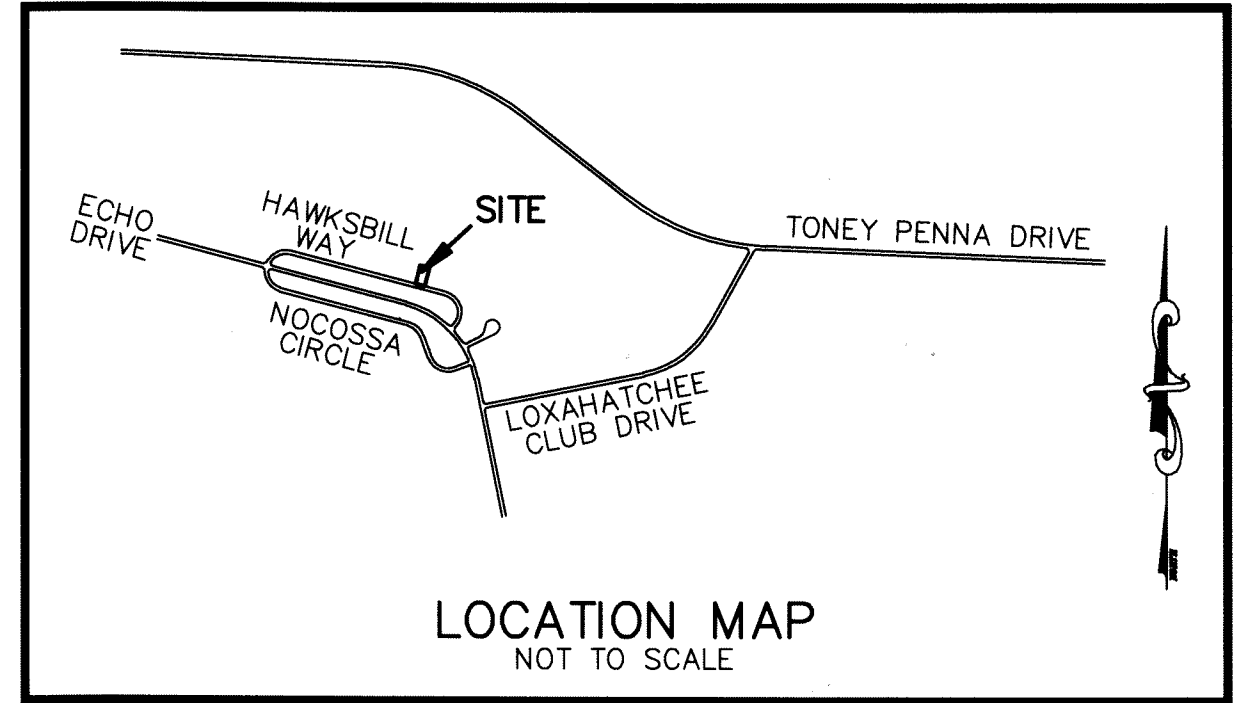
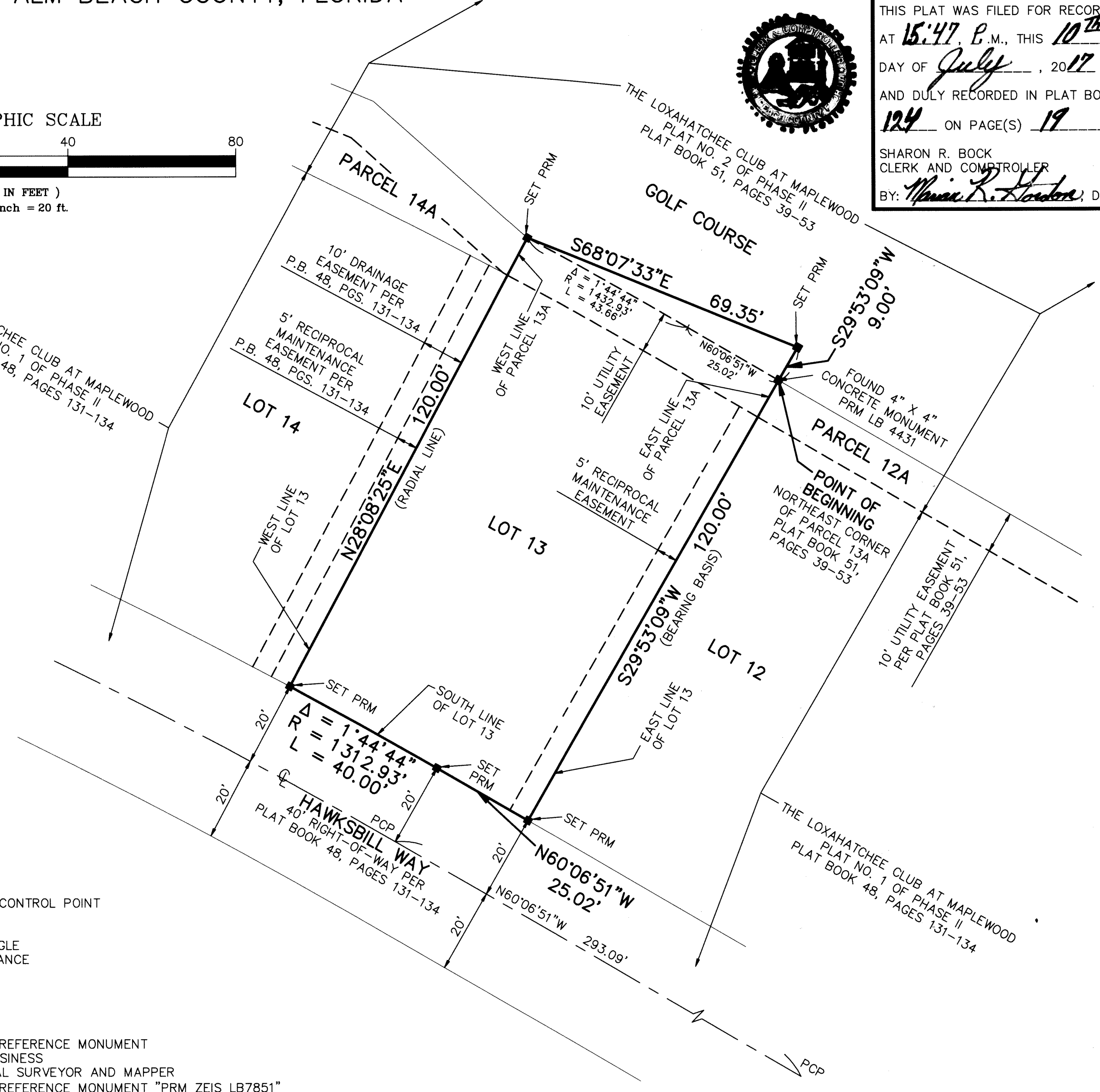


### LEGEND:

- C = CENTERLINE
- PCP = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PGS. = PAGES
- Δ = CENTRAL ANGLE
- R = RADIUS DISTANCE
- L = ARC LENGTH
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- PRM = PERMANENT REFERENCE MONUMENT
- LB = LICENSED BUSINESS
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- SET PRM = PERMANENT REFERENCE MONUMENT "PRM ZEIS LB7851" 4" X 4" CONCRETE MONUMENT

### SURVEY NOTES:

- BEARING SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, AS RECORDED IN PLAT BOOK 48, PAGE 131 THROUGH 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEARINGS ARE BASED ON THE EAST LINE OF LOT 13 OF SAID PLAT WHICH IS SHOWN TO BEAR SOUTH 29°53'09" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 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 THIS PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE THE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- NO STRUCTURE OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- THIS INSTRUMENT WAS PREPARED BY JAMES R. ZEIS, IN AND FOR THE OFFICES OF ZEIS CONSULTANTS, INC., 19910 HIBISCUS DRIVE, TEQUESTA, FLORIDA 33469, TELEPHONE (561) 632-7035.
- THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT "THE LOXAHATCHEE CLUB AT MAPLEWOOD", AS RECORDED IN PLAT BOOK 48, PAGE 131 THROUGH 134, A PORTION OF THE PLAT "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II", AS RECORDED IN PLAT BOOK 51, PAGE 39 THROUGH 53, AND A PORTION OF THE PLAT "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II", AS RECORDED IN PLAT BOOK 51, PAGE 39 THROUGH 53, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL ITEMS OF THE PREVIOUS PLATS WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.



**ZEIS consultants**  
JAMES R. ZEIS, P.S.M.  
19910 Hibiscus Drive  
Tequesta, Florida 33469  
Phone: 561-632-7035 LB 7851

|                  |               |                  |                    |                  |
|------------------|---------------|------------------|--------------------|------------------|
| SCALE: 1" TO 20' | DRAWN BY: JRZ | FIELD BOOK: FILE | DATA FILE: 476.TXT | JOB NUMBER: 0476 |
| DATE: MAY 2017   |               |                  |                    |                  |