

# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1C OF PHASE II - REPLAT

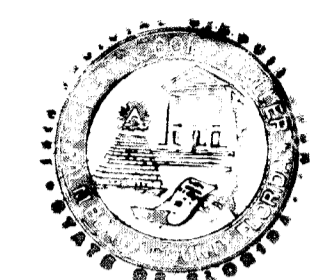
BEING A REPLAT OF ALL OF LOT 7RR AND A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II, AS RECORDED IN PLAT BOOK 89, PAGES 194 THROUGH 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JANUARY 2018 SHEET 1 OF 2

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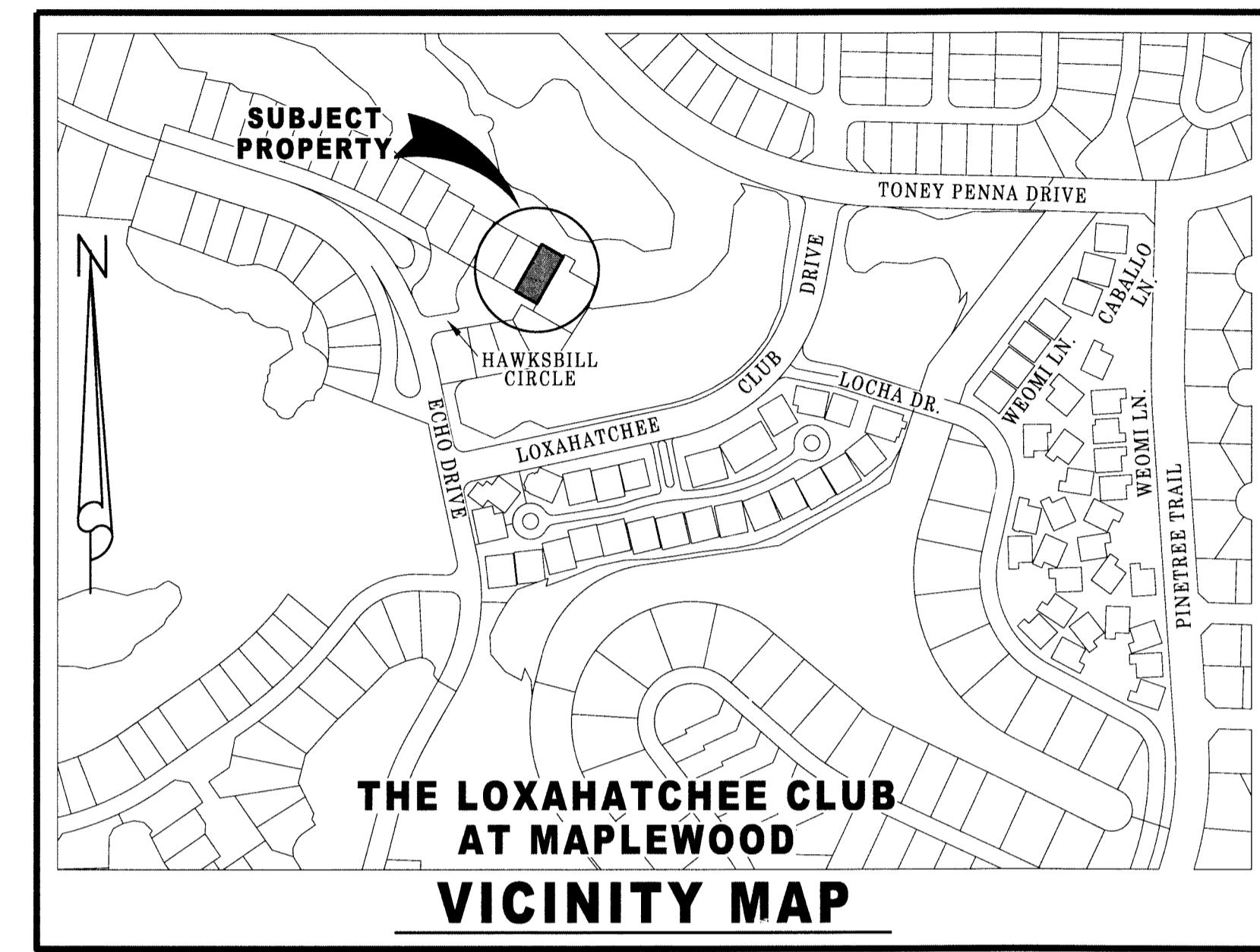
STATE OF FLORIDA  
COUNTY OF PALM BEACH

This Plat was filed for record on \_\_\_\_\_ 20\_\_\_\_  
at \_\_\_\_\_  
Book \_\_\_\_\_  
Page \_\_\_\_\_  
by \_\_\_\_\_



STATE OF FLORIDA  
COUNTY OF PALM BEACH

This plat was filed for record on 10<sup>th</sup> day of May, 2018.  
This is Plat # 126  
Book 126  
Page 8-9  
Submitted by Sharon A. Buck, Clerk & Comptroller  
by [Signature]



### RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT PATRICIA F. CURREY, OWNER OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1C OF PHASE II - REPLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 7RR AND A PORTION OF TRACT "D" AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II, AS RECORDED IN PLAT BOOK 89, PAGES 194 THROUGH 196, 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:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 7RR; THENCE ALONG THE WESTERLY LINE OF SAID LOT 7RR AND ITS NORTHERLY PROLONGATION, NORTH 29°53'09" EAST, A DISTANCE OF 129.00 FEET; THENCE SOUTH 60°06'51" EAST, A DISTANCE OF 60.00 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID LOT 7RR; THENCE ALONG SAID NORTHERLY PROLONGATION AND ALONG SAID EASTERLY LINE OF LOT 7RR, SOUTH 29°53'09" WEST, A DISTANCE OF 129.00 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 7RR; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 7RR, NORTH 60°06'51" WEST, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.178 ACRES OR 7,740 SQUARE FEET MORE OR LESS.

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

- 1.) LOT 7RRR, 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, I, PATRICIA F. CURREY, DO HEREBY SET MY HAND THIS 16<sup>th</sup> DAY OF January, 2018.

WITNESS: [Signature]  
PRINT NAME: Wendy LaSalle

WITNESS: [Signature]  
PRINT NAME: Patricia McKinell

BY: [Signature]  
PATRICIA F. CURREY

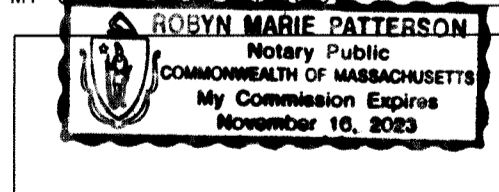
### ACKNOWLEDGEMENT

STATE OF MASSACHUSETTS  
COUNTY OF SUFFOLK

BEFORE ME PERSONALLY APPEARED PATRICIA F. CURREY, 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 SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16<sup>th</sup> DAY OF January, 2018.

MY COMMISSION EXPIRES:



(SEAL)

BY: [Signature]  
NOTARY PUBLIC STATE OF MASSACHUSETTS

PRINT NAME: Robyn Marie Patterson

COMMISSION NUMBER: \_\_\_\_\_

### LENDER STATEMENT

WHEREAS, MORTGAGE BETWEEN ROBERT M. CURREY AND PATRICIA F. CURREY, HUSBAND AND WIFE, AND JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA DATED 07/15/2005, IN OFFICIAL RECORD BOOK 19011, PAGE 761, C.F.N. 20050482174, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND RECORDED 08/02/2005, DOES HEREBY CONSENT TO THE RECORDATION OF THIS MAP.

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA

BY: [Signature]

NAME: INGRID WHITTY

TITLE: VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF LOUISIANA  
PARISH OF ORACHITA

APRIL 11, 2018  
ON, BEFORE ME APPEARED Ingrid Whitty, TO ME PERSONALLY KNOWN, WHO DID SAY THAT S/HE/THEY IS (ARE) THE VICE PRESIDENT OF JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, SUCCESSOR IN INTEREST BY PURCHASE FROM THE FEDERAL DEPOSIT INSURANCE CORPORATION AS RECEIVER OF WASHINGTON MUTUAL BANK F/K/A WASHINGTON MUTUAL BANK, FA AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF THE CORPORATION (OR ASSOCIATION), BY AUTHORITY FROM ITS BOARD OF DIRECTORS, AND THAT S/HE/THEY ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE ACT AND DEED OF THE CORPORATION (OR ASSOCIATION).

BY: [Signature]  
Vicki C. Knight, NOTARY PUBLIC ID NO. 54231  
LIFETIME COMMISSION

### 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 HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PATRICIA F. CURREY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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 DEPICTED BY THIS PLAT.

DATE: April 13, 2018 BY: [Signature]  
JAMES H. RYAN, ATTORNEY  
FLORIDA BAR NO. 188505

### 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: JAN. 14, 2018 BY: [Signature]  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II, AS RECORDED IN PLAT BOOK 89, PAGES 194 THROUGH 196, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEE MAP SHEET FOR THE BEARING BASE OF SOUTH 29°53'09" WEST ALONG THE EAST LINE OF LOT 7RR OF SAID PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1B OF PHASE II.
- 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 7RR AND A PORTION OF THE TRACT "D" (PLAT BOOK 89, PAGES 194 THROUGH 196). ALL PLATTED EASEMENTS IF ANY, LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5.) THIS INSTRUMENT WAS PREPARED BY RICHARD JEROME WILKIE, IN AND FOR THE OFFICES OF LIDBERG 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 14<sup>th</sup> DAY OF APRIL, 2018, 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: [Signature]  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1C OF PHASE II - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 14<sup>th</sup> DAY OF April, 2018.

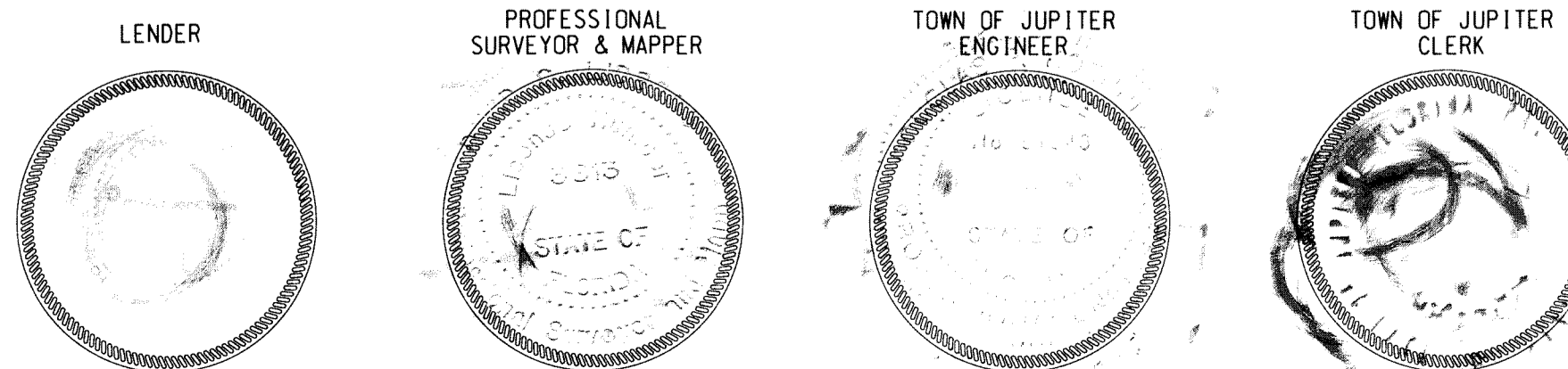
BY: [Signature] ATTEST: [Signature]  
TODD R. WODRASKA, MAYOR SALLY M. BOYLAN, TOWN CLERK

### LEGEND / ABBREVIATIONS

- = SET 5/8" IRON ROD & ALUMINUM CAP "PRM LB 4431"
- ⊙ = SET MAG NAIL & DISK "PRM LB 4431"
- ⊞ = FOUND 4"x4" CONCRETE MONUMENT "PRM LB 4431"
- C.F.N. = CLERK'S FILE NUMBER
- C.C.T.C. = CENTEL CABLE TELEVISION CO.
- I/E = INGRESS/EGRESS
- L.R.E.C.D. = LOXAHATCHEE RIVER ENVIRONMENTAL CONTROL DISTRICT
- O.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
- R.M.E. = RECIPROCAL MAINTENANCE EASEMENT

### AREA TABULATION

LOT	SQUARE FOOTAGE	ACRES
LOT 7RRR	7,740	0.178



**LIDBERG LAND SURVEYING, INC.**

675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454

LB4431

CAD: K:\UST \ 114142 \ 89-194 \ 04-116-306 \ 04-116-306.DGN
REF.
FLO. - FB. PG. - JOB 04-116-306
OFF. R.J.W. - DATE -
CKD. D.C.L. SHEET 1 OF 2 DWG. 004-116P