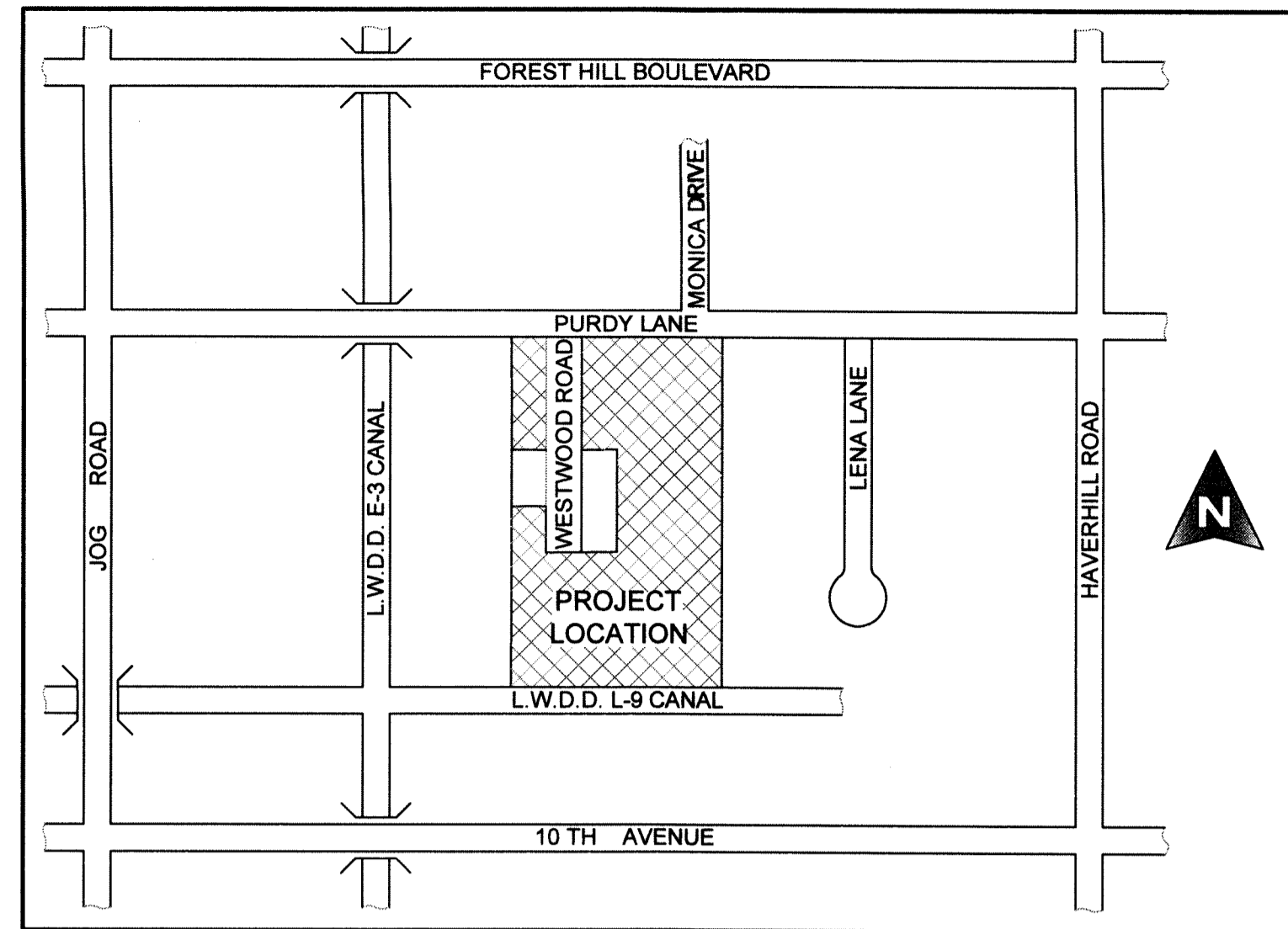
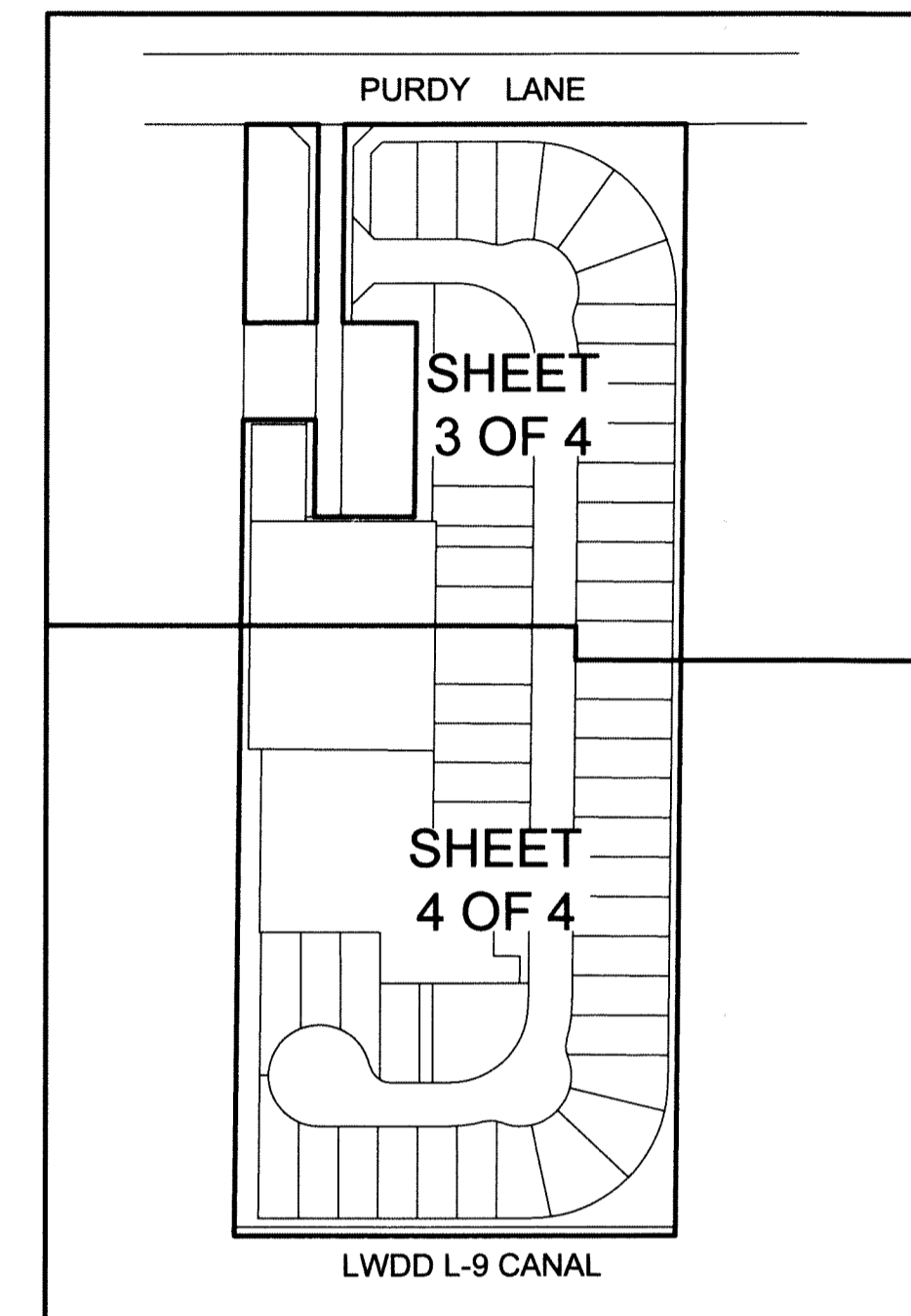


# JAXON PARK

LYING IN SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA,  
BEING A REPLAT OF A PORTION OF TRACTS 21, 22, 23 AND 24, MODEL LAND CO. SUBDIVISION OF  
SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 78,  
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LOCATION MAP  
NOT TO SCALE



KEY MAP  
NOT TO SCALE

**SURVEYOR AND MAPPER'S NOTES**

- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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 PALM BEACH COUNTY.
- BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 01°52'18" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (NAD) 83, 1990 ADJUSTMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE SOUTH 300' OF THE NORTH 800' OF WESTWOOD ROAD (30' WIDE RIGHT-OF-WAY) AS LAID OUT AND IN USE PER OFFICIAL RECORDS BOOK 2730, PAGE 1811 AND CORRECTED BY OFFICIAL RECORDS BOOK 2771, PAGE 688, PUBLIC RECORDS OF PALM BEACH, FLORIDA WAS ABANDONED PER OFFICIAL RECORDS BOOK 31151, PAGE 1003, PUBLIC RECORDS OF PALM BEACH, FLORIDA.
- THE 130' RESERVATION FOR EXCLUSIVE RIGHT TO TAKE, USE, DISPOSE OF AND ENJOY ANY TIMBER, EARTH, STONE, ROCK OR GRAVEL PER DEED BOOK 691, PAGE 184, PUBLIC RECORDS OF PALM BEACH, FLORIDA WAS RELEASED PER O.R.B. 29408, PAGE 1775, PUBLIC RECORDS OF PALM BEACH, FLORIDA.

**ACCEPTANCE OF RESERVATIONS**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE JAXON PARK HOMEOWNERS' ASSOCIATION, INC., 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 21<sup>ST</sup> DAY OF JANUARY, 2020.

JAXON PARK HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Jordan Bayne BY: GARY BRUNK, PRESIDENT

PRINTED NAME: Jordan Bayne

WITNESS: Kavi Latchman

PRINTED NAME: Kavi Latchman

**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 21<sup>ST</sup> DAY OF JANUARY, 2020, BY GARY BRUNK AS PRESIDENT FOR JAXON PARK HOMEOWNERS' ASSOCIATION, INC., ON BEHALF OF THE FLORIDA CORPORATION NOT-FOR-PROFIT, WHO IS  PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES June 20, 2020  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. FF984600

**SITE DATA**

CONTROL NUMBER ..... 2003-00061

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Karri Michelle Jessell, 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 D.R. HORTON, INC., A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA; 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 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.

DATED: January 21, 2020

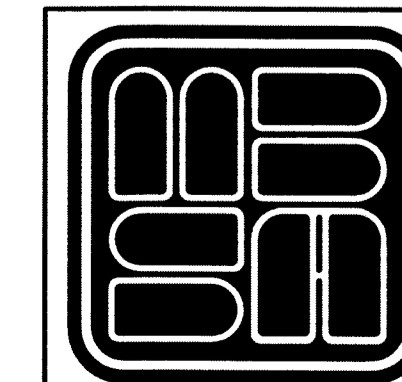
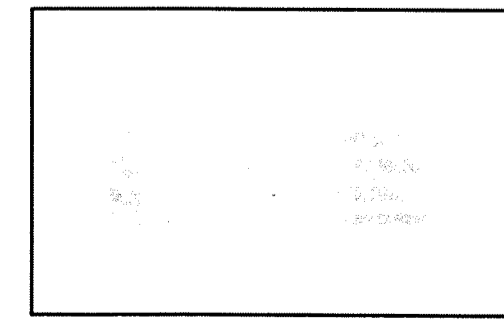
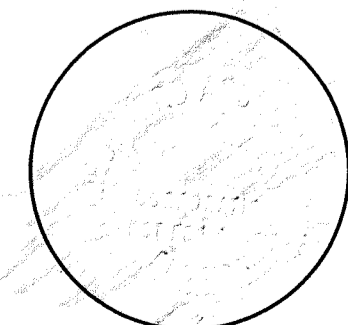
Karri Michelle Jessell  
Florida Bar # 123382  
ATTORNEY-AT-LAW, LICENSED IN FLORIDA

**LEGEND**

P.O.C. = POINT OF COMMENCEMENT	L.M.E. = LAKE MAINTENANCE EASEMENT
P.O.B. = POINT OF BEGINNING	C.L. = CHORD LENGTH
P.C.P. = PERMANENT CONTROL POINT	C.B. = CHORD BEARING
P.R.M. = PERMANENT REFERENCE MONUMENT	L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT
O.R.B. = OFFICIAL RECORD BOOK	R.L. = RADIAL LINE
P.B. = PLAT BOOK	TYP. = TYPICAL
P.G.S. = PAGES	N = NOTHING, WHEN USED WITH COORDINATES
D.B. = DEED BOOK	E = EASTING, WHEN USED WITH COORDINATES
P.B.C. = PALM BEACH COUNTY	D.E. = DRAINAGE EASEMENT
R/W = RIGHT OF WAY	P.D.E. = PUBLIC DRAINAGE EASEMENT
CL = CENTERLINE	U.E. = UTILITY EASEMENT
R = RADIUS	M.O.E. = MAINTENANCE AND ROOF OVERHANG EASEMENT
L = ARC LENGTH	L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
Δ = CURVE CENTRAL ANGLE	L.B.E. = LANDSCAPE BUFFER EASEMENT
Δ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE	L.A.E. = LIMITED ACCESS EASEMENT
⊙ = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438	L.S.E. = LIFT STATION EASEMENT
■ = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438	P.A.E. = PEDESTRIAN ACCESS EASEMENT
⊙ = SET MAG NAIL AND BRASS DISK, STAMPED P.R.M. L.B. 2438	I.E.E. = INGRESS, EGRESS EASEMENT
□ = DENOTES FOUND P.R.M. (AS SHOWN IF ANY)	FD. = FOUND
⊕ = SECTION CORNER	C.M. = CONCRETE MONUMENT
⊕ = 1/4 SECTION CORNER	F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT
	NO. = NUMBER
	C. = CALCULATED
	NAD = NORTH AMERICAN DATUM
	(T) = TOTAL

JAXON PARK HOMEOWNERS' ASSOCIATION, INC.

JAXON PARK HOMEOWNERS' ASSOCIATION, INC.  
NOTARY



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
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WEST PALM BEACH, FLORIDA 33406  
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438