

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 30 OF PHASE II

BEING A REPLAT OF LOT 36, AND A PORTION OF THE COMMON AREA,
AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 6 OF PHASE II,
RECORDED IN PLAT BOOK 54, PAGES 103-105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 3:56 P.M. THIS
13th DAY OF November 2020
AND DULY RECORDED IN PLAT BOOK
131 ON PAGES 80
THRU 81

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Debra McCall* D.C.

SHEET 1 OF 2



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT SUSAN R. LOUBE AND SAMUEL ROBERT ACTON, AS TRUSTEES OF THE ACTON FAMILY RESIDENCE TRUST DATED MARCH 8, 2016, OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 30 OF PHASE II, BEING A REPLAT OF LOT 36, AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 6 OF PHASE II, RECORDED IN PLAT BOOK 54, PAGE 103, 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:

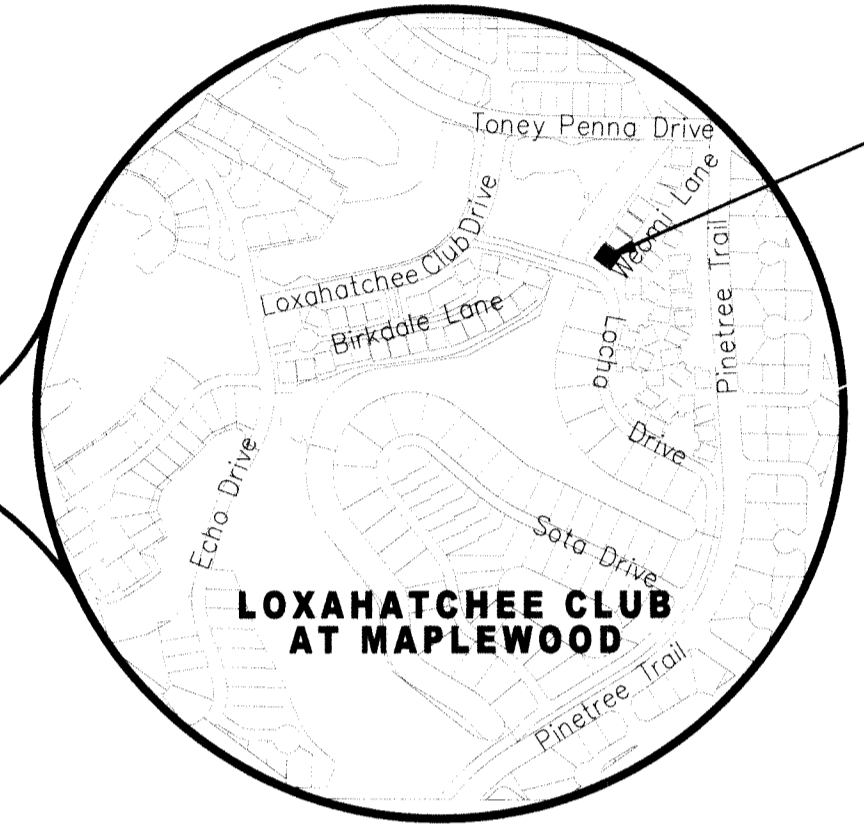
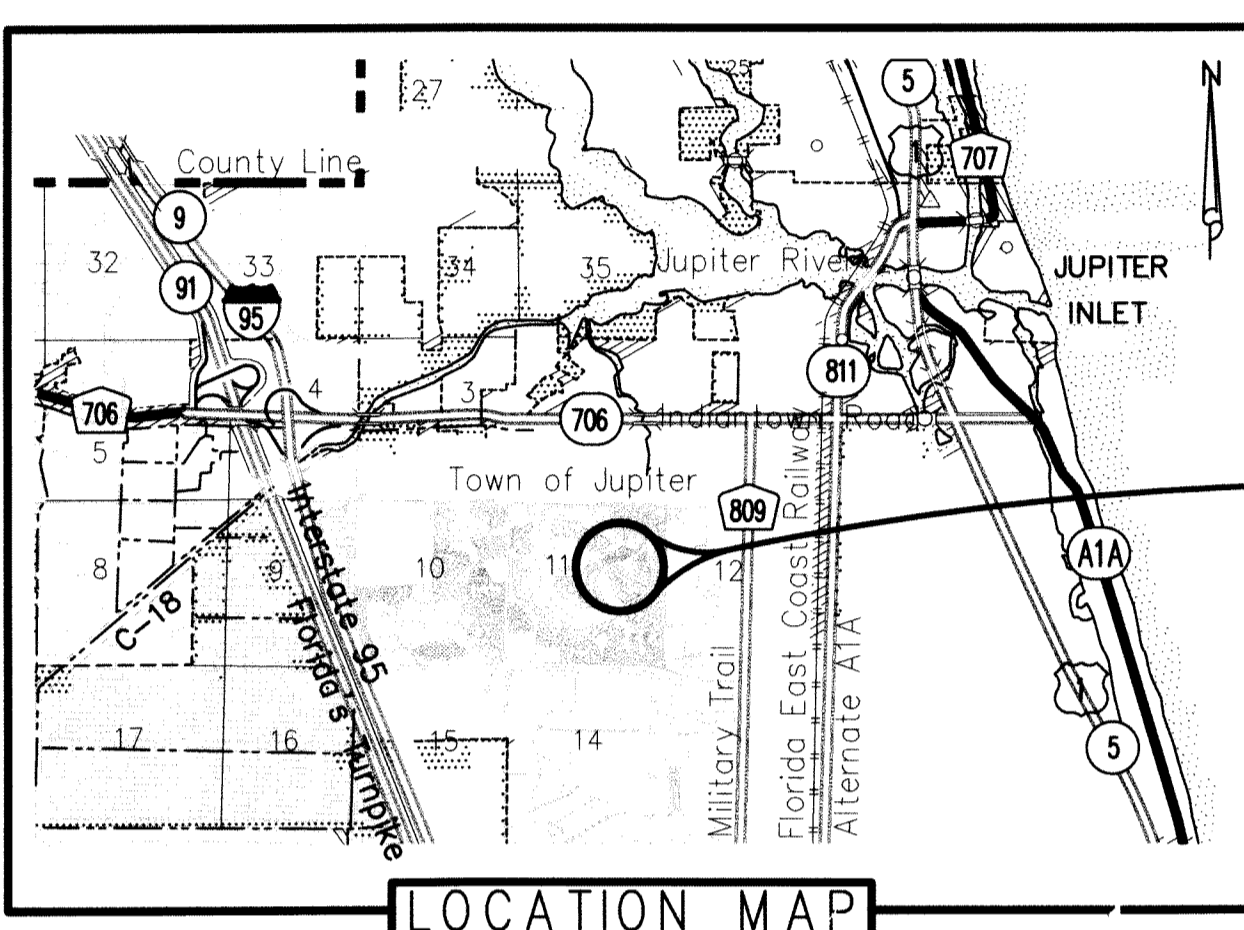
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 36; THENCE ALONG THE EAST LINE OF SAID LOT 36, SOUTH 53°06'09" EAST, A DISTANCE OF 76.66 FEET TO THE SOUTHEAST CORNER OF SAID LOT 36; THENCE SOUTH 36°53'51" WEST ALONG THE SOUTH LINE OF SAID LOT 36 AND THE SOUTHWESTERLY PROLONGATION THEREOF, A DISTANCE OF 70.34 FEET; THENCE DEPARTING SAID PROLONGATION NORTH 53°06'09" WEST, A DISTANCE OF 76.66 FEET TO A POINT ON THE SOUTHWESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 36; THENCE ALONG SAID SOUTHWESTERLY PROLONGATION AND ALONG THE NORTH LINE OF SAID LOT 36, NORTH 36°53'51" EAST, A DISTANCE OF 70.34 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 5392 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: NONE

IN WITNESS WHEREOF, KNOW ALL MEN BY THESE PRESENTS THAT SUSAN R. LOUBE AND SAMUEL ROBERT ACTON, AS TRUSTEES OF THE ACTON FAMILY RESIDENCE TRUST DATED MARCH 8, 2016, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR DULY AUTHORIZED ATTORNEY IN FACT THIS 2nd DAY OF November, 2020.

SEPTEMBER 2020



SUBJECT PROPERTY

ABBREVIATIONS:

- (C) = CALCULATED
- CONC. = CONCRETE
- D = CURVE'S DELTA ANGLE
- FND = FOUND
- L = CURVE'S ARC LENGTH
- (M) = MEASURED
- MON. = MONUMENT
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R = CURVE'S RADIUS

LEGEND:

- = SET 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED P.R.M. LB #4431

SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE CONSISTENT WITH THE UNDERLYING PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II AND ARE BASED ON THE BEARING BETWEEN FOUND PERMANENT REFERENCE MONUMENTS (SEE MAP SHEET) SAID LINE BEARS SOUTH 81°34'19" WEST.
- 2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3.) 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.
- 4.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGE 103, ALL PREVIOUS PLATTED LOT LINES WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 6.) A PORTION OF THIS PLAT IS AFFECTED BY A QUIT CLAIM DEED FROM HOTMIRE COMMUNICATIONS, LTD. TO SUSAN R. LOUBE, SAMUEL ROBERT ACTON, KAREN LOUISE ACTON, AS TRUSTEES OF THE ACTON FAMILY RESIDENCE TRUST DATED MARCH 8, 2016, RECORDED IN OFFICIAL RECORD BOOK 31752, PAGE 938, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 7.) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'S CERTIFICATE:

I, DAVID C. LIDBERG, HEREBY CERTIFY THAT THIS PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AND APPLICABLE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

BY: *David C. Lidberg*
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3613

DATE: October 1, 2020

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID ASSOCIATION AS STATED HEREON, DATED THIS 26th DAY OF October, 2020.

WITNESS: *Brooke Romo*
PRINT NAME: Brooke Romo

WITNESS: *Melanie Malcolm* BY: *David Levin*
PRINT NAME: Melanie Malcolm PRINT NAME: DAVID LEVIN
TITLE: PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 26th DAY OF October, 2020, BY DAVID LEVIN AS PRESIDENT

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

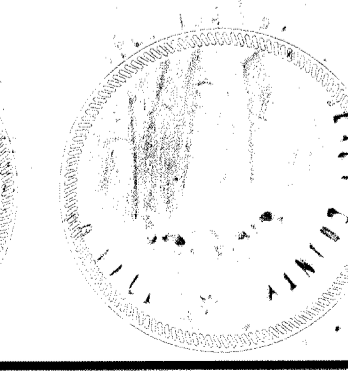
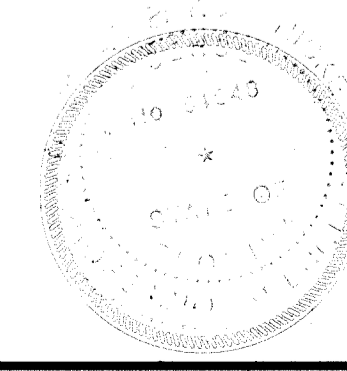
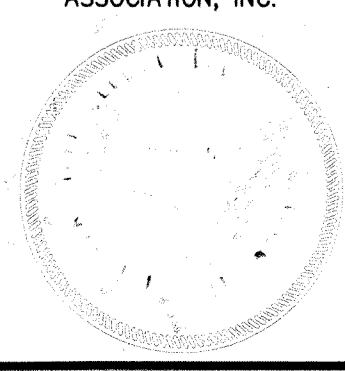
MY COMMISSION EXPIRES: December 3, 2022
NOTARY PUBLIC
PRINT NAME: Jean M. Velez
COMMISSION NUMBER: GG245467

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.

TOWN ENGINEER

TOWN CLERK

DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER



ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 2nd DAY OF NOVEMBER, 2020, BY JAMES H. RYAN, ESQUIRE, WHO IS PERSONALLY KNOWN TO ME OR WHOM HAVE PRODUCED _____ (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: December 14, 2022
NOTARY PUBLIC
PRINT NAME: Leslie J. Campbell
COMMISSION NUMBER: GG250295

NOTARY SEAL

LIDBERG LAND SURVEYING, INC.

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

CAD: K:\AUTOCAD2000\114142\54-103\20-018\DWG\20-018-306.DWG			
REF.			
FLD.		PG.	JOB 20-018-306
OFF.		DATE	APRIL 2020
CKD.	D.C.L.	SHEET 1 OF 2	DWG. 020-018P