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

BEING A REPLAT OF LOT 5 AND THE EAST 30 FEET OF LOT 6, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGES 131 THROUGH 134 AND A REPLAT OF PARCEL 5A AND THE EAST 30 FEET OF PARCEL 6A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

APRIL 2021 SHEET 1 OF 2

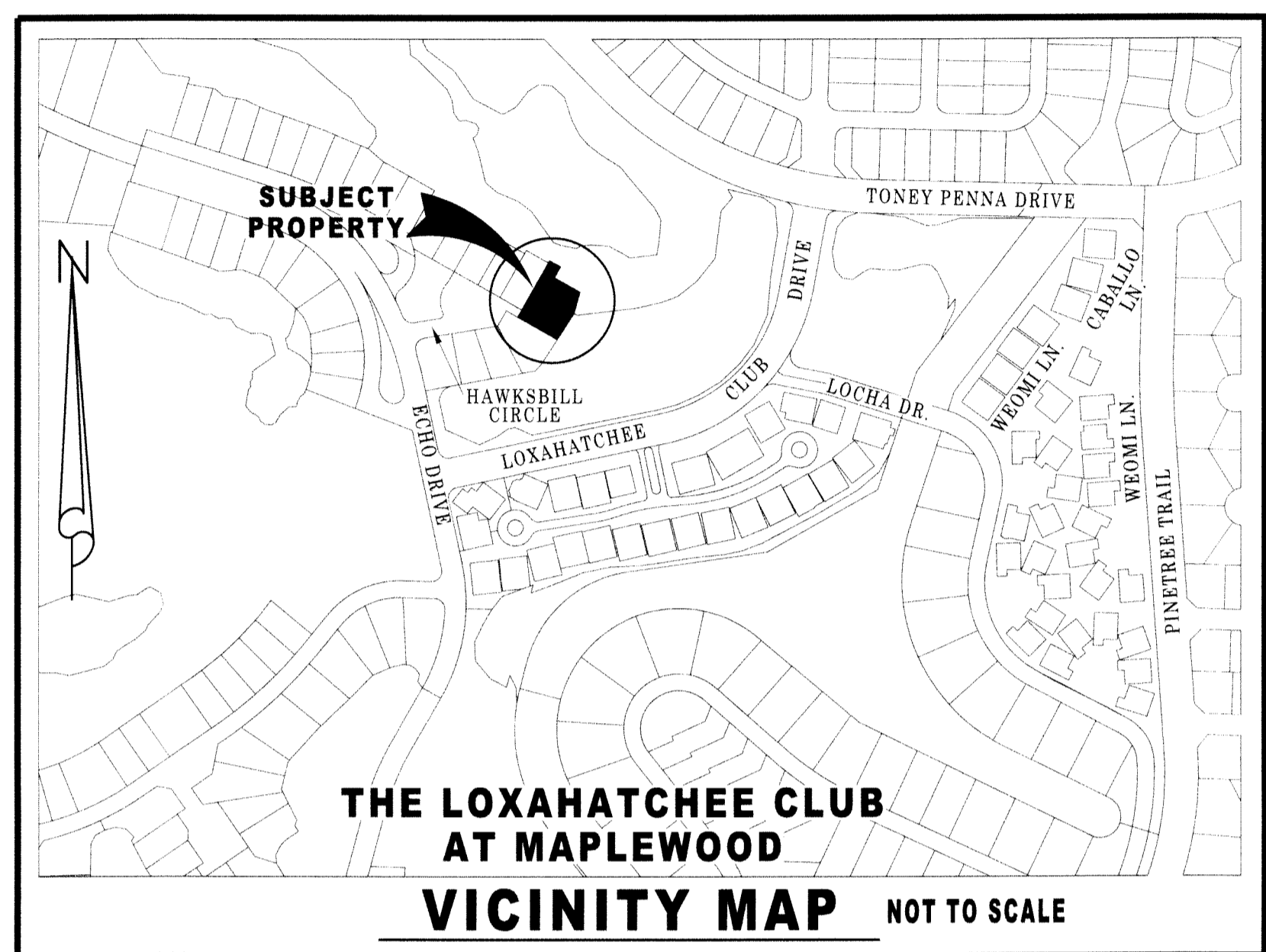
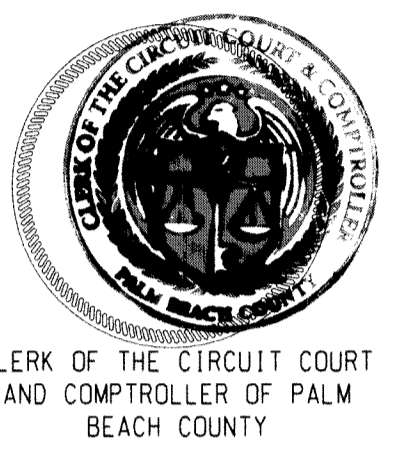
81

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:12 P.M. THIS 18 DAY OF June 2021 AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 81 THRU 82.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

By: *Joseph Abruzzo* D.C.



RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT 109 HAWKSBILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1D OF PHASE II - REPLAT", BEING A REPLAT OF LOT 5 AND THE EAST 30 FEET OF LOT 6, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGES 131 THROUGH 134 AND A REPLAT OF PARCEL 5A AND THE EAST 30 FEET OF PARCEL 6A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING ALL OF LOT 5 AND THE EAST 30 FEET OF LOT 6, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGES 131 THROUGH 134, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ALL OF PARCEL 5A AND THE EAST 30 FEET OF PARCEL 6A, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 5, AS SHOWN ON SAID PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGES 131 THROUGH 134; THENCE ALONG THE NORTHWESTERLY LINES OF SAID LOT 5, THE WEST LINE OF THE EAST 30 FEET OF SAID LOT 6 AND THE WEST LINE OF THE EAST 30 FEET OF SAID PARCEL 5A, NORTH 29°53'09" EAST, A DISTANCE OF 155.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID LOT 6A; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 60°06'51" EAST, A DISTANCE OF 30.00 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF SAID PARCEL 6A; THENCE ALONG SAID SOUTHEASTERLY LINE AND ALONG THE SOUTHEASTERLY LINE OF SAID LOT 6, SOUTH 29°53'09" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHEASTERLY LINE OF SAID PARCEL 5A; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 60°06'51" EAST, A DISTANCE OF 70.00 FEET TO A POINT ON THE EASTERLY LINE OF SAID PARCEL 5A; THENCE ALONG SAID EASTERLY LINE, SOUTH 16°16'36" WEST, A DISTANCE OF 52.91 FEET; THENCE CONTINUE ALONG SAID EASTERLY LINE, SOUTH 33°03'29" WEST, A DISTANCE OF 73.69 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 5A; THENCE ALONG SAID SOUTHWESTERLY LINE AND ALONG THE SOUTHWESTERLY LINE OF SAID LOT 5, NORTH 60°06'51" WEST, A DISTANCE OF 108.37 FEET TO THE SOUTHWEST CORNER OF SAID LOT 5 AND TO THE POINT OF BEGINNING.

CONTAINING 0.332 ACRES OR 14,486 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 6R, 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, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF April, 2021.

Christine L. Booth
109 HAWKSBILL, LLC
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Christine L. Booth*
PRINT NAME: *Christine L. Booth*

BY: *Barry B. Byrd*
BARRY B. BYRD
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 15th DAY OF April, 2021, BY BARRY B. BYRD AS MANAGER FOR 109 HAWKSBILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED: (TYPE OF IDENTIFICATION) AS IDENTIFICATION

MY COMMISSION EXPIRES: February 15, 2025

Barry B. Byrd
NOTARY PUBLIC
PRINT NAME: *Barry B. Byrd*
COMMISSION NUMBER: *HH 083938*

NOTARY SEAL

TITLE CERTIFICATION

I, BARRY B. BYRD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 109 HAWKSBILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATE: 04/21/2021 BY: *Barry B. Byrd*
BARRY B. BYRD
FLORIDA BAR NO.: 297976

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 15th DAY OF June, 2021, 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. 1D OF PHASE II - REPLAT" IS HEREBY APPROVED FOR RECORD THIS 15th DAY OF June, 2021.

BY: *Todd R. Wodraska*
TODD R. WODRASKA,
MAYOR

ATTEST: *Laura Cahill*
LAURA CAHILL,
TOWN CLERK

LEGEND / ABBREVIATIONS

- = DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD & METAL CAP "PRM LB 4431"
- C.C.T.C. = CENTEL CABLE TELEVISION CO.
- 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
- R.M.E. = RECIPROCAL MAINTENANCE EASEMENT

AREA TABULATION

	SQUARE FOOTAGE	ACRES
LOT 6R	14,486	0.332

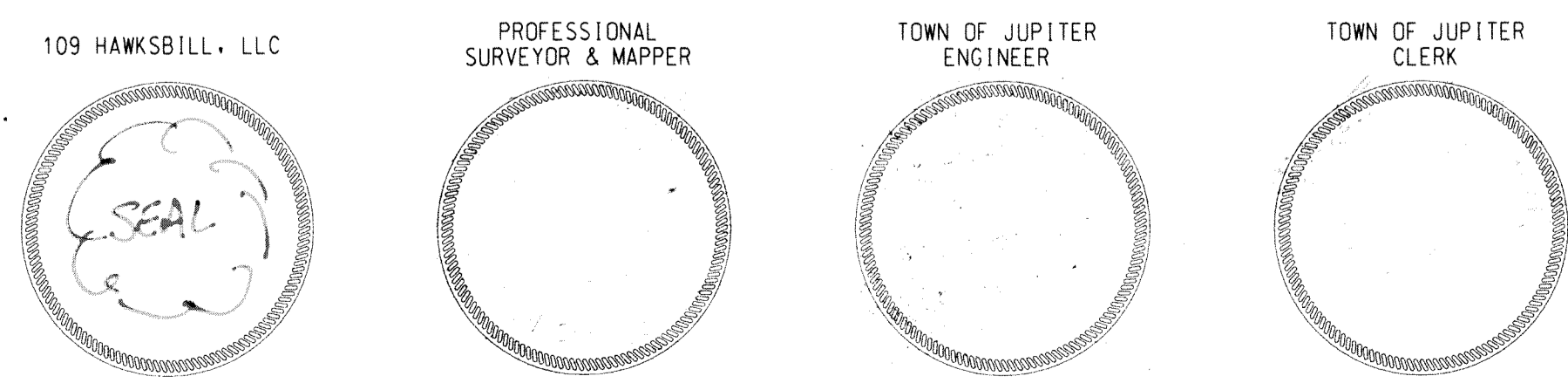
SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1C OF PHASE II - REPLAT, AS RECORDED IN PLAT BOOK 126, PAGES 8 THROUGH 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THE SOUTHEASTERLY LINE OF LOT 7RRR, AS SHOWN ON SAID PLAT BEARS NORTH 29°53'09" EAST
- 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 5, THE EAST 30 FEET OF LOT 6, PARCEL 5A AND THE EAST 30' OF PARCEL 6A, THE 5' RECIPROCAL MAINTENANCE EASEMENT, LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

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: April 20, 2021 BY: *David C. Lidberg*
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.

LB4431 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD:	K:\UST \ 114142 \ 48-131 \ 03-079 \ 03-079-306 \ 03-079-306.DGN		
REF:			
FLD:	FB:	PG:	JOB 03-079-306
OFF: CASASUS			DATE NOVEMBER 2020
CKD: D.C.L.	SHEET 1	OF 2	DWG. 003-079P