

AUGUST 1999

LOXAHATCHEE ESTATES
LYING AND BEING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST,
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

171

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
TOWN OF JUPITER )

KNOW ALL MEN BY THESE PRESENTS, THAT INVESTMENT MANAGEMENT GROUP, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "LOXAHATCHEE ESTATES", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WEST 495 FEET OF THE NORTH 652.88 FEET OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 27, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF THE PLAT OF THE PRESERVE AT JUPITER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 35, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE, NORTH 00°03' 40" EAST, ALONG THE WEST LINE OF THE SAID WEST 495 FEET OF THE NORTH 652.88 FEET OF THE SOUTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 27, A DISTANCE OF 652.88 FEET TO THE INTERSECTION THEREOF WITH THE SOUTHERLY BOUNDARY LINE OF PLAT NO. 3, WHISPERING TRAILS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 53, PAGE 26, SAID PUBLIC RECORDS; THENCE, SOUTH 89°51'10" EAST, ALONG SAID SOUTHERLY BOUNDARY LINE, A DISTANCE OF 495.00 FEET TO THE NORTHWESTERLY CORNER OF PLAT OF SHOREWOOD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 45, SAID PUBLIC RECORDS; THENCE, SOUTH 00°03'35" WEST, ALONG THE BOUNDARY OF SAID PLATS OF PLAT OF SHOREWOOD AND PLAT OF THE PRESERVE AT JUPITER, A DISTANCE OF 652.88 FEET; THENCE, NORTH 89°51'10" WEST, CONTINUING ALONG THE BOUNDARY OF SAID PLAT OF PLAT OF THE PRESERVE AT JUPITER, A DISTANCE OF 495.00 FEET TO THE POINT OF BEGINNING.

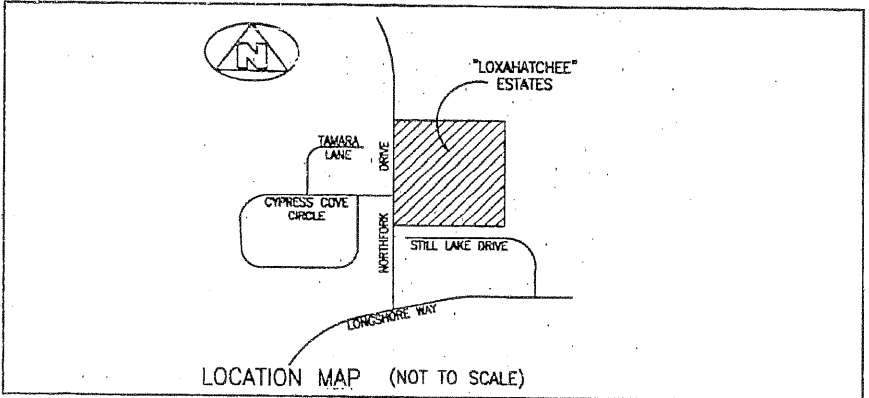
CONTAINING: 7.50 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1. TRACT "M" (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
2. THE WATERWAY MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR WATERWAY MAINTENANCE AND DRAINAGE PURPOSES, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
3. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES, THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC., PLACED ON SAID DRAINAGE EASEMENT.
4. 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.
5. THE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF OWNERS OF LOTS IN LOXAHATCHEE ESTATES FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, LANDSCAPING AND OTHER PURPOSES NOT INCONSISTENT WITH THIS DEDICATION, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
6. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES WATER MANAGEMENT EASEMENTS, AND ANY DRAINAGE, ROADS PRIVATE OR PUBLIC, ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN OF JUPITER DEEM IT NECESSARY FOR A PUBLIC PURPOSE, TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, THE TOWN OF JUPITER MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.
7. THE 10 FOOT LANDSCAPE AND BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
8. THE 18 FOOT SLOPE AND SWALE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FOR SLOPE MAINTENANCE AND SWALE DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER. THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC., PLACED ON SAID 18 FOOT SLOPE AND SWALE EASEMENT.
9. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF JUPITER, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND WITNESSED TO THIS 17 DAY OF MAY, 1999.

INVESTMENT MANAGEMENT GROUP, INC.
A FLORIDA CORPORATION
BY: JOHN J. SOUSA, PRESIDENT
WITNESS: ...



NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL EPICTON OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED 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.

CERTIFICATE OF REVIEW:

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.001 FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER, WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE ACCURACY OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: DAVID C. LIDBERG, P.S.M.
FLORIDA LICENSE NO. 3613
DATE: 8-9-99

SURVEYOR'S CERTIFICATION:

I HEREBY 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 THAT MONUMENTS ACCORDING TO SEC. 177.061(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF JUPITER FOR THE REQUIRED IMPROVEMENTS; 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.

BENCH MARK LAND SURVEYING & MAPPING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVERIA BEACH, FLORIDA 33404
CERTIFICATE OF AUTHORIZATION NUMBER LB2171
DATE: 5-5-99 BY: WM. R. VAN CAMPEN, P.S.M. 243

SURVEYOR'S NOTES:

- 1. THE BASE BEARING, (BB) AS SHOWN HEREON, IS BASED ON STATE PLANE GRID AZIMUTHS ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, AS PER THE 1990 ADJUSTMENT AND ALL BEARINGS ARE RELATIVE THERETO.
2. DENOTES A SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
3. DENOTES A FOUND PERMANENT REFERENCE MONUMENT (P.R.M.).
4. DENOTES A FOUND PERMANENT CONTROL POINT (P.C.P.).
5. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS, CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES THEREIN.

COORDINATE, DISTANCE, AND BEARING NOTES:

- 1. THE COORDINATES SHOWN HEREON ARE STATE PLANE GRID COORDINATES ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT.
2. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.
3. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.000039185. (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE)

GENERAL NOTES & RESTRICTIVE COVENANTS:

- 1. BUILDING SETBACKS SHALL CONFORM TO TOWN OF JUPITER ZONING CODE.
2. LINES WHICH INTERSECT CURVES ARE NOT RADIAL UNLESS OTHERWISE NOTED.
3. 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
4. THERE SHALL BE NO PLANTINGS OR STRUCTURES PLACED ON THE SWALE EASEMENT SHOWN HEREON AND THE PROPERTY OWNERS SHALL NOT ALTER THE BACK YARD DRAINAGE SWALES IN ANY WAY.

TITLE CERTIFICATION:

I, JOHN WHITE II, 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 TO INVESTMENT MANAGEMENT GROUP, INC.; 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: 5-21-99
BY: JOHN WHITE II, ATTORNEY-AT-LAW
FLORIDA BAR No. 265489

TOWN OF JUPITER APPROVALS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
"LOXAHATCHEE ESTATES" IS HEREBY APPROVED FOR RECORD THIS DAY OF MAY, 1999.
BY: KAREN EGORAKA, MAYOR
BY: DOUGLAS P. KOENIGKE, P.E., TOWN ENGINEER
ATTEST: SALLY BOYLAN, TOWN CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED JOHN J. SOUSA WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF INVESTMENT MANAGEMENT GROUP, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SOLE OFFICER OF SUCH 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 MY HAND AND OFFICIAL SEAL THIS 17 DAY OF MAY, 1999.
Sue Welsh, NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
THE LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 17 DAY OF MAY, 1999.

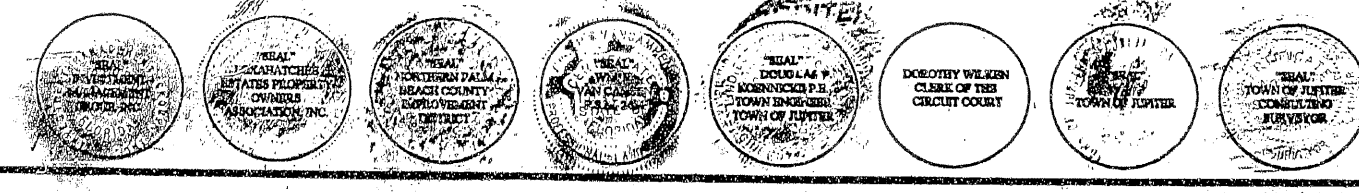
LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT-FOR-PROFIT
ATTEST: GREGORY J. FAGAN, SECRETARY
BY: JOHN J. SOUSA, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED GREGORY J. FAGAN AND JOHN J. SOUSA, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SECRETARY AND PRESIDENT, RESPECTIVELY, OF LOXAHATCHEE ESTATES PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS OFFICERS OF SUCH 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 MY HAND AND OFFICIAL SEAL THIS 17 DAY OF MAY, 1999.
Sue Welsh, NOTARY PUBLIC

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THEIR PRESERVE AND PRESERVE BUFFER EASEMENT, AS SHOWN HEREON, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.
IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ROBERT D. NORRIS, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY PETER L. PIMENTEL, ITS SECRETARY, BOARD OF SUPERVISORS THIS 11 DAY OF JUNE, 1999.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT
ATTEST: PETER L. PIMENTEL, SECRETARY
BY: ROBERT D. NORRIS, PRESIDENT



Records and contact information for BENCH MARK Land Surveying & Mapping Inc., including address (4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404), phone (561-844-0659), and record plat details for LOXAHATCHEE ESTATES.