

NOVEMBER 2006

LOXAHATCHEE RESERVE NORTH

SHEET 1 OF 16

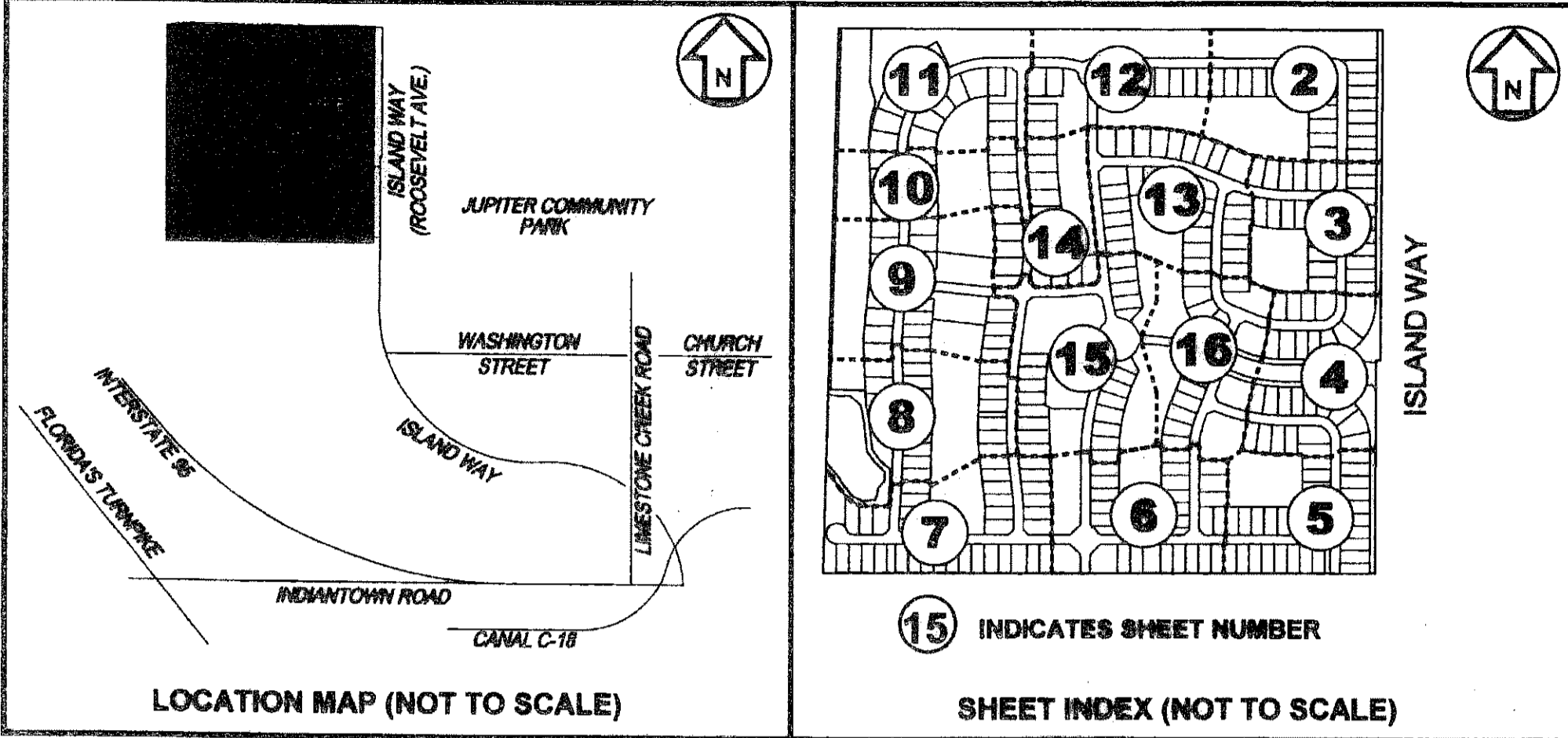
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DEDICATION:

BEING A REPLAT OF JUPITER ISLES PLAT 1, JUPITER ISLES PLAT 2 AND JUPITER ISLES PLAT 3, RECORDED IN PLAT BOOK 102, PAGE 176 AND PLAT BOOK 102, PAGE 183 AND PLAT BOOK 102, PAGE 188, RESPECTIVELY, ALL LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS, THAT LENMAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF JUPITER ISLES PLAT 1, JUPITER ISLES PLAT 2 AND JUPITER ISLES PLAT 3, RECORDED IN PLAT BOOK 102, PAGE 176 AND PLAT BOOK 102, PAGE 183 AND PLAT BOOK 102, PAGE 188, RESPECTIVELY, ALL LYING IN THE NORTHWEST ONE-QUARTER OF SECTION 33, TOWNSHIP 40 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 'LOXAHATCHEE RESERVE NORTH', AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 47A

Table with columns for Tract ID, Area, and Total Area. Includes tracts A through O-10 and totals.

- 1. TRACT 'A' (ROADWAY)... 2. A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER ROADWAY TRACT 'A'... 3. A NON-EXCLUSIVE EASEMENT ON, OVER AND UNDER ROADWAY TRACT 'A'... 4. TRACTS 'L-1' THROUGH 'L-8'... 5. THE LAKE MAINTENANCE EASEMENTS (L.M.E.) AND LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.)... 6. THE DRAINAGE EASEMENTS... 7. THE UTILITY EASEMENTS (U.E.)... 8. TRACTS 'O-1' THROUGH 'O-13'... 9. TRACT 'UP' (UPLAND PRESERVE)... 10. TRACT 'P' (WETLAND PRESERVE)... 11. TRACT 'GW' (WILDLIFE/GREENWAY CORRIDOR)... 12. THE 10 FOOT WATER MANAGEMENT EASEMENTS... 13. THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM... 14. THE EMERGENCY ACCESS AND UTILITY EASEMENT... 15. TRACT 'R' (RECREATION)... 16. THE FIVE FOOT LIMITED ACCESS EASEMENTS... 17. TRACTS 'CU-1' THROUGH 'CU-15'... 18. TRACT 'NPBCID-1'... 19. THE 15 FOOT UTILITY AND ACCESS EASEMENT... 20. THE SAFE SIGHT EASEMENTS...

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED BY ITS ASSISTANT SECRETARY THIS 12th DAY OF December, 2006.

ATTEST: Jill Cierpek, ASSISTANT SECRETARY; David M. Baselice, VICE PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA... COUNTY OF PALM BEACH... BEFORE ME PERSONALLY APPEARED DAVID M. BASELICE AND JILL CIERPEK, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT SECRETARY, RESPECTIVELY, OF LENMAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY...

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 11th DAY OF January, 2007.

ACKNOWLEDGMENT: STATE OF FLORIDA... COUNTY OF PALM BEACH... BEFORE ME PERSONALLY APPEARED PAMELA M. BAUGH AND O'NEAL BARDIN, JR., WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT...

ACCEPTANCE OF DEDICATIONS: STATE OF FLORIDA... COUNTY OF PALM BEACH... THE LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, AS STATED HEREON, DATED THIS 12th DAY OF December, 2006.

ACKNOWLEDGMENT: STATE OF FLORIDA... COUNTY OF PALM BEACH... BEFORE ME PERSONALLY APPEARED SHARON CAPUTO AND GARY BONOBUO, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...

SURVEYOR'S NOTES: 1. THE BASE BEARING FOR THIS PLAT IS SOUTH 89°56'44" EAST AS SHOWN ALONG THE SOUTH BOUNDARIES OF THE PLAT OF JUPITER ISLES PLAT 2 AND JUPITER ISLES PLAT 3 RECORDED IN PLAT BOOK 102, PAGE 183 AND PLAT BOOK 102, PAGE 188, RESPECTIVELY. ALL PLAT BEARINGS SHOWN CORRESPOND TO GRID BEARINGS WITH NO ROTATION.

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS: 1. BUILDING SETBACKS SHALL CONFORM TO THE TOWN OF JUPITER ZONING CODE. 2. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA... COUNTY OF PALM BEACH... THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACCEPTS THE NON-EXCLUSIVE EASEMENTS AND THE WATER MANAGEMENT EASEMENTS, AS SHOWN HEREON, AND HEREBY ACKNOWLEDGES THE RESERVATION OF TRACT NPBCID-1, AS SHOWN HEREON, AND FURTHER ACKNOWLEDGES THAT SAID DISTRICT HAS NO MAINTENANCE OBLIGATIONS ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE, AND FURTHER ACKNOWLEDGES THAT THERE ARE NO OTHER MAINTENANCE OBLIGATIONS, OR DEDICATIONS TO, BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

TITLE CERTIFICATION: STATE OF FLORIDA... COUNTY OF PALM BEACH... I, GERALD KNIGHT, 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 IN LENMAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

TOWN APPROVAL: STATE OF FLORIDA... COUNTY OF PALM BEACH... THE PLAT, 'LOXAHATCHEE RESERVE NORTH', IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 11th DAY OF JANUARY, 2007, 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.

Seals for LOXAHATCHEE RESERVE PROPERTY OWNERS ASSOCIATION and NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY AND PLAT MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY AND PLAT ARE 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 PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SECTION 177.081(9), FLORIDA STATUTES, 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 ORDINANCES OF THE TOWN OF JUPITER.

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.

ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD., SUITE 121 RIVIERA BEACH, FLORIDA 33404. RECORD PLAT LOXAHATCHEE RESERVE NORTH.