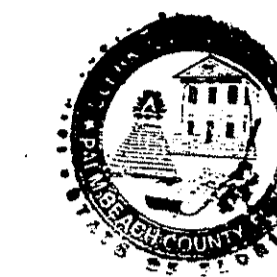


LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 22 OF PHASE II

BEING A REPLAT OF LOT 42, AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 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
JUNE 2016 SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 1:30 P. M. THIS 29th DAY OF August 2016 AND DULY RECORDED IN PLAT BOOK 122 ON PAGES 60 THRU 61



SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] D.C.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LOXCO, INC., A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 22 OF PHASE II", LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 42 AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 42; THENCE ALONG THE EAST LINE OF SAID LOT 42; SOUTH 04°52'29" WEST, A DISTANCE OF 67.34 FEET TO THE SOUTHEAST CORNER OF SAID LOT 42; THENCE ALONG THE SOUTH LINE OF SAID LOT 42; NORTH 85°07'31" WEST, A DISTANCE OF 5.16 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 42; SOUTH 04°52'29" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 77°57'03" WEST, A DISTANCE OF 72.06 FEET TO A POINT ON THE SOUTHERLY PROLONGATION OF THE WEST LINE OF SAID LOT 42; THENCE ALONG SAID PROLONGATION AND ALONG THE WEST LINE OF SAID LOT 42; NORTH 04°52'29" EAST, A DISTANCE OF 72.34 FEET TO THE NORTHWEST CORNER OF SAID LOT 42; THENCE ALONG THE NORTH LINE OF SAID LOT 42; SOUTH 85°07'31" EAST, A DISTANCE OF 76.66 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.134 ACRES OR 5,842 SQUARE FEET MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) LOT 42R, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL DEVELOPMENT PURPOSES.
- 2.) THE MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES AND DRAINAGE AND ANY SUCH UTILITIES AND DRAINAGE FACILITIES INSTALLED IN THE EASEMENT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 3.) 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.
- 4.) 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23RD DAY OF JUNE, 2016.

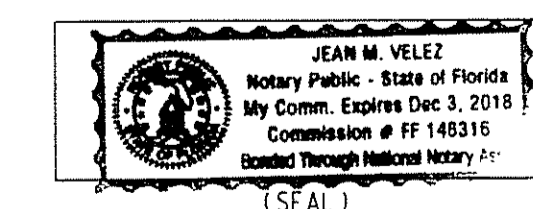
WITNESS: [Signature] BY: [Signature]
PRINT NAME: Lawrence Zubren A FLORIDA CORPORATION
WITNESS: [Signature] BY: [Signature]
PRINT NAME: BROOKE ROMO GORDON C. GRAY
PRESIDENT

ACKNOWLEDGEMENT:

BEFORE ME PERSONALLY APPEARED GORDON C. GRAY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LOXCO, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID 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 23RD DAY OF JUNE, 2016.

MY COMMISSION EXPIRES: DEC. 3, 2018 [Signature]
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: JEAN M. VELEZ
COMMISSION NUMBER: FF 148316



THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACCEPTS THE DEDICATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 23RD DAY OF JUNE, 2016.

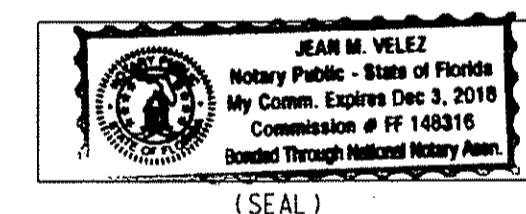
THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT
BY: [Signature]
RAYMOND VIAULT - PRESIDENT
WITNESS: [Signature] WITNESS: [Signature]
PRINT NAME: Lawrence Zubren PRINT NAME: BROOKE ROMO

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED RAYMOND VIAULT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID 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 23RD DAY OF JUNE, 2016.

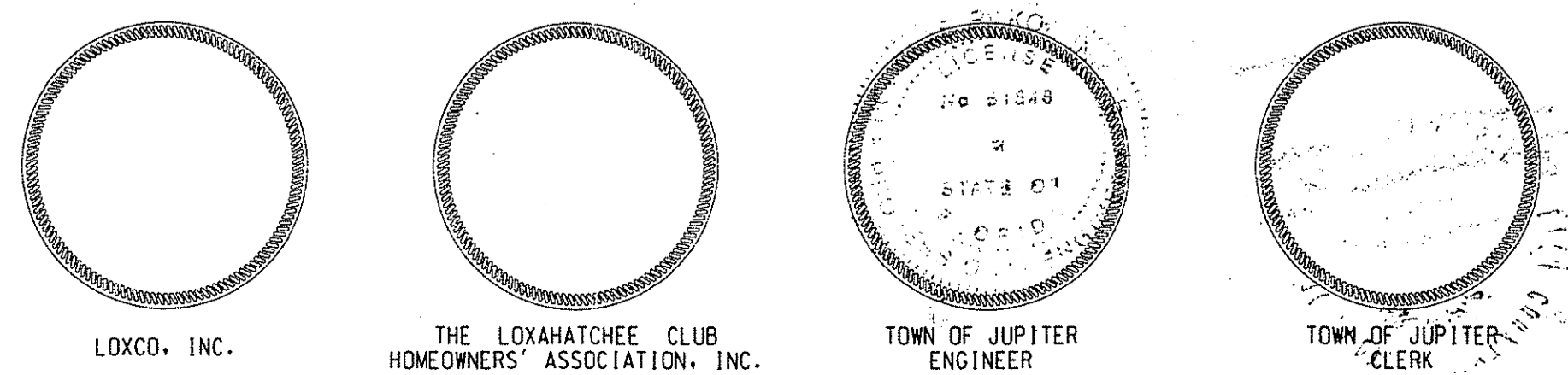
MY COMMISSION EXPIRES: DEC. 3, 2018 [Signature]
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: JEAN M. VELEZ
COMMISSION NUMBER: FF 148316



TITLE CERTIFICATION:

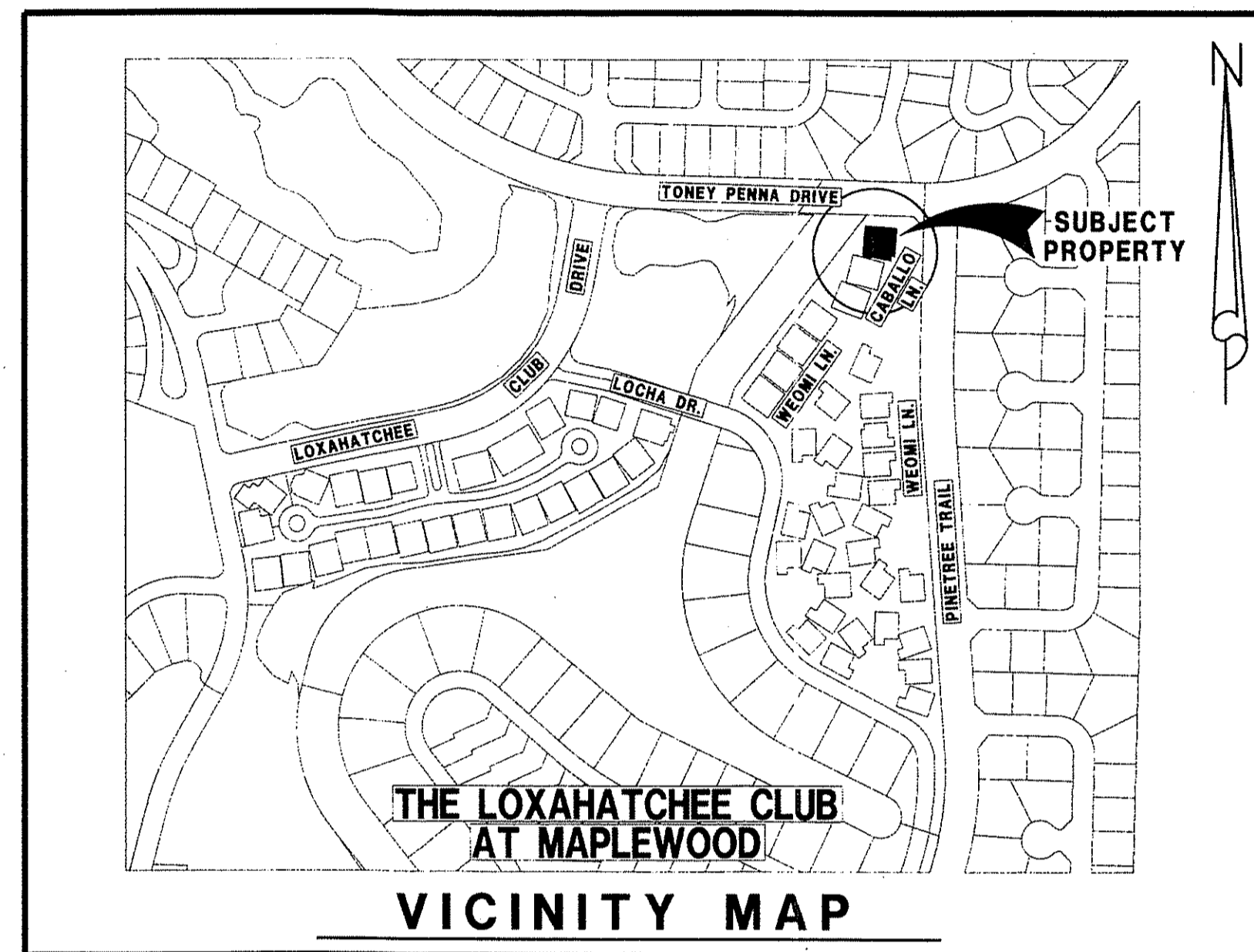
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, JAMES H. RYAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LOXCO, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE 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: 6/27/16 BY: [Signature]
JAMES H. RYAN, ESQUIRE
FLORIDA BAR NO. 188505



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 29th DAY OF August, 2016, 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: [Signature]
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER
"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 22 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF August, 2016.
BY: [Signature] ATTEST: [Signature]
TODD R. WODRASKA, MAYOR SALLY M. BOYLAN, TOWN CLERK



ABBREVIATIONS:

- CB = CHORD BEARING
- CL = CHORD LENGTH
- D = DELTA
- D.E. = DRAINAGE EASEMENT
- L = ARC LENGTH
- O.R.B. = OFFICIAL RECORD BOOK
- N.E. = NORTHEAST
- N.W. = NORTHWEST
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- P.G. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- S.E. = SOUTHEAST
- S.W. = SOUTHWEST
- U.E. = UTILITY EASEMENT

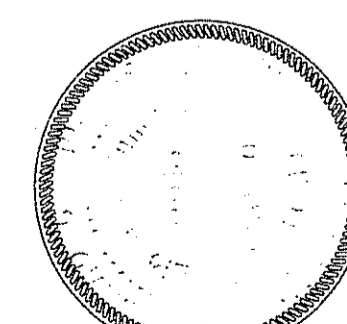
SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEE MAP SHEET FOR THE BEARING BASE OF NORTH 81°34'31" EAST BETWEEN FOUND P.R.M.'s ADJACENT TO LOCHA DRIVE.
- 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 42 AND A PORTION OF THE COMMON AREA. ALL PLATTED EASEMENTS IF ANY, LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5.) THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO, 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: JUNE 15, 2016 BY: [Signature]
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD. K:\UST \ 11412 \ 54-103 \ 06-124A-306 \ 06-124A-306.DGN	REF.	FB.	PG.	JOB	06-124A-306
FLO.	L.J.C.	DATE	02/19/2016		
CRD. R.J.W.	SHEET	1 OF 2	DWG.	D06-124P	