

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 23 OF PHASE II

BEING A REPLAT OF LOT 2, 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

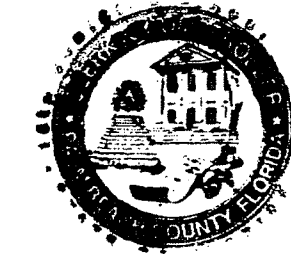
JULY 2016

SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH

81

THIS PLAT WAS FILED FOR RECORD
AT 3:54 P.M. THIS
21st DAY OF September 2016
AND DULY RECORDED IN PLAT BOOK
122 ON PAGES 81
THRU 82.



SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]* D.C.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MAXWELL BUILDING CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 23 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:

A PARCEL OF LAND BEING A PORTION OF LOT 2 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 THROUGH 105, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE NORTH LINE OF SAID LOT 2, NORTH 87°09'20" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUE ALONG SAID NORTH LINE OF LOT 2 AND ITS EASTERLY PROLONGATION, NORTH 87°09'20" EAST, A DISTANCE OF 78.00 FEET; THENCE DEPARTING SAID NORTH LINE, SOUTH 02°50'40" EAST, A DISTANCE OF 57.33 FEET TO A POINT ON THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 2; THENCE ALONG SAID SOUTH LINE OF LOT 2 AND ITS EASTERLY PROLONGATION, SOUTH 87°09'20" WEST, A DISTANCE OF 53.00 FEET; THENCE DEPARTING SAID SOUTH LINE, NORTH 02°50'40" WEST, A DISTANCE OF 33.33 FEET; THENCE SOUTH 87°09'20" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 02°50'40" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL 3,971 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 2R, 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 I, MICHAEL O. MAXWELL, DO HEREUNTO SET MY HAND AND SEAL, THIS 8th DAY OF August, 2016.

MAXWELL BUILDING CORPORATION,
A FLORIDA CORPORATION

BY: *[Signature]*
MICHAEL O. MAXWELL
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL O. MAXWELL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAXWELL BUILDING CORPORATION, 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.

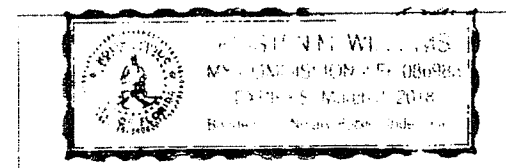
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF August, 2016.

MY COMMISSION EXPIRES: 3/3/18

[Signature]
KRISTEN M. WILLIAMS
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: KRISTEN M. WILLIAMS

COMMISSION NUMBER: FF086983



(SEAL)

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 MAXWELL BUILDING CORPORATION, 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: July 22, 2016

BY: *[Signature]*
JAMES H. RYAN, ESQUIRE
FLORIDA BAR NO. 188505

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 ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATION BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT.

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT-FOR-PROFIT

BY: *[Signature]*
RAYMOND VIAULT - PRESIDENT

WITNESS: *[Signature]* WITNESS: *[Signature]*
MELISSA A. JOHNSON KAREN L. SCHLOER
PRINT NAME: MELISSA A. JOHNSON PRINT NAME: KAREN L. SCHLOER

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.

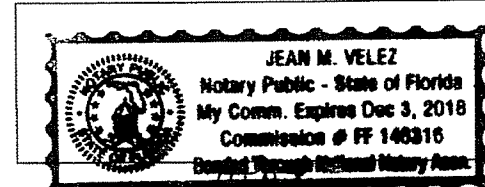
WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF August, 2016.

MY COMMISSION EXPIRES: Dec. 3, 2018

[Signature]
JEAN M. VELEZ
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: JEAN M. VELEZ

COMMISSION NUMBER: FF148316



TOWN OF JUPITER APPROVAL:

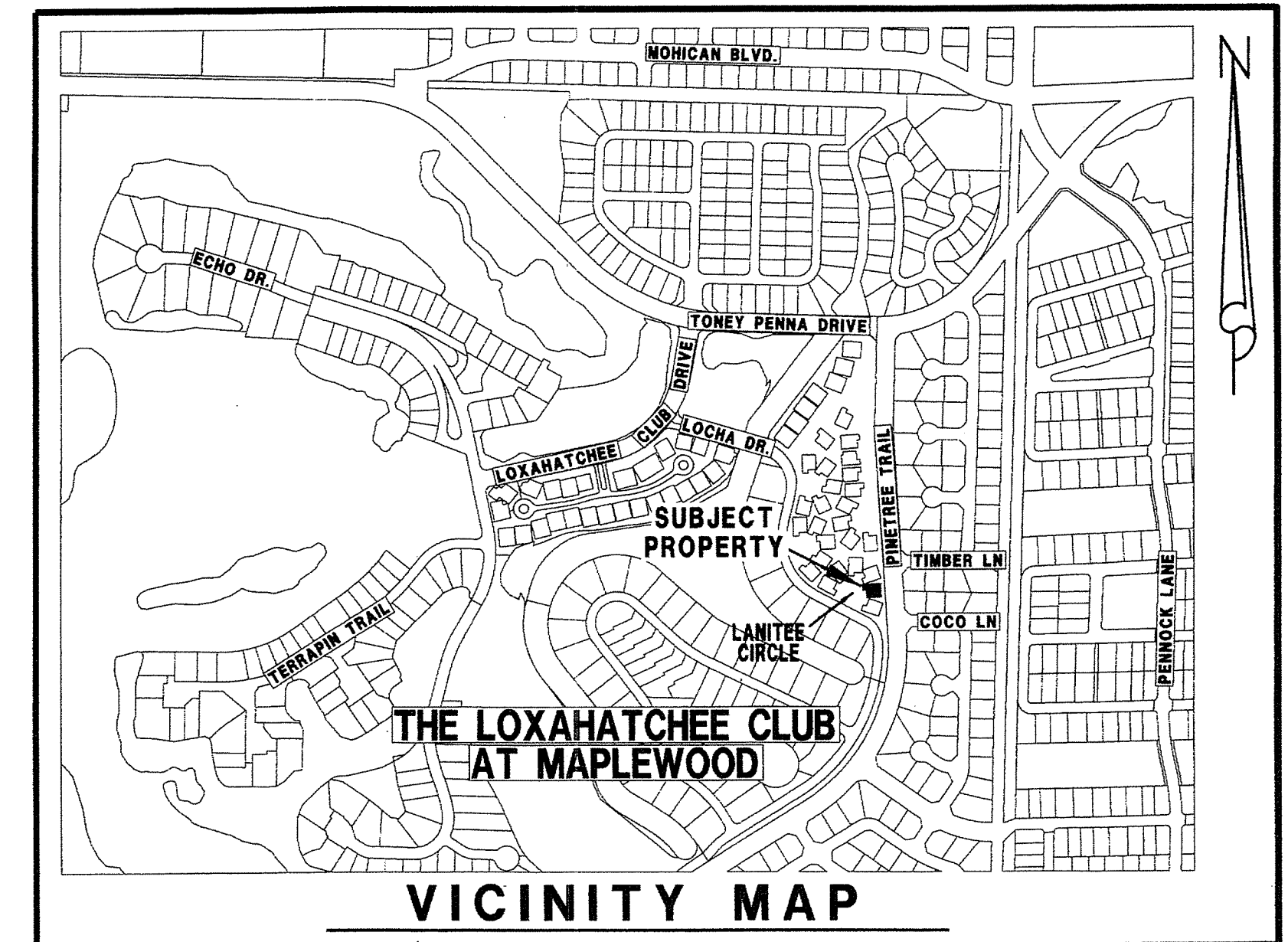
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF JUPITER, AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 9th DAY OF September, 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. 23 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF September 2016.

BY: *[Signature]* ATTEST: *[Signature]*
TODD R. WODRASKA MAYOR SALLY M. BOYLAN, TOWN CLERK



SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE CONSISTANT 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. THE CENTERLINE OF LOCHA DRIVE, AS SHOWN ON SAID PLAT, BEARS SOUTH 12°50'13" WEST. SEE MAP SHEET FOR LOCATION.
- 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.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105. ALL PREVIOUS PLATTED LOT LINES WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 4.) 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.
- 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.

ABBREVIATIONS:

- D = DELTA
- L = ARC LENGTH
- (P) = AS SHOWN ON PLAT
- O.R.B. = OFFICIAL RECORD BOOK
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADII
- R/W = RIGHT OF WAY

LEGEND:

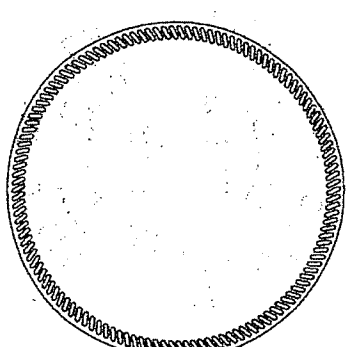
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD WITH METAL CAP STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊕ DENOTES CENTERLINE OF RIGHT OF WAY

SURVEYOR'S CERTIFICATION:

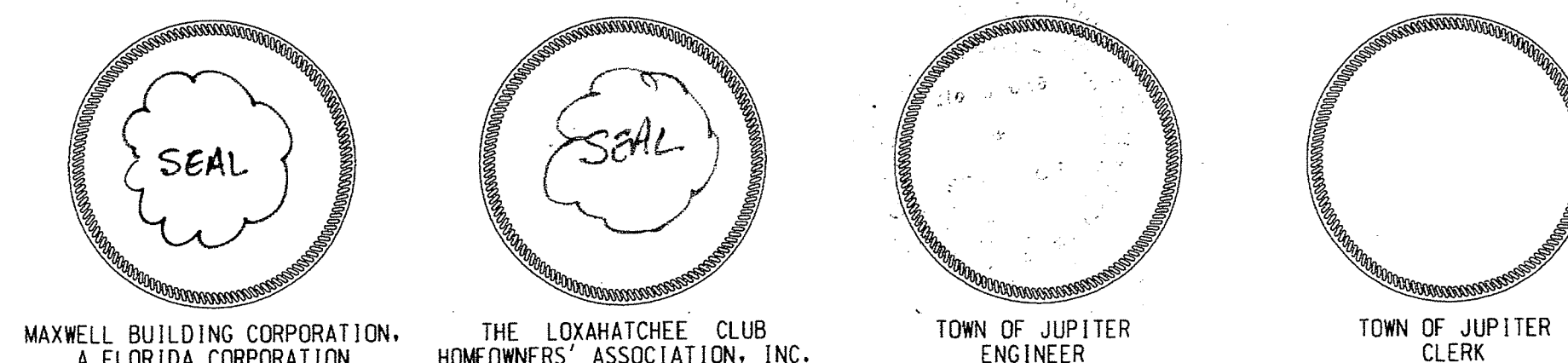
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW 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: July 19, 2016

BY: *[Signature]*
DAVID L. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



PROFESSIONAL SURVEYOR AND MAPPER



MAXWELL BUILDING CORPORATION,
A FLORIDA CORPORATION

THE LOXAHATCHEE CLUB
HOMEOWNERS' ASSOCIATION, INC.

TOWN OF JUPITER
ENGINEER

TOWN OF JUPITER
CLERK

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

CAD: K:\JUST \ 114142 \ 54-103 \ 16-037-306 \ 16-037-306.DGN	REF.	FLD.	FB.	PG.	JOB	16-037-306
		OFF.	CASASUS		DATE	JULY 2016
CKD: D.C.L.	SHEET	1	OF	2	DWG.	D16-037P