

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT WILLIE H. DAY AND FRANKIE J. DAY OWNERS OF THE LAND SHOWN HEREON AS OKEECHOBEE FOLSOM COMMERCIAL, BEING A REPLAT OF A PORTION OF LOT 13, BLOCK "F", AS SHOWN ON LOXAHATCHEE GROVES, RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 33, LESS THE WEST 1158.6 FEET THEREOF, BLOCK F, LOXAHATCHEE GROVES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING PARCEL:

PARCEL #126

A PARCEL OF LAND LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AND BEING A PORTION OF TRACT 33, BLOCK F OF THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 33, RUN SOUTH 02°16'10" WEST, ALONG THE EAST LINE OF SAID TRACT 33 A DISTANCE OF 568.55 FEET; THENCE NORTH 89°12'34" WEST A DISTANCE OF 50.02 FEET ALONG THE SOUTH LINE OF SAID TRACT 33; THENCE NORTH 02°16'10" EAST A DISTANCE OF 516.75 FEET; THENCE NORTH 43°36'10" WEST A DISTANCE OF 71.79 FEET; THENCE SOUTH 89°29'31" EAST A DISTANCE OF 101.58 FEET ALONG THE NORTH LINE OF SAID TRACT 33 AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD TO THE POINT OF BEGINNING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1.) TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR WILLIE H. DAY AND FRANKIE J. DAY, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

2.) TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3.) THE SIGN EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA FOR THE CONSTRUCTION AND MAINTENANCE OF A TOWN ENTRY SIGN. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID OWNERS OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS. THE TOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE LANDS ENCUMBERED BY SAID SIGN EASEMENT, IF THE TOWN DEEMS IT TO BE IN THE PUBLIC BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF THE LAND ENCUMBERED BY THE EASEMENT TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

4.) THE 12 FOOT PUBLIC EQUESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA FOR PUBLIC EQUESTRIAN ACCESS PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS. THE TOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THE LANDS ENCUMBERED BY SAID PUBLIC EQUESTRIAN ACCESS EASEMENT, IF THE TOWN DEEMS IT TO BE IN THE PUBLIC BEST INTEREST TO PERFORM SUCH MAINTENANCE FOR PROPER PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF THE LAND ENCUMBERED BY THE EASEMENT TO PAY ALL OR PART OF THE MAINTENANCE COSTS.

5.) THE 20 FOOT PALM BEACH COUNTY UTILITY EASEMENT, IDENTIFIED ON THE PLAT HEREON AS AN EXCLUSIVE EASEMENT AND DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

6.) THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDING, STRUCTURES, IMPROVEMENTS, TREES, WALL OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE TOWN OF LOXAHATCHEE GROVES, ITS SUCCESSORS AND ASSIGNS.

7.) THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY WILLIE H. DAY AND FRANKIE J. DAY, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE FUTURE WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF WILLIE H. DAY AND FRANKIE J. DAY, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, NOR PALM BEACH COUNTY.

TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENT, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, WE, WILLIE H. DAY AND FRANKIE J. DAY, DO HERETO SET OUR HANDS AND SEALS THIS 2nd DAY OF December, 2016.

PRINT NAME: Willie H. Day BY: Willie H. Day  
WITNESS: Colleen Whittaker  
PRINT NAME: Frankie J. Day BY: Frankie J. Day  
WITNESS: Colleen Whittaker

ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIE H. DAY AND FRANKIE J. DAY, WHO ARE PERSONALLY KNOWN TO ME, AND HAVE PRODUCED TO ME RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF December, 2016.

MY COMMISSION EXPIRES: August 13, 2020

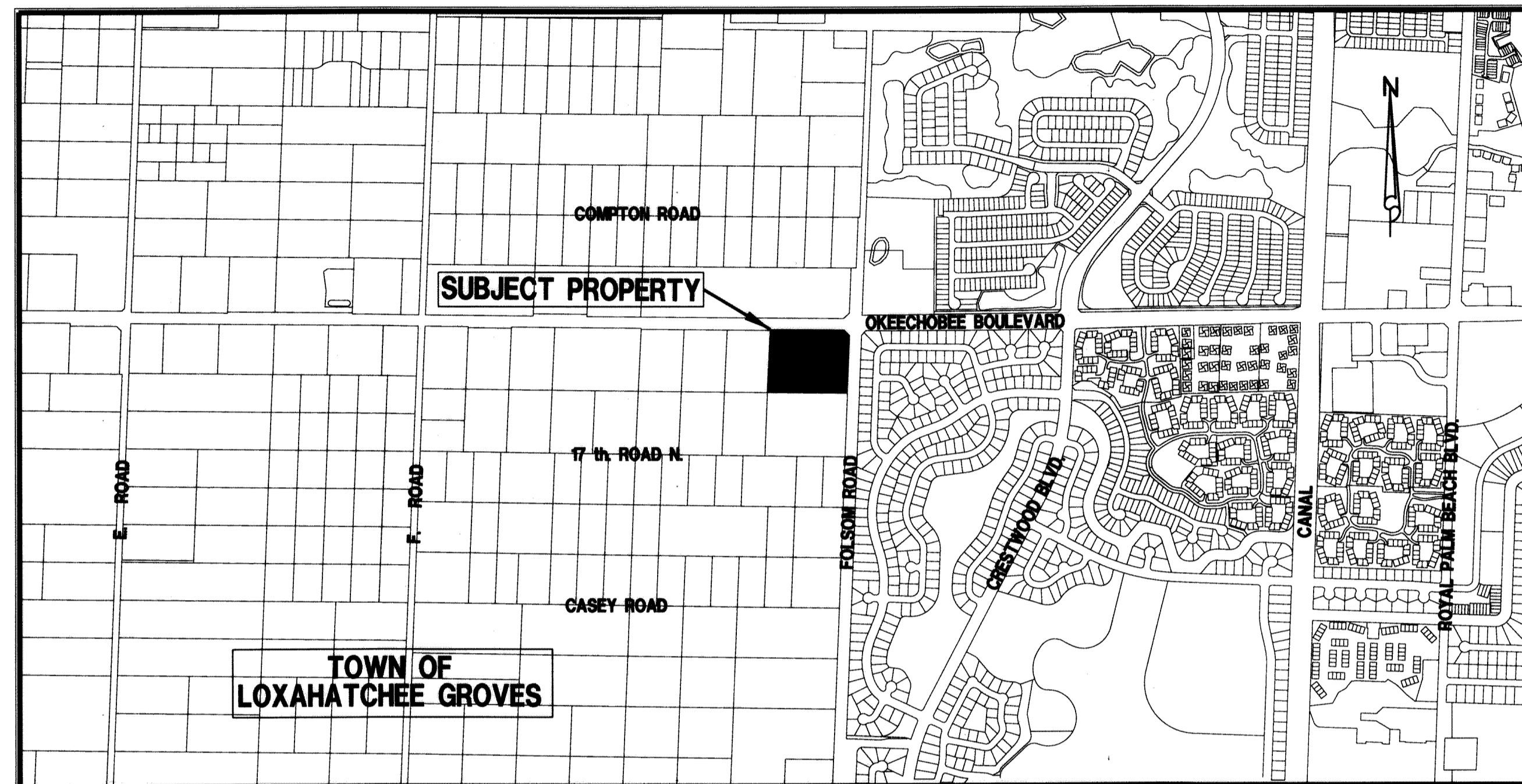
NOTARY PUBLIC STATE OF FLORIDA  
PRINT NAME: Sandra J. Meguire  
COMMISSION NUMBER: FF 982159



OKEECHOBEE FOLSOM COMMERCIAL

BEING A REPLAT OF A PORTION OF TRACT 33, BLOCK "F", AS SHOWN ON LOXAHATCHEE GROVES, RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 41 EAST TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

OCTOBER 2016 SHEET 1 OF 2



PLAT LOCATION SKETCH

AREA TABULATION table with columns: DESCRIPTION, SQUARE FEET, ACREAGE. Rows: TRACT "A", TRACT "B", TOTAL.

TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
WE, STATEWIDE LAND TITLE, INC., A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN WILLIE H. DAY AND FRANKIE J. DAY; 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: 11-21-16 BY: William T. Jackson, President

ABBREVIATIONS:

- CB = CHORD BEARING
D = DELTA
FND. = FOUND
N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM
L = ARC LENGTH
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
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
PCP = PERMANENT CONTROL POINT
PG. = PAGE
R = RADIUS
U.E. = UTILITY EASEMENT

LEGEND:

- = SET 4"x4" CONCRETE MONUMENT WITH DISK - STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
● = SET 5/8" IRON ROD & METAL CAP - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
○ = SET MAG NAIL & DISK - STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

REVIEWING SURVEYOR

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S).  
DATE: 12/2/16 BY: Scott F. Bryson, Professional Surveyor and Mapper

APPROVAL OF PLAT  
TOWN OF LOXAHATCHEE GROVES

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN OF COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES PURSUANT TO THE ORDINANCES OF SAID TOWN IN ACCORDANCE WITH SECTION 177.071(2) OF THE FLORIDA STATUTES, THIS 21st DAY OF DECEMBER, 2016.

ATTEST: Virginia M. Walton, Town Clerk  
BY: David Browning, Town Mayor  
BY: William Underwood, Town Manager  
BY: Randy Werten, P.E., Town Engineer

SURVEYOR'S NOTES

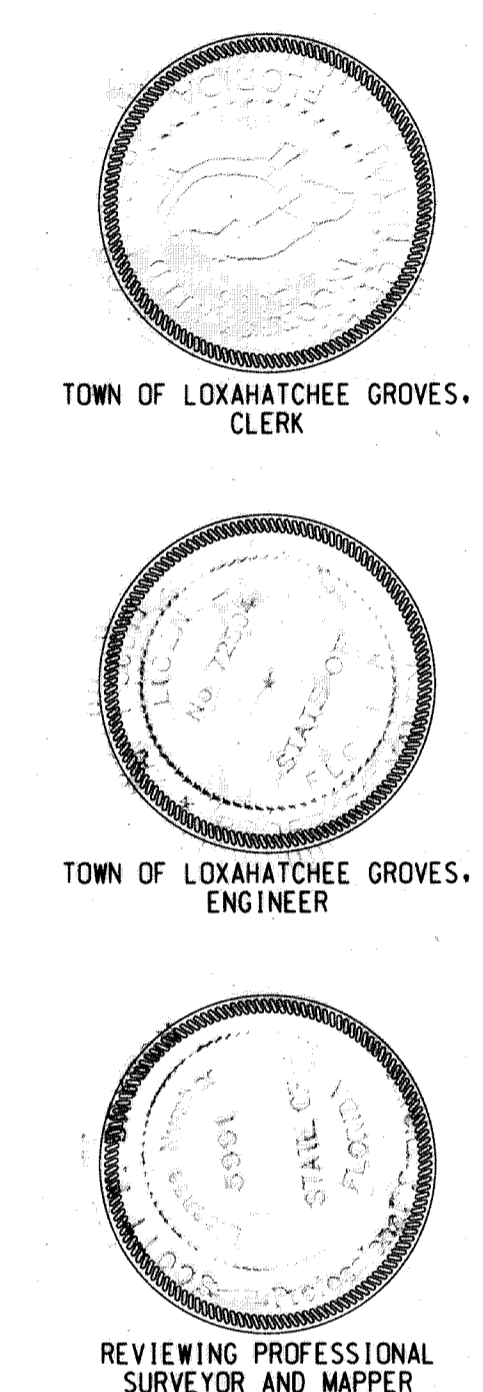
- 1.) BEARINGS AND COORDINATES, AS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY; NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT; FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION; EAST ZONE AND ARE RELATIVE TO THE SOUTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, SAID LINE BEARS SOUTH 89°29'00" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
2.) LINEAR UNITS = U.S. SURVEY FOOT.
3.) DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
4.) GRID SCALE FACTOR = 1.0000082 (NOTE: GROUND DISTANCE TIMES GRID SCALE FACTOR = GRID DISTANCE).
5.) PLAT BENCH MARKS, AS SHOWN HEREON ARE REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND ARE BASED ON PALM BEACH COUNTY BENCH MARK "CARPENTER" HAVING AN ELEVATION OF 19.289 (NGVD29).
6.) 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.
7.) 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.
8.) 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.
9.) 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 LOXAHATCHEE GROVES, FLORIDA.

DATE: November 17, 2016 BY: David C. Lidberg, P.S.M., License No. 3613, State of Florida

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:18 A.M. THIS 30 DAY OF March 2017 AND DULY RECORDED IN PLAT BOOK 123 ON PAGES 72 THRU 73  
SHARON R. BOCK, CLERK AND COMPTROLLER  
BY: [Signature] D.C.



LIDBERG LAND SURVEYING, INC. logo and contact information: 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458. TEL: 561-746-8454. Includes a table with project details: CAD, REF, FLD, OFF, CKD, FB, PG, JOB, DATE, SHEET, DWG.