

# LOXAHATCHEE LAKES LOTS 14 AND 15

BEING A REPLAT OF LOTS 14 AND 15, OF THE PLAT OF LOXAHATCHEE LAKES A P.U.D.,  
AS RECORDED IN PLAT BOOK 68, PAGES 21 AND 22,  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST,  
PALM BEACH COUNTY, FLORIDA

SEPTEMBER 1998  
SHEET 1 OF 2 SHEETS



100

COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record at )  
this 8<sup>th</sup> day of October 1998 )  
and duly recorded in Plat Book No. 83 )  
on page 100-101 )  
DOROTHY A. WILKEN, Clerk of Circuit Court )  
by \_\_\_\_\_ )

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT, KENNETH SHAVELSON AND JANET SHAVELSON, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 14 AND 15, OF THE PLAT OF LOXAHATCHEE LAKES A P.U.D., AS RECORDED IN PLAT BOOK 68, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOXAHATCHEE LAKES LOTS 14 AND 15, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

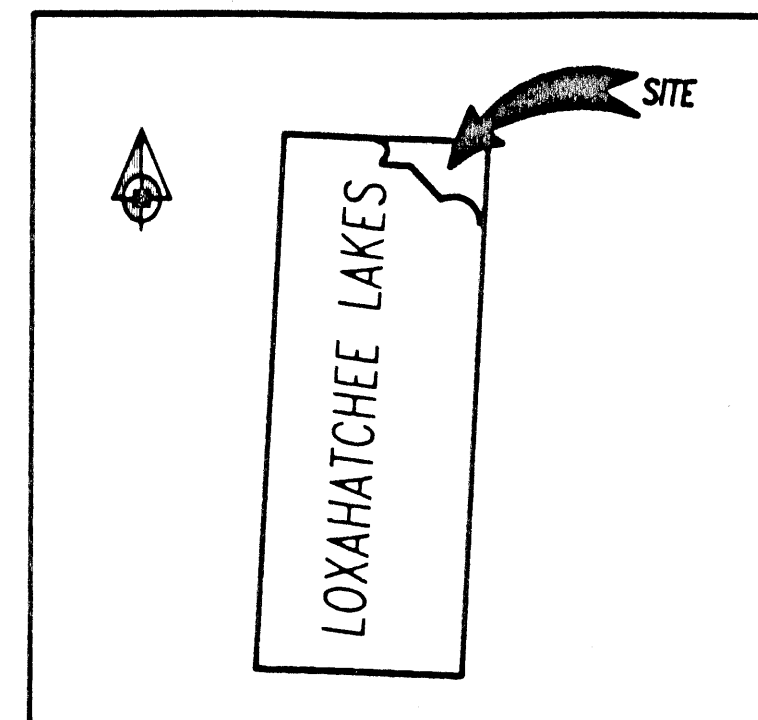
LOTS 14 AND 15, OF THE PLAT OF LOXAHATCHEE LAKES, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 68, PAGES 21 AND 22, PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

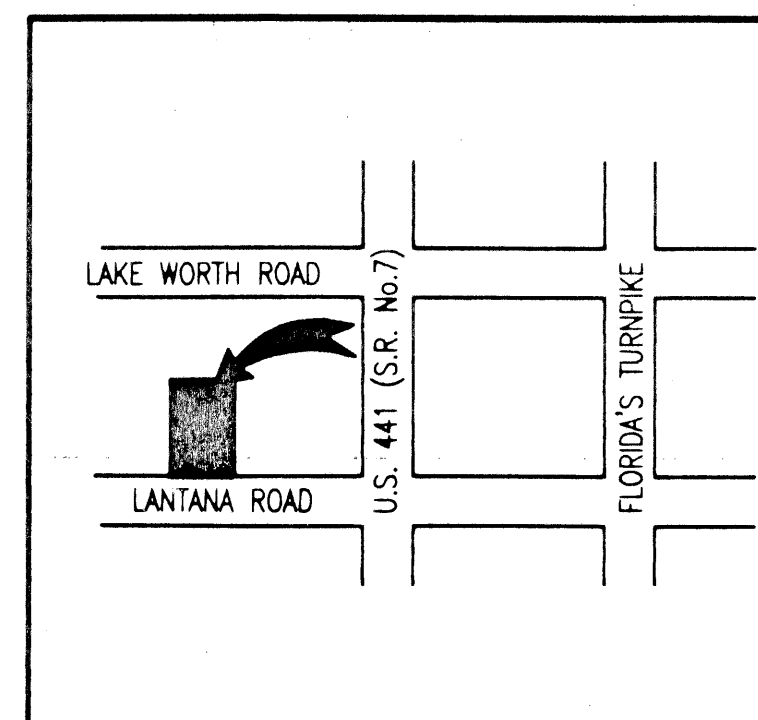
IN WITNESS WHEREOF, WE KENNETH SHAVELSON AND JANET SHAVELSON, DO HEREBY SET OUR HANDS AND SEALS THIS 8<sup>th</sup> DAY OF September 1998.

WITNESS: Doris A. Juncos BY: Kenneth Shavelson  
KENNETH SHAVELSON

WITNESS: Doris A. Juncos BY: Janet Shavelson  
JANET SHAVELSON



VICINITY MAP  
NOT TO SCALE



LOCATION MAP  
NOT TO SCALE

**NOTES:**

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF SOUTH 02 DEGREES 28 MINUTES 20 SECONDS WEST (PLAT) & SOUTH 02 DEGREES 03 MINUTES 11 SECONDS WEST (GRID) ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, AS SHOWN ON SAID PLAT OF LOXAHATCHEE LAKES P.U.D., AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) UNLESS OTHERWISE NOTED
  - = DENOTES FOUND PERMANENT REFERENCE MONUMENT (FOUND IN PARENT PLAT LOCATION)
  - = DENOTES SET IRON ROD WITH CAP
  - \* = DENOTES AN EASEMENT WHICH HAS BEEN DEDICATED BY RECORD PLAT OF "LOXAHATCHEE LAKES" PER PLAT BOOK 68, PAGES 21 AND 22, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- NO BUILDINGS OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE FACILITIES.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

**COUNTY APPROVAL**

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 8<sup>th</sup> DAY OF October 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

George J. Webb  
GEORGE J. WEBB, P.E.  
COUNTY ENGINEER

**SURVEYOR & MAPPER'S CERTIFICATE**

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"), ACCORDING TO SEC. 177.091(9), F.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 PALM BEACH COUNTY, FLORIDA.

Paul J. Fotorny  
PAUL J. FOTORNY, P.S.M.  
DAILEY-FOTORNY INC., L.B.No.1376  
LICENSE No.2297  
STATE OF FLORIDA

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.

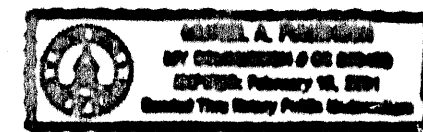
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED KENNETH SHAVELSON AND JANET SHAVELSON WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED HEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8<sup>th</sup> DAY OF September 1998.

MY COMMISSION EXPIRES: 2/13/2001 Doris A. Juncos  
NOTARY PUBLIC



**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOSEPH VASSALO, 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 KENNETH SHAVELSON AND JANET SHAVELSON; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 9/9/98  
Joseph Vassalo  
JOSEPH VASSALO  
ATTORNEY AT LAW

**NOTES:**  
COORDINATES, BEARINGS, & DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM = 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND

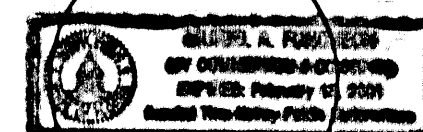
SCALE FACTOR = 1.000018411

GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

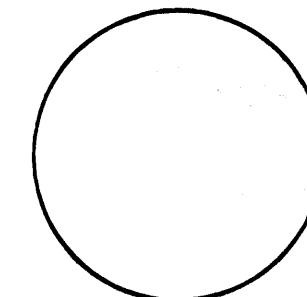
BEARING ROTATION PLAT TO GRID  
00 DEGREES 25 MINUTES 09 SECONDS  
COUNTER CLOCKWISE

THIS INSTRUMENT WAS PREPARED BY NEVILLE F. CEDENO, IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

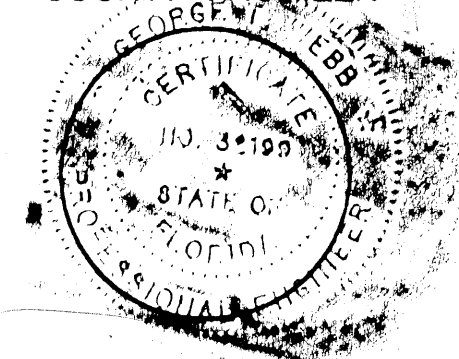
NOTARY



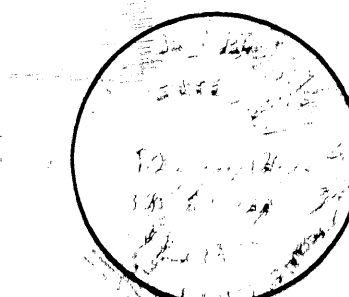
ATTORNEY



COUNTY ENGINEER



LAND SURVEYOR



**Dailey-Fotorny, inc.**  
land surveyors - planners  
5050 10th Avenue North, Suite A - Lake Worth, FL 33463-2002  
Phone: 561-965-8787 Fax: 561-965-9963

Subdivision Loxahatchee Lakes  
PAGE 100  
FLOOD MAP # 008  
ZONING REUSE  
QUAD # 13  
SS 88-80  
TAX  
PUD NAME LHAD Del Sol  
1071