

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 20 OF PHASE II-REPLAT

LOT 83AA, BEING A REPLAT OF LOTS 83,83A, AND A PORTION OF THE RIGHT OF WAY OF TERRAPIN TRAIL, AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGE 131 AND THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGE 39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

MAY, 2015 SHEET 1 OF 2

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plan was filed by record 15:06 PM
This is a copy of the original
and delivered to the Clerk
no fee
Sharon R. Bunch, Clerk & Comptroller
Maura R. Foster, C.E.

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT G. WILLIAM RYAN AND SUSAN J. RYAN, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 20 OF PHASE II-REPLAT, LOT 83AA BEING A REPLAT OF LOTS 83, 83A, AND A PORTION OF THE RIGHT OF WAY OF TERRAPIN TRAIL, AS SHOWN ON THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGE 131 AND THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGE 39, 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:

LOT 83, THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1 OF PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 48, PAGE 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PARCEL 83A, THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 2 OF PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGE 39, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:
A PARCEL OF LAND, LYING IN A PORTION OF THE RIGHT OF WAY OF TERRAPIN TRAIL, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGE 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 83, AS SHOWN ON SAID PLAT; THENCE ALONG THE WEST LINE OF LOT 83, SOUTH 11°16'28" WEST, A DISTANCE OF 30.00 FEET; THENCE CONTINUE ALONG SAID WEST LINE SOUTH 55°37'09" WEST, A DISTANCE OF 7.15 FEET; THENCE DEPARTING SAID WEST LINE AND BEING 5.0 FEET WEST OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES, TO SAID WEST LOT LINE, NORTH 11°16'28" EAST, A DISTANCE OF 35.16 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 83; THENCE ALONG SAID WESTERLY PROLONGATION, SOUTH 78°12'12" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

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

- 1.) THE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- 2.) THE 5.0 FOOT WIDE RECIPROCAL MAINTENANCE EASEMENT, SHOWN HEREON, IS HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.
- 3.) THE 15 FOOT WATER MANAGEMENT TRACT MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB, INC. AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF JUPITER.
- 4.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF A DRAINAGE SYSTEM WITHIN THE BOUNDARY 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 SUCH DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE SHOWN BY THIS PLAT, FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ASSIGNS OR SUCCESSORS TO PAY ALL OR PART OF THE MAINTENANCE COST.

IN WITNESS WHEREOF, G. WILLIAM RYAN AND SUSAN J. RYAN, HUSBAND AND WIFE, DO HERETO SET OUR HANDS AND SEAL THIS 3rd DAY OF June, 2015.

WITNESS: Colleen Brenes G. William Ryan
PRINT NAME: COLLEEN BRENES BY: G. WILLIAM RYAN

WITNESS: Daniel Leina Susan J. Ryan
PRINT NAME: DANIEL LEINA BY: SUSAN J. RYAN

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED G. WILLIAM RYAN AND SUSAN J. RYAN, HUSBAND AND WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3RD DAY OF JUNE, 2015.
MY COMMISSION EXPIRES: DECEMBER 15, 2015
Catherine G.
NOTARY PUBLIC

COMMISSION NO.: EE 121649

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE LOXAHATCHEE CLUB, INC., A FLORIDA CORPORATION, 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 22 DAY OF May, 2015.

THE LOXAHATCHEE CLUB, INC.,
A FLORIDA CORPORATION

WITNESS: Brooke Romo
PRINT NAME: BROOKE ROMO

BY: Frank Ryan
FRANK RYAN, PRESIDENT

WITNESS: Laurence L. Zubren
PRINT NAME: LAURENCE L. ZUBREN

LEGEND / ABBREVIATIONS

- = SET 4"x4" CONCRETE MOUNMENT & DISK STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- PG. = PAGE

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED FRANK RYAN, 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, 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 22 DAY OF May, 2015.
MY COMMISSION EXPIRES: Dec. 3, 2019
COMMISSION NO.: FF 148316
Jean M. Vj
NOTARY PUBLIC

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 HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO G. WILLIAM RYAN AND SUSAN J. RYAN, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: May 22, 2015
BY: James H. Ryan
JAMES H. RYAN, ESQUIRE
FLORIDA BAR NO. 188505

TOWN OF JUPITER APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
TOWN OF JUPITER
LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 20 OF PHASE II-REPLAT 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 15th DAY OF June, 2015, 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: Doug P. Koennicke
DOUG P. KOENNICKE, P.E.
TOWN ENGINEER

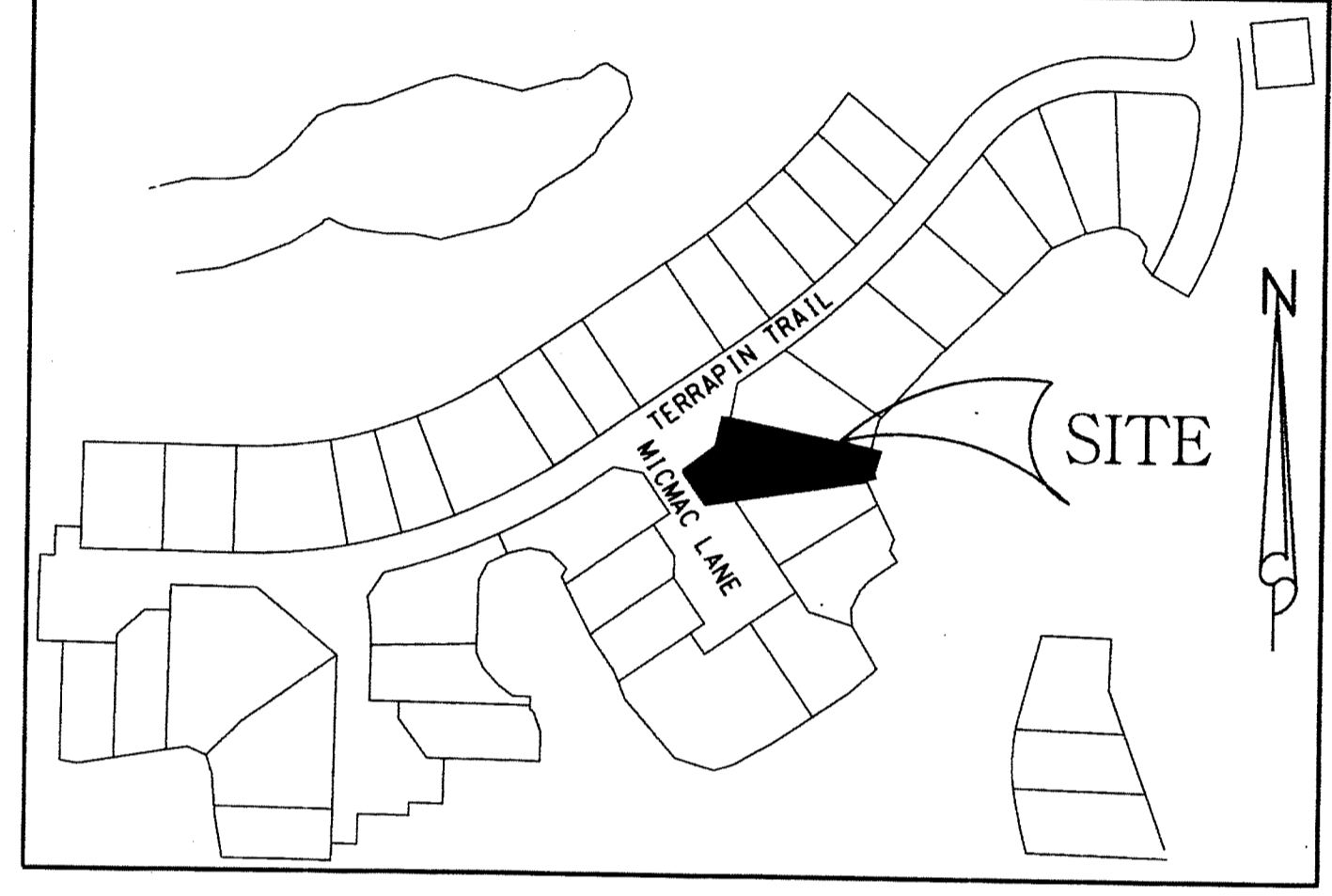
BY: Karen J. Golonka
KAREN J. GOLONKA, MAYOR

ATTEST: Sally M. Boylan
SALLY M. BOYLAN, TOWN CLERK

AREA TABULATION

LOT	SQUARE FOOTAGE	ACRES
LOT 83AA	14,077	0.323

VICINITY MAP NOT TO SCALE



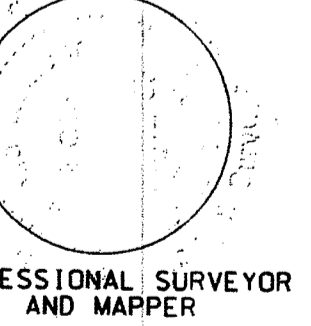
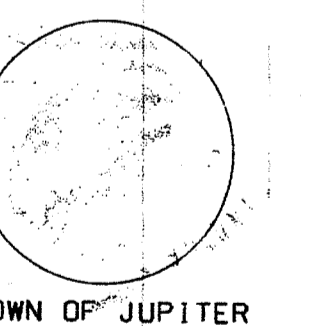
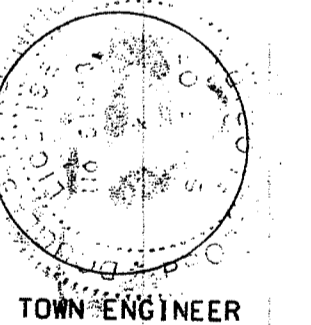
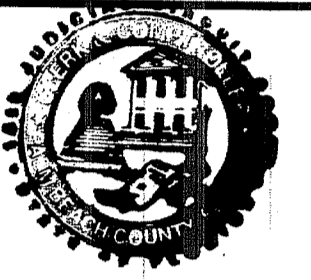
SURVEYOR'S NOTES

1. NO STRUCTURES OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
2. ALL BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 1 OF PHASE II, RECORDED IN PLAT BOOK 48, PAGE 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SEE SHEET 2 OF 2 FOR PLAT BEARING BASE.
3. THIS INSTRUMENT WAS PREPARED BY LORI CHRISTIANO IN AND FOR THE OFFICE OF LIDBERG LAND SURVEYING, INC.
4. THIS IS A REPLAT OF LOTS 83 AND 83A. ALL PLATTED EASEMENTS LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT. THIS PLAT INCLUDED A PORTION OF ABANDONED TERRAPIN TRAIL RECORDED IN OFFICIAL RECORD BOOK 27530, PAGE 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. 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.

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.

DATE: May 21, 2015
BY: David C. Lidberg
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 \ 114142 \ 48-131 \ 15-027-306 \ 15-027-306	REF.	FLD. K.F.	FB. PG.	JOB 15-027-306
OFF. L.J.C.				DATE 04/2015
CKD. D.C.L.	SHEET 1 OF 2	DWG. 015-027P		