

# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 21 OF PHASE II

BEING A REPLAT OF LOT 15, 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 AUGUST 2016 SHEET 1 OF 2

STATE OF FLORIDA) COUNTY OF PALM BEACH) 79  
THIS PLAT WAS FILED FOR RECORD AT 3:54 P.M. THIS 21<sup>st</sup> DAY OF September 2016 AND DULY RECORDED IN PLAT BOOK 122 ON PAGES 79 THRU 80.  
SHARON R. BOCK CLERK AND COMPTROLLER  
BY: *[Signature]* D.C.



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JAMES E. WILLIAMS, JR. AND LORRAINE WILLIAMS, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 21 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 15 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 15; THENCE NORTH 36°02'30" EAST ALONG THE WEST LINE OF SAID LOT 15, A DISTANCE OF 34.92 FEET; THENCE, DEPARTING SAID WEST LINE, NORTH 53°57'30" WEST, A DISTANCE OF 8.53 FEET; THENCE NORTH 36°02'30" EAST, A DISTANCE OF 29.25 FEET; THENCE SOUTH 53°57'30" EAST, A DISTANCE OF 8.53 FEET TO A POINT ON SAID WEST LINE; THENCE NORTH 36°02'30" EAST ALONG SAID WEST LINE, A DISTANCE OF 13.83 FEET; THENCE SOUTH 53°57'30" EAST ALONG THE NORTH LINE OF SAID LOT 15, A DISTANCE OF 57.33 FEET; THENCE SOUTH 36°02'30" WEST ALONG THE EAST LINE OF SAID LOT 15, A DISTANCE OF 4.00 FEET; THENCE DEPARTING SAID EAST LINE, SOUTH 53°57'30" EAST, A DISTANCE OF 7.83 FEET; THENCE SOUTH 36°02'30" WEST, A DISTANCE OF 55.13 FEET; THENCE NORTH 53°57'30" WEST, A DISTANCE OF 7.83 FEET TO A POINT ON SAID EAST LINE; THENCE ALONG SAID EAST LINE, SOUTH 36°02'30" WEST, A DISTANCE OF 3.87 FEET; THENCE NORTH 53°57'30" WEST ALONG THE SOUTH LINE OF SAID LOT 15, A DISTANCE OF 33.33 FEET; THENCE CONTINUE ALONG SAID SOUTH LINE FOR THE FOLLOWING TWO COURSES, SOUTH 36°02'30" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 53°57'30" WEST, A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 4,654 SQUARE FEET OR 0.107 ACRES, MORE OR LESS.

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

- 1.) LOT 15R, 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, WE, JAMES E. WILLIAMS, JR. AND LORRAINE WILLIAMS, HUSBAND AND WIFE, DO HERETO SET OUR HANDS AND SEAL, THIS 22nd DAY OF August, 2016.

BY: *[Signature]*  
JAMES E. WILLIAMS, JR.  
*[Signature]*  
LORRAINE WILLIAMS

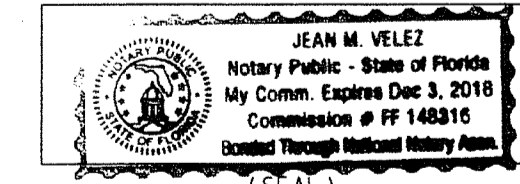
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JAMES E. WILLIAMS, JR. AND LORRAINE WILLIAMS, HUSBAND AND WIFE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE, 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 22nd 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: FF 148316



### LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ▲ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL AND DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊕ DENOTES CENTERLINE OF RIGHT OF WAY

### 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]* BROOKE ROMO  
PRINT NAME: BROOKE ROMO  
WITNESS: *[Signature]* KAREN L. SCHLOEP  
PRINT NAME: KAREN L. SCHLOEP

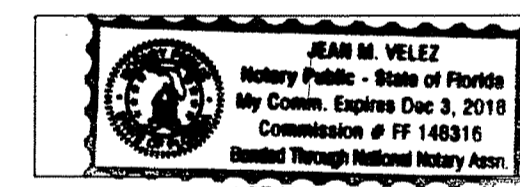
### ACKNOWLEDGEMENT:

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 22nd 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: FF 148316



### TITLE CERTIFICATION:

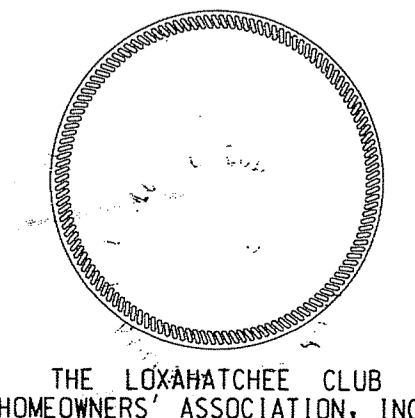
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JAMES H. RYAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERED DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO JAMES E. WILLIAMS, JR. AND LORRAINE WILLIAMS, HUSBAND AND WIFE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: September 1, 2016 BY: *[Signature]*  
JAMES H. RYAN, ESQUIRE  
FLORIDA BAR NO. 188505

### 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
- PG. = 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



### 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. 21 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 9th DAY OF September, 2016.

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

### MORTGAGEE'S CONSENT

STATE OF MARYLAND  
COUNTY OF WASHINGTON

THE UNDERSIGNED HEREBY CERTIFIES THIS IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE LOAN NUMBER 1124048724-6, MERS IDENTIFICATION NUMBER 1007944-000022376-9 SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Assistant Secretary AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF August, 2016.

WITNESS: *[Signature]* Deborah A. Cummitt  
PRINT NAME: Deborah A. Cummitt  
WITNESS: *[Signature]* Marilyn Cashman  
PRINT NAME: Marilyn Cashman  
BY: *[Signature]* Shelley L. Hess  
TITLE: Assistant Secretary  
Mortgage Electronic Registration Systems, Inc.

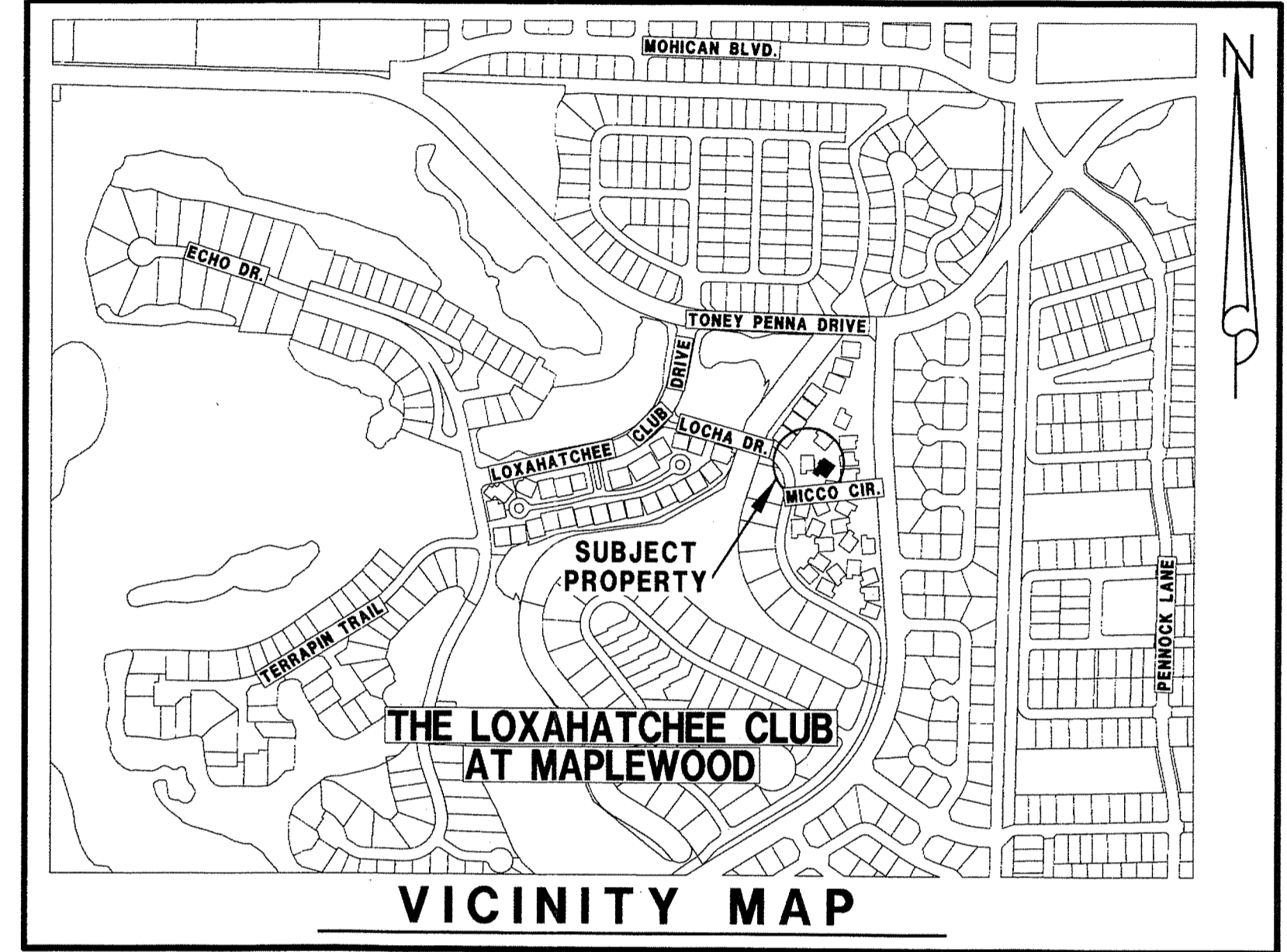
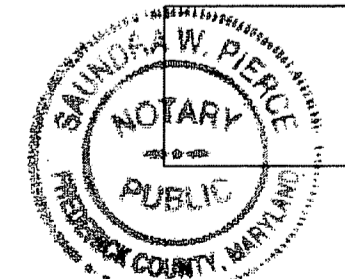
### ACKNOWLEDGEMENT:

STATE OF MARYLAND  
COUNTY OF WASHINGTON

BEFORE ME PERSONALLY APPEARED Shelley L. Hess, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Assistant Secretary AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 15th DAY OF August, 2016.

MY COMMISSION EXPIRES: 09-30-2019  
*[Signature]*  
SANDRA W. PIERCE  
NOTARY PUBLIC STATE OF MARYLAND  
PRINT NAME: Sandra W. Pierce  
COMMISSION NUMBER: NA in Maryland



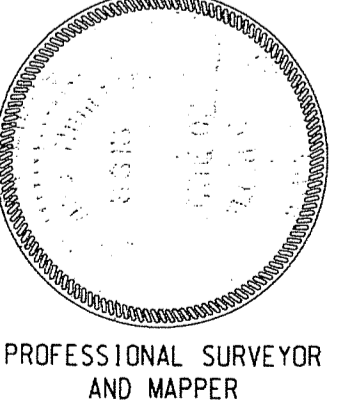
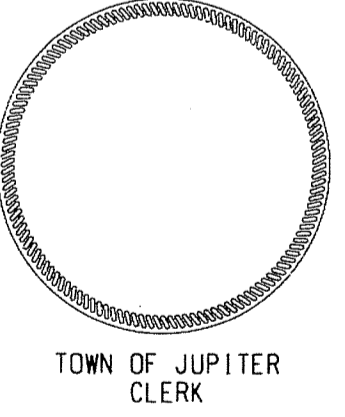
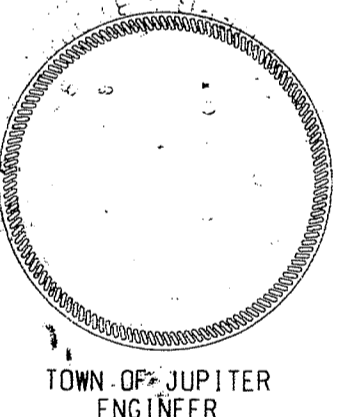
### SURVEYOR'S NOTES:

- 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. SEE MAP SHEET FOR THE BEARING BASE OF NORTH 81°34'31" EAST, 112.15' (CALCULATE) BETWEEN FOUND PLAT CONTROL POINTS.
- 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 15 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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: August 5, 2016 BY: *[Signature]*  
DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA



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

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|--------|---|
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| REF:   |   |
| FLD:   | FB. PG.   |
| JOB:   | 15-037-306  |
| OFF:   | L.J.C.  |
| DATE:  | AUGUST 2016   |
| CKD:   | D.C.L.  |
| SHEET: | 1 OF 2  |
| DWG:   | D15-037P  |