

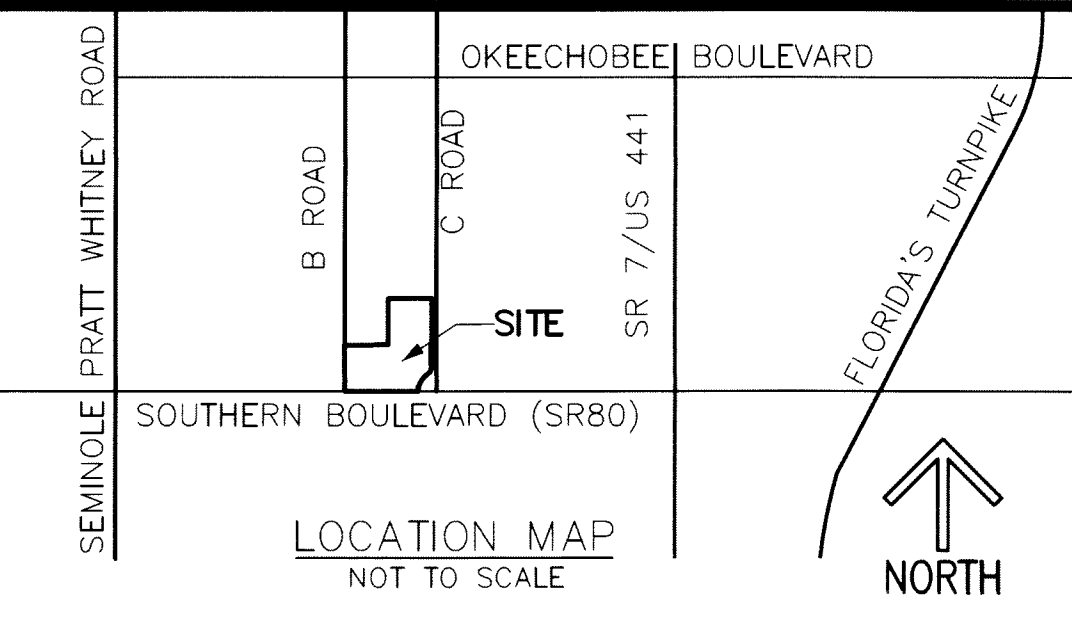
GROVES TOWN CENTER PUD

BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 6, BLOCK "1" OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
RONNIE L. FURNISS
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
LB #3591

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:23 A.M.
THIS 22 DAY OF MAY
A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 128 ON
PAGES 66 AND 70
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 5



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, THE OWNER OF THE LAND SHOWN HEREON AS GROVES TOWN CENTER BEING A REPLAT OF A PORTION OF TRACTS 4, 5 AND 6, BLOCK "1" OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES PUD, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 1000 FEET OF TRACT 4, BLOCK "1", 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 THE RIGHT-OF-WAY DEED IN DEED BOOK 1005, PAGE 577, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE RIGHT-OF-WAY TAKEN FOR SOUTHERN BOULEVARD (STATE ROAD 80), PURSUANT TO THE ORDER OF TAKING RECORDED IN OFFICIAL RECORDS BOOK 5463, PAGE 1126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT ROAD RIGHT OF WAY CONVEYED TO THE TOWN OF LOXAHATCHEE GROVES BY RIGHT OF WAY DEED RECORDED JULY 11, 2016 IN OFFICIAL RECORDS BOOK 28425, PAGE 1808 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT 5, BLOCK "1" LOXAHATCHEE GROVES, LYING NORTH OF STATE ROAD 80, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS AND EXCEPT THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN THE ORDER OF TAKING IN O.R. BOOK 5463, PAGE 1126, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

TRACT 6, BLOCK "1", OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT:

THAT PORTION FOR STATE ROAD 80, AS DESCRIBED IN ORDER OF TAKING RECORDED IN OFFICIAL RECORD BOOK 5463, PAGE 1126, AND THAT PORTION OF THE RIGHT-OF-WAY DEED RECORDED IN DEED BOOK 1005, PAGE 577, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

THAT PORTION OF TRACT 6, BLOCK "1", RE-CONVEYED TO GASPARE MORELLO AND ELIZABETH MORELLO, HUSBAND AND WIFE, IN QUIT-CLAIM DEED RECORDED JANUARY 25, 2002, IN OFFICIAL RECORD BOOK 13344, PAGE 953, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE INTERSECTION OF THE PLATTED EAST LINE OF TRACT 6, BLOCK "1" ACCORDING TO THE PLAT OF LOXAHATCHEE GROVES, AS RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, SECTION 93120.3528, SHEET 5 OF 13, DATED 1986, THENCE, NORTH 88° 26' 32" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY OF SOUTHERN BOULEVARD, 66.16 FEET; THENCE, NORTH 39° 58' 31" WEST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF "C" ROAD, ACCORDING TO THE FDOT RIGHT-OF-WAY MAP, 33.14 FEET, TO A POINT OF CURVATURE; THENCE, NORTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 202.00 FEET AND A CENTRAL ANGLE OF 46° 54' 52", AN ARC LENGTH OF 165.40 FEET TO THE PLATTED EASTERLY LINE OF TRACT 6, BLOCK "1"; THENCE, SOUTH 02° 09' 47" WEST, ALONG THE PLATTED EAST LINE OF TRACT 6, BLOCK "1", 158.23 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,

CONTAINING 3,918,371 SQUARE FEET/89.953 ACRES MORE OR LESS.

ALSO KNOWN AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 4, THENCE N 02° 10' 14" E ALONG THE WEST LINE OF SAID TRACT 4, A DISTANCE OF 1000.03 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1000' OF SAID TRACT 4; THENCE ALONG THE NORTH LINE OF THE SOUTH 1000', S 88° 26' 46" E, A DISTANCE OF 22.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH LINE S 88° 26' 46" E, TO THE WEST LINE OF SAID TRACT 5, A DISTANCE OF 820.33 FEET; THENCE ALONG SAID WEST LINE N 02°10'14"E, A DISTANCE OF 1042.78 FEET TO THE NORTHWEST CORNER OF TRACT 5 AND THE NORTH LINE OF BLOCK "1" THENCE ALONG THE NORTH LINE OF BLOCK "1", S 89°12'34" E, A DISTANCE OF 1673.07 FEET TO THE NORTHEAST CORNER OF TRACT 6; THENCE ALONG THE EAST LINE OF SAID TRACT 6, S 02°10'14" W, A DISTANCE OF 1501.39 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 368.53 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°28'54", A DISTANCE OF 279.68 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 292.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 36°51'03", A DISTANCE OF 187.81 FEET; THENCE S 48°57'11" E A DISTANCE OF 36.75 FEET; THENCE N 88°26'46" W A DISTANCE OF 2261.86 FEET; THENCE N 43°14'58" W A DISTANCE OF 35.10 FEET; THENCE N 02°10'14" E A DISTANCE OF 855.14 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,

CONTAINING 3,918,371 SQUARE FEET/89.953 ACRES MORE OR LESS.

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

1. TRACT "POD A", AS SHOWN HEREON, IS HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

2. TRACT "POD B", AS SHOWN HEREON, IS HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

3. TRACT "R" AS SHOWN HEREON IS DEDICATED AS A PRIVATE ROADWAY WITH PUBLIC ACCESS OVER AND UPON TRACT R, SOLAR SPORTSYSTEMS, INC. AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS ARE PERPETUALLY OBLIGATED TO MAINTAIN THE ROADWAY IMPROVEMENTS WITHIN TRACT R WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. SOLAR SPORTSYSTEMS, INC. HEREBY RECOGNIZES THAT TRACT R AS DEDICATED AS SHOWN HEREON IS ONLY A PARTIAL DEDICATION OF THE OVERALL REQUIRED ROADWAY TRACT PURSUANT TO THE REQUIREMENTS OF TOWN OF LOXAHATCHEE GROVES ORDINANCE 2018-08, GROVES TOWN CENTER, CONDITIONS OF APPROVAL. THE TOWN SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN OR REPAIR ANY PORTION OF THE ROADWAY OR DRAINAGE FACILITIES LOCATED WITHIN TRACT R IF THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON OR PROPERTY IS IN IMMEDIATE HARM OR JEOPARDY (AN EMERGENCY) BUT ONLY TO SUCH EXTENT AND IN SUCH SCOPE AND DURATION AS IS ABSOLUTELY NECESSARY TO RESOLVE SUCH EMERGENCY. IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE OR REPAIR, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF TRACT R TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.

4. ACCESS EASEMENT SHOWN HEREON, IS HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC ACCESS, ROADWAY, DRAINAGE, SIGNAGE AND RELATED PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

5. CONSERVATION TRACT "C-1" AS SHOWN HEREON, IS HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OUTLINED IN THAT CERTAIN RESTRICTIVE COVENANT AND LIMITED ACCESS AND CONSERVATION EASEMENT (COVENANT) AS RECORDED IN OFFICIAL RECORD BOOK 306116 PAGE 1289 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PUBLIC ACCESS UPON AND ACROSS TRACT "C-1" IS LIMITED TO THE EQUESTRIAN TRAIL USES DESCRIBED IN THE COVENANT.

6. TRACTS "LB1", "LB2", "LB3" AND "LB4", LANDSCAPE BUFFER EASEMENTS (LB) SHOWN HEREON, ARE HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER, DRAINAGE, AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

7. THE LIMITED ACCESS EASEMENTS ("LAE") AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. PORTIONS OF THE LIMITED ACCESS EASEMENT MAY BE VACATED BY THE TOWN FOR ANY PORTION BEING AFFECTED BY FUTURE SUBDIVISIONS OF OTHER PODS WHEREAS VEHICULAR CONNECTIVITY TO PUBLIC RIGHTS-OF-WAY IS DEEMED APPROPRIATE THROUGH THE TOWN'S RESOLUTION PROCESS FOR APPROVALS FOR THE FUTURE SITE PLANS.

8. PURSUANT TO THE REQUIREMENTS OF TOWN OF LOXAHATCHEE GROVES ORDINANCE 2018-08, GROVES TOWN CENTER CONDITIONS OF APPROVAL, A CONCEPTUAL DRAINAGE PLAN COVERING THE ENTIRETY OF THE GROVES TOWN CENTER PUD, INCLUDING THE LEGAL POSITIVE OUTFALL FOR POD A AND ANY TEMPORARY DRAINAGE PONDS THAT ARE LOCATED ON THE PROPERTY AT THE TIME OF THE RECORDING OF THIS PLAT, SHALL BE PREPARED AND APPROVED BY THE TOWN ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING LOCATED ON POD A. LEGAL POSITIVE OUTFALL FOR FUTURE PODS WILL BE PROVIDED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR EACH FUTURE POD.

9. THE NON-EXCLUSIVE CANAL MAINTENANCE EASEMENT ("CME"), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES RELATED TO COLLECTING CANAL. LOXAHATCHEE EQUESTRIAN PARTNERS, LLC AND SOLAR SPORTSYSTEMS, INC. AND THEIR SUCCESSORS AND ASSIGNS MAY UTILIZE THE CME FOR ANY AND ALL USES PERMITTED IN THAT CERTAIN RESTRICTIVE COVENANT AND LIMITED ACCESS AND CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORD BOOK 306116 PAGE 1289 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER.

THIS 15th DAY OF May, 2019.

WITNESS: [Signature]
PRINT NAME: Peggy Cordero
WITNESS: [Signature]
PRINT NAME: Denise Borden

SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA.
BY: [Signature]
CHRISTOPHER J. FEENEY,
AS CHIEF EXECUTIVE OFFICER

LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY.
BY: [Signature]
CHRISTOPHER J. FEENEY,
AS MANAGER

ACKNOWLEDGMENT:

STATE OF New York
COUNTY OF Erie

BEFORE ME PERSONALLY APPEARED CHRISTOPHER J. FEENEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER, OF SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF May, 2019.

MY COMMISSION EXPIRES: 01/31/2022 [Signature]
COMMISSION NUMBER: 01BA4839785 [Signature]



SOLAR SPORTSYSTEMS, INC. SOLAR SPORTSYSTEMS, INC. LOXAHATCHEE EQUESTRIAN PARTNERS, LLC LOXAHATCHEE EQUESTRIAN PARTNERS, LLC TOWN OF LOXAHATCHEE GROVES TOWN OF LOXAHATCHEE GROVES REVIEWING SURVEYOR SURVEYOR

TABULAR DATA

NAME	SQUARE FEET	ACRES
TOTAL AREA THIS PLAT	3,918,371	89.953
AREA OF TRACT POD B	3,670,923	84.272
AREA OF TRACT POD A	230,948	5.302
AREA OF TRACT R	16,500	0.379
AREA OF TRACT C-1	1,009,251	23.169
AREA OF TRACTS LB1, LB2, LB3 AND LB4	87,736	2.014

ACKNOWLEDGMENT:

STATE OF New York
COUNTY OF Erie

BEFORE ME PERSONALLY APPEARED CHRISTOPHER J. FEENEY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER, OF LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF May, 2019.

MY COMMISSION EXPIRES: 01/31/2022 [Signature]
NOTARY PUBLIC

COMMISSION NUMBER: 01BA4839785 [Signature]
PRINT NAME

APPROVALS, TOWN OF LOXAHATCHEE GROVES:

THE PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES PURSUANT TO THE ORDINANCES OF THE SAID TOWN IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS _____ DAY OF _____ 2019.

ATTEST: [Signature] BY: [Signature]
KAKISHA BURKH TOWN CLERK ROBERT SHORR MAYOR

BY: [Signature] JAMIE TITCOMB TOWN MANAGER

DATED: 5/22/2019 BY: [Signature] RANDY WERTZBY, P.E. TOWN ENGINEER

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 FOR 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 MARKERS ("P.R.M.'S") OR PERMANENT CONTROL POINTS ("P.C.P.'S").

BY: [Signature] DATE: 5/16/19
SCOTT F. BRYSON PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO.: 5991

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, ASHLEY LOWER, OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT THE COMPANY CONDUCTED THE TITLE SEARCH TO THE HEREON DESCRIBED PROPERTY AND PRODUCED TITLE COMMITMENT NO. 16071343 THAT THE TITLE COMMITMENT SHOWS THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, THAT THE CURRENT REAL ESTATE TAXES HAVE BEEN PAID FOR SUCH PROPERTY THAT ARE OTHERWISE DUE AND PAYABLE, 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.

DATED May 10, 2019

[Signature]
ASHLEY LOWER
VICE-PRESIDENT
OLD REPUBLIC NATIONAL
TITLE INSURANCE COMPANY
SOUTH FLORIDA PRODUCTION MANAGER

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LOXAHATCHEE GROVES ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89°12'34"E. ALONG THE NORTH LINE OF TRACTS 5 AND 6, BLOCK "1", LOXAHATCHEE GROVES, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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 PALM BEACH COUNTY.
- BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE (NGVD29) NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK ORIGIN SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEYS CONTROL POINT "H 413" PID AD8196 HAVING A PUBLISHED ELEVATION OF 16.69' (NAVD88), WITH A CONVERSION FACTOR OF +1.49 TO NGVD29.

SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

DATED: 5/17/2019 [Signature]

RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 6272
CAULFIELD AND WHEELER, INC.
CERTIFICATE OF AUTHORIZATION NUMBER 3591
7900 GLADES ROAD SUITE 100
BOCA RATON, FL. 33434