

117

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD  
AT 2:12 P. M. THIS  
14 DAY OF January 2021  
AND DULY RECORDED IN PLAT BOOK  
131 ON PAGES 117  
THRU 118.

Joseph Abruzzo  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
Clerk of Circuit Court &  
Comptroller  
BY: *Jan McCann* D.C.

**SHEET 1 OF 2**

# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 29 OF PHASE II

BEING A REPLAT OF LOT 24, AND A PORTION OF THE COMMON AREA,  
AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II,  
RECORDED IN PLAT BOOK 52, PAGES 55 AND 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST  
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

## DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT JAMES M. MANSER AND DEBORAH M. MANSER, OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 29 OF PHASE II, BEING A REPLAT OF LOT 24, AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II, RECORDED IN PLAT BOOK 52, PAGES 55 AND 56, 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:

A PARCEL OF LAND, BEING ALL OF LOT 24 AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II, RECORDED IN PLAT BOOK 52, PAGES 55 AND 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 24, AS SHOWN ON SAID PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II; THENCE ALONG THE WESTERLY LINE OF SAID LOT 24, NORTH 12°01'51" WEST, A DISTANCE OF 9.67 FEET; THENCE DEPARTING SAID WESTERLY LINE, SOUTH 77°58'09" WEST, A DISTANCE OF 9.50 FEET; THENCE NORTH 12°01'51" WEST, A DISTANCE OF 28.00 FEET; THENCE NORTH 77°58'09" EAST, A DISTANCE OF 9.50 FEET TO A POINT ON THE AFOREMENTIONED WESTERLY LINE OF LOT 24; NORTH 12°01'51" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 39.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE ALONG THE NORTHERLY LINE OF SAID LOT 24, NORTH 77°58'09" EAST, A DISTANCE OF 67.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 24; THENCE ALONG THE EASTERLY LINE OF SAID LOT 24, SOUTH 12°01'51" EAST, A DISTANCE OF 76.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 24; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 24, SOUTH 77°58'09" WEST, A DISTANCE OF 67.34 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 5,428 SQUARE FEET OR 0.125 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: NONE

IN WITNESS WHEREOF, WE, JAMES M. MANSER AND DEBORAH M. MANSER, DO HERETO SET OUR HANDS AND SEALS THIS 26th DAY OF October, 2020.

WITNESS: Brooke Romo BY: JAMES M. MANSER  
PRINT NAME: Brooke Romo

WITNESS: Deborah M. Manser BY: DEBORAH M. MANSER  
PRINT NAME: Deborah M. Manser

## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 26th DAY OF October, 2020, BY JAMES M. MANSER AND DEBORAH M. MANSER, WHO ARE  PERSONALLY KNOWN TO ME OR WHOM HAVE PRODUCED:

(TYPE OF IDENTIFICATION) AS IDENTIFICATION  
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: December 3, 2022

Jean M. Velez  
NOTARY PUBLIC  
PRINT NAME: Jean M. Velez  
COMMISSION NUMBER: GG 245467

NOTARY SEAL

## THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID ASSOCIATION AS STATED HEREON, DATED THIS 26th DAY OF October, 2020.

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT-FOR-PROFIT

WITNESS: Brooke Romo  
PRINT NAME: Brooke Romo

WITNESS: Melanie Malcolm  
PRINT NAME: Melanie Malcolm

BY: David Levin  
PRINT NAME: David Levin  
TITLE: PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 26th DAY OF October, 2020, BY David Levin AS PRESIDENT FOR THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED:

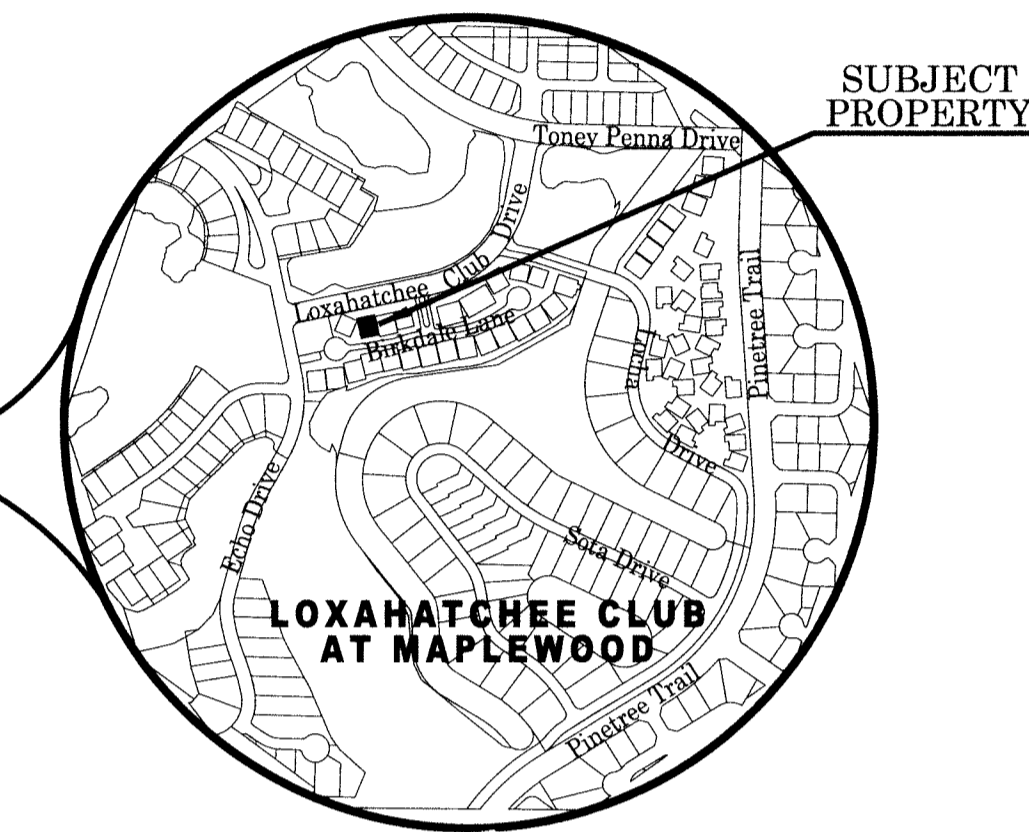
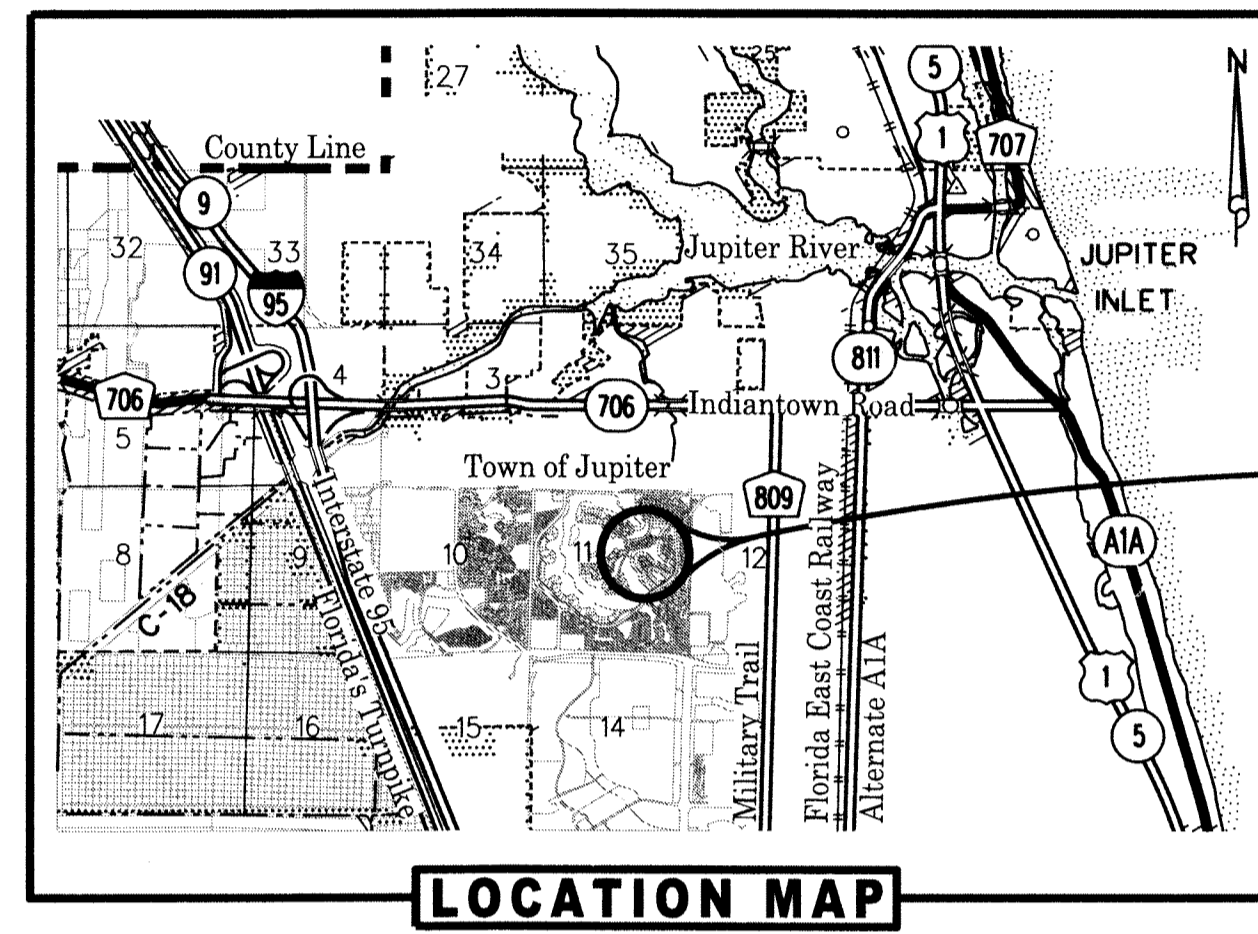
(TYPE OF IDENTIFICATION) AS IDENTIFICATION  
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: December 3, 2022

Jean M. Velez  
NOTARY PUBLIC  
PRINT NAME: Jean M. Velez  
COMMISSION NUMBER: GG 245467

NOTARY SEAL

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. TOWN ENGINEER TOWN CLERK DAVID C. LIDBERG PROFESSIONAL SURVEYOR AND MAPPER



## ABBREVIATIONS:

(C) = CALCULATED  
(M) = MEASURED  
D = CURVE'S DELTA ANGLE  
L = CURVE'S ARC LENGTH  
MON. = MONUMENT  
O.R.B. = OFFICIAL RECORD BOOK  
P.B. = PLAT BOOK  
PCP = PERMANENT CONTROL POINT  
PG. = PAGE  
PGS. = PAGES  
PRM = PERMANENT REFERENCE MONUMENT  
R = CURVE'S RADIUS  
W/ = WITH  
O = SET 5/8" IRON ROD WITH AN ALUMINUM CAP STAMPED P.R.M. LB #4431

## SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE ASSUMED AND ARE CONSISTENT WITH THE UNDERLYING PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II AND ARE BASED ON THE BEARING BETWEEN FOUND PERMANENT CONTROL POINTS ALONG BIRKDALE LANE (SEE MAP SHEET) SAID LINE BEARS SOUTH 76°57'17" WEST.
- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 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.
- THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II, AS RECORDED IN PLAT BOOK 52, PAGES 55 AND 56, ALL PREVIOUS PLATTED LOT LINES WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 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.
- A PORTION OF THIS PLAT IS AFFECTED BY A QUIT CLAIM DEED FROM HOTWIRE COMMUNICATIONS, LTD. TO JAMES M. MANSER AND DEBORAH M. MANSER, RECORDED IN OFFICIAL RECORD BOOK 31752, PAGE 850, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THIS QUIT CLAIM DEED WAS RECORDED TO EXTINGUISH AND TERMINATE ANY RIGHTS THAT THE GRANTOR HAS PURSUANT TO THAT EASEMENT RECORDED IN OFFICIAL RECORD BOOK 29121, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

## 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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: SEPTEMBER 25, 2020 BY: DAVID C. LIDBERG, P.S.M.  
LICENSE NO. 3613  
STATE OF FLORIDA

## 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 IN JAMES M. MANSER AND DEBORAH M. MANSER; 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: November 23, 2020

BY: James H. Ryan  
PRINT NAME: JAMES H. RYAN, ESQUIRE  
FLORIDA BAR No. 188505

## TOWN OF JUPITER ACCEPTANCE:

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 177.071, FLORIDA STATUTES, THIS 1st DAY OF December, 2020, 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

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 29 OF PHASE II, IS HEREBY APPROVED FOR RECORD THIS 1st DAY OF December, 2020.

BY: Todd R. Wodraska ATTEST: Sally M. Boylan  
TODD R. WODRASKA, MAYOR FOR SALLY M. BOYLAN, Laura Cahill  
TOWN CLERK

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

CAD.	K:\NST \ 11412 \ 52-55 \ 19-102-306 \ 19-102-306.DGN		
REF.			
FLD.	FB.	PG.	JOB 19-102-306
OFF.	CASASUS		DATE JULY 2020
CKD.	D.C.L.	SHEET 1 OF 2	DWG. D19-102P