

CFN 20220433754 PL BK 134 PG 158

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 31 OF PHASE II

BEING A REPLAT OF LOT 38, AND A PORTION OF THE COMMON AREA,
AS 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
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

JUNE 2022

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DAVID GOCKEL AND LYNN GOCKEL, OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 31 OF PHASE II, BEING A REPLAT OF LOT 38, AND A PORTION OF THE COMMON AREA, AS 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, 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 38 AND A PORTION OF THE COMMON AREA, AS 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 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH CORNER OF SAID LOT 38; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 38, NORTH 53°06'09" WEST, A DISTANCE OF 76.66 FEET; THENCE ALONG THE NORTHWESTERLY LINE OF SAID PARCEL 38, NORTH 36°53'51" EAST, A DISTANCE OF 67.34 FEET; THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 38, SOUTH 53°06'09" EAST, A DISTANCE OF 76.66 FEET TO THE EAST CORNER OF SAID LOT 38; THENCE CONTINUE SOUTH 53°06'09" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 6.00 FEET SOUTHEASTERLY, AS MEASURED AT RIGHT ANGLES TO THE SOUTHEASTERLY LINE OF LOT 38; THENCE SOUTHWESTERLY ALONG SAID PARALLEL LINE, SOUTH 36°53'51" WEST, A DISTANCE OF 24.83 FEET; THENCE DEPARTING SAID PARALLEL LINE, NORTH 53°06'09" WEST, A DISTANCE OF 6.00 FEET TO A POINT ON SAID SOUTHEASTERLY LINE OF LOT 38; THENCE SOUTH 36°53'51" WEST, A DISTANCE OF 42.51 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 5.311 SQUARE FEET OR 0.122 ACRES, MORE OR LESS.

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

NO DEDICATION

IN WITNESS WHEREOF, WE, DAVID GOCKEL AND LYNN GOCKEL, DO HERETO SET OUR HANDS AND SEALS THIS 10th DAY OF JUNE, 2022.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Kristina Kauger DAVID GOCKEL
WITNESS: [Signature] BY: [Signature]
PRINT NAME: Kristina Kauger LYNN GOCKEL

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 10th DAY OF JUNE, 2022, BY DAVID GOCKEL AND LYNN GOCKEL, WHO ARE PERSONALLY KNOWN TO ME OR WHOM I HAVE PRODUCED:

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

MY COMMISSION EXPIRES:

[Signature]
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 27th DAY OF MAY, 2022.

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

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Brigitte Fischer
WITNESS: [Signature] BY: [Signature]
PRINT NAME: William Johnson DONALD L. MISCH, II
SECRETARY

ACKNOWLEDGEMENT

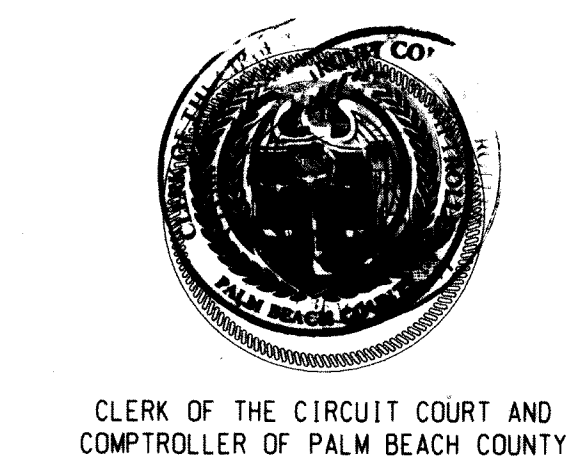
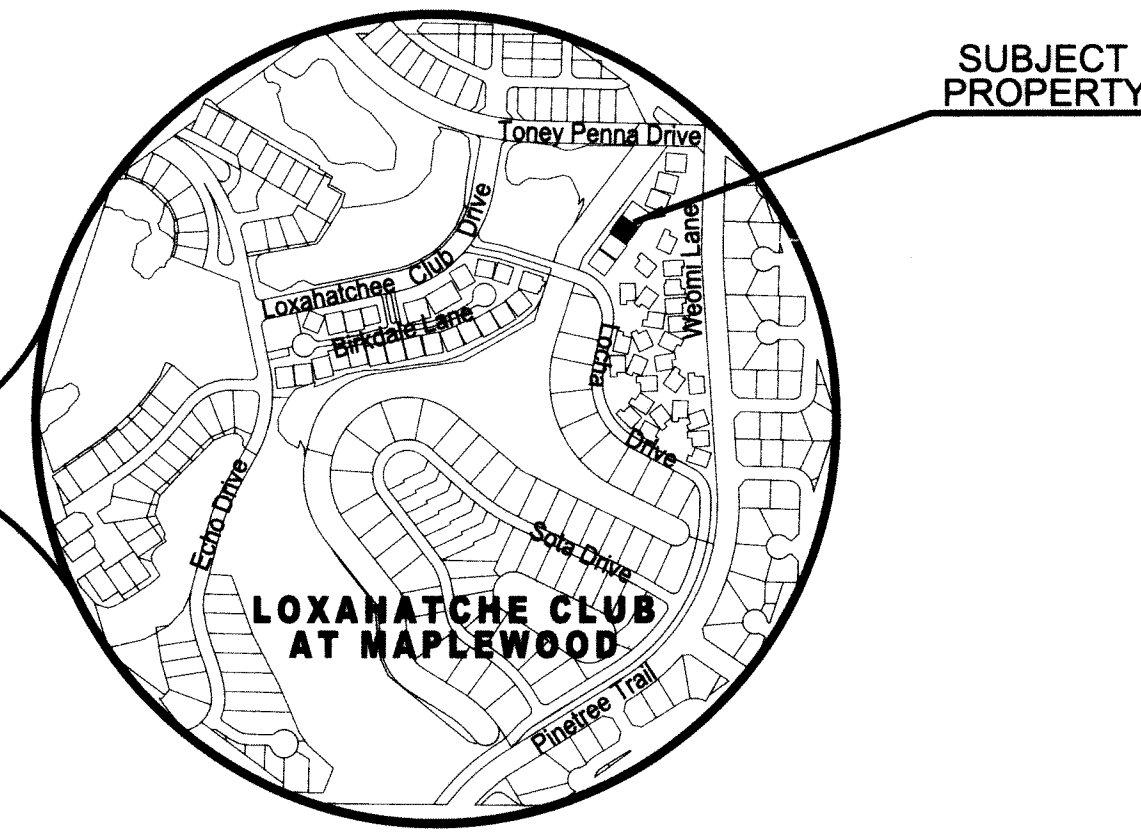
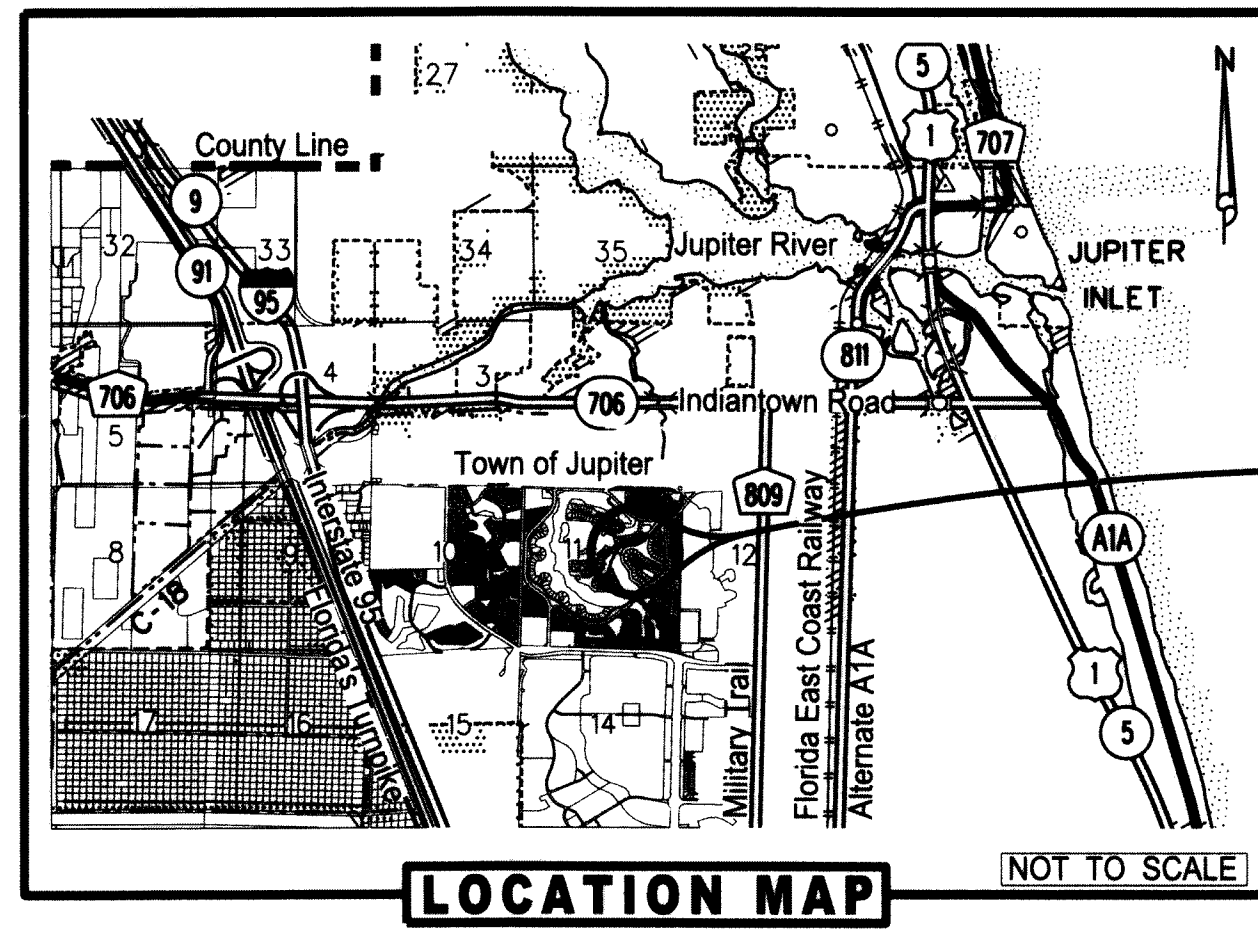
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 27th DAY OF MAY, 2022, BY DONALD L. MISCH, II AS SECRETARY 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.

MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
PRINT NAME: JEAN M. VELEZ
COMMISSION NUMBER: GG 245467

NOTARY SEAL



LEGEND:

● = SET 5/8" IRON ROD & ALUMINUM CAP "PRM LB4431"

ABBREVIATIONS:

(C) = CALCULATED
(D) = PER DEED
(M) = MEASURED
(P) = AS SHOWN ON SUBJECT PLAT
D = CURVE'S DELTA ANGLE
L = CURVE'S ARC LENGTH
MON. = MONUMENT
D.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

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 DAVID GOCKEL AND LYNN GOCKEL; 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: July 14, 2022 BY: [Signature]
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 6th DAY OF October, 2022, 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. 31 OF PHASE II, IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF October, 2022.

BY: [Signature] ATTEST: [Signature]
JIM KURETSKI, MAYOR LAURA CAHILL, TOWN CLERK

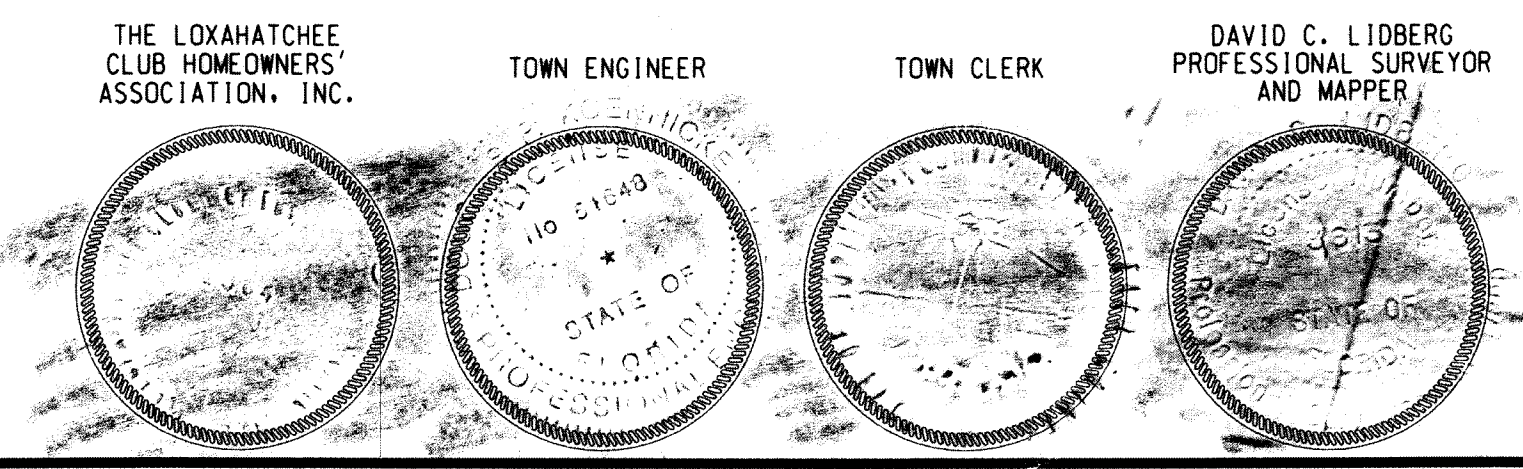
SURVEYOR & MAPPER'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE CONSISTENT WITH THE UNDERLYING PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II AND ARE BASED ON THE BEARING BETWEEN FOUND PERMANENT CONTROL POINTS ALONG WEOMI LANE (SEE MAP SHEET) SAID LINE BEARS SOUTH 73°21'36" EAST.
- 2.) 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.
- 3.) 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.
- 4.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS RECORDED IN PLAT BOOK 54, PAGES 103 THROUGH 105. ALL PREVIOUS PLATTED LOT LINES WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5.) 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.
- 6.) 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: MAY 31, 2022 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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REF.			
FLD.	FB.	PG.	JOB 16-100A-306
OFF.	CASASUS		DATE JUNE 2022
CKD.	D.C.L.	SHEET 1 OF 2	DWG. D16-100P

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:59 P. M. THIS 28 DAY OF October 2022 AND DULY RECORDED IN PLAT BOOK 134 ON PAGES 158 THRU 159.
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY
BY: [Signature] D.C.
SHEET 1 OF 2