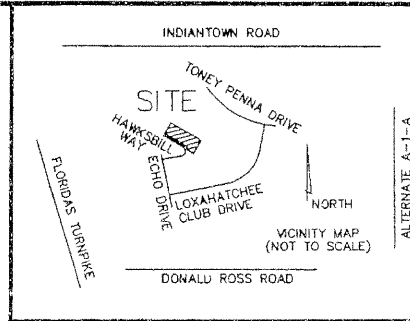


# THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No.1A OF PHASE II

LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST,  
 TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING  
 A REPLAT OF LOTS 7 THROUGH 11, THE WEST ONE-HALF OF LOT 6, AND A PORTION  
 OF HAWKSBILL WAY THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT No. 1, OF PHASE II,  
 RECORDED IN PLAT BOOK 48, PAGES 131 THROUGH 134, AND A REPLAT OF LOTS 7A  
 THROUGH 11A, AND THE WEST ONE-HALF OF LOT 6A, OF THE LOXAHATCHEE CLUB  
 AT MAPLEWOOD, PLAT No.2, OF PHASE II, RECORDED IN PLAT BOOK 51, PAGE 39  
 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
 JULY 1999



**109**

COUNTY OF PALM BEACH  
 STATE OF FLORIDA  
 This Plat was filed for record on this 17 day of November 1999 and duly recorded in Plat Book No. 48 on page 131-134  
 DOROTHY WILSON, Clerk of Circuit Court  
 By: *[Signature]* D.C.

### DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT AMLEA, INC., A FLORIDA CORPORATION (OWNER OF LOT 7), WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER (OWNERS OF LOTS 8 THROUGH 11), OWNERS OF THE LAND SHOWN HEREON AS:

THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT No.1A OF PHASE II  
 LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, FLORIDA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 A REPLAT OF LOTS 7 THROUGH 11, AND THE WEST ONE-HALF OF LOT 6, THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT No.1, OF PHASE II, RECORDED IN PLAT BOOK 48, PAGES 131 THROUGH 134, AND A REPLAT OF LOTS 7A THROUGH 11A, AND THE WEST ONE-HALF OF LOT 6A, OF THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT No.2, OF PHASE II, RECORDED IN PLAT BOOK 51, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF HAWKSBILL WAY, OF SAID PLAT No.1, OF PHASE II DESCRIBED AS FOLLOWS:  
 BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7, S60°06'51"E FOR 60.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7 AND TO THE WEST LINE OF SAID LOT 6; THENCE ALONG SAID WEST LINE, S29°53'09"W FOR 10.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 6; THENCE ALONG THE SOUTH LINE OF SAID LOT 6, S60°06'51"E FOR 30.00 FEET TO THE WEST LINE OF LOT 5 OF SAID PLAT No.1, OF PHASE II; THENCE ALONG SAID WEST LINE, S29°53'09"W FOR 15.00 FEET, THENCE N60°06'51"W FOR 67.01 FEET TO A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 71.00 FEET, WHERE A RADIAL LINE BEARS S80°33'17"W, THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°56'35" FOR 29.67 FEET TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 7; THENCE ALONG SAID EXTENSION, N29°53'09"E FOR 6.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.951 ACRES MORE OR LESS.

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

1. THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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 RECIPROCAL MAINTENANCE EASEMENTS (R.M.E.), SHOWN HEREON ARE HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, AMLEA, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF August 1999.

AMLEA, INC., A FLORIDA CORPORATION  
 BY: *[Signature]*  
 PRINT NAME: ARLENE J. CANTY  
 VICE PRESIDENT  
 BY: *[Signature]*  
 PRINT NAME: EILEEN F. LETSCH  
 SECRETARY

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED ARLENE J. CANTY AND EILEEN F. LETSCH, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY, RESPECTIVELY, OF AMLEA, INC., A FLORIDA CORPORATION, AND THEY SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 16 DAY OF August 1999.

MY COMMISSION EXPIRES: 9-1-2000  
*[Signature]*  
 NOTARY PUBLIC  
 CC: 7448100  
 Exp: 9-1-2002

IN WITNESS WHEREOF, WE, WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER DO HEREBY SET OUR HANDS THIS 14 DAY OF July 1999.

WITNESS: *[Signature]* BY: *[Signature]*  
 WITNESS: *[Signature]* WARREN B. MOSLER  
 WITNESS: *[Signature]* BY: *[Signature]*  
 WITNESS: *[Signature]* SUE ELLEN GAMBLE MOSLER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14 DAY OF July 1999.

MY COMMISSION EXPIRES: 5-19-2002  
*[Signature]*  
 NOTARY PUBLIC  
 CC: 744060  
 Exp: May 19, 2002

### MORTGAGEE CONSENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THE UNDERSIGNED HEREBY CERTIFIES THAT 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 OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10492, PAGE 1450 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF, REPUBLIC SECURITY BANK, SUCCESSOR BY MERGER OF FIRST BANK OF FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ~~Vice President~~ AND ATTESTED TO BY ITS ~~Vice President~~ AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF Sept 1999.

BY: *[Signature]*  
 (PRINT NAME & TITLE)  
 ATTEST: *[Signature]*  
 (PRINT NAME & TITLE)

### MORTGAGEE ACKNOWLEDGEMENT

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 BEFORE ME PERSONALLY APPEARED ~~John G. Brennan~~ AND ~~Michael J. O'Brien~~ WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ~~Sr Vice President~~ AND ~~Vice President~~, RESPECTIVELY, OF REPUBLIC SECURITY BANK, SUCCESSOR BY MERGER OF FIRST BANK OF FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 16 DAY OF Sept 1999.

MY COMMISSION EXPIRES: 9-1-2000  
*[Signature]*  
 NOTARY PUBLIC, STATE OF FLORIDA  
 CC: 588176  
 Exp: Sept. 1, 2000

### TITLE CERTIFICATION

I, WILLIAM W. ATTERBURY III, AN ATTORNEY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO AMLEA, INC., A FLORIDA CORPORATION, AND WARREN B. MOSLER AND SUE ELLEN GAMBLE MOSLER; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON.

DATED: November 4, 1999 BY: *[Signature]*  
 WILLIAM W. ATTERBURY III, ESQ.  
 ATTORNEY AT LAW  
 FLORIDA BAR NO. 197513

### 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 JUPITER FOR THE REQUIRED IMPROVEMENTS; 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, FLORIDA.

ROBERT P. BLASZYK, P.S.M.  
 License No. 4133  
 State of Florida

### APPROVALS

JUPITER TOWN COUNCIL  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 10 DAY OF November 1999.  
 BY: *[Signature]*  
 KAREN GOLONKA, MAYOR  
 ATTEST: *[Signature]*  
 SALLY BOYLAN, TOWN CLERK  
 TOWN ENGINEER:  
 10 DAY OF November 1999.  
 BY: *[Signature]*, P.E.  
 DOUG KOENIGKE, P.E.  
 TOWN ENGINEER

### PLAT APPROVAL

THIS PLAT WAS REVIEWED IN ACCORDANCE WITH CHAPTER 177.081, FLORIDA STATUTES TO DETERMINE CONFORMANCE WITH THE REQUIREMENTS OF THE CHAPTER 177 FLORIDA STATUTES, AND THE ORDINANCES OF THE TOWN OF JUPITER. WHILE RANDOM CHECKS OF GEOMETRIC DATA WERE PERFORMED, NO REPRESENTATION OF THE FULL VERIFICATION OF ALL DATA SHOWN HEREON HAS BEEN MADE.

REVIEWED BY: *[Signature]*  
 DAVID C. LOBERG, P.S.M.  
 FLORIDA LICENSE No. 3613  
 DATE: November 4, 1999

### NOTES:

- 1) □ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) LS No. 4133 SET, UNLESS NOTED OTHERWISE.
- 2) BEARING REFERENCE: N60°06'51"W ALONG THE NORTH LINE OF LOTS 7 THROUGH 11. BEARINGS ARE CONSISTENT WITH THE ADJOINING LOXAHATCHEE CLUB AT MAPLEWOOD PLATS OF RECORD.
- 3) AREA = 0.951 ACRES, MORE OR LESS.
- 4) RME = RECIPROCAL MAINTENANCE EASEMENT  
 R - RADIUS  
 C - CENTRAL ANGLE  
 A - ARC LENGTH  
 U.E. - UTILITY EASEMENT
- 5) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATED TO THESE, WITH THEIR PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- 6) CONSTRUCTION AND PLANTING OF TREES AND SHRUBS ON UTILITY AND DRAINAGE EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.

MORTGAGEE SEAL

STEVEN L. CRAIG  
 CC: 588176  
 Exp: Sept. 1, 2000

SURVEYOR'S SEAL

CONSULTING SURVEYOR'S SEAL

TOWN ENGINEER'S SEAL

TOWN OF JUPITER SEAL

AMLEA SEAL

THIS INSTRUMENT WAS PREPARED BY ROBERT P. BLASZYK IN THE OFFICES OF MESSLER & ASSOCIATES 11211 PROSPERITY FARMS ROAD SUITE C301 PALM BEACH GARDENS, FLORIDA

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, WHETHER GRAPHIC OR DIGITAL. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

**Messler & Associates**  
 CONSULTING ENGINEERS  
 11211 Prosperity Farms Rd., Suite C-301, Palm Beach Gardens, Florida 33410  
 Phone (561) 627-2226 Fax (561) 624-1569  
 LICENSED BUSINESS No.3816