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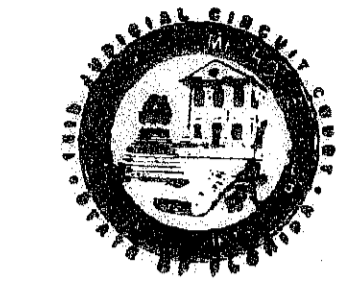
# LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 15 OF PHASE II

00030-072

156

BEING ALL OF LOT 127 OF A REPLAT OF A PORTION OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 3 OF PHASE II, RECORDED IN PLAT BOOK 55, PAGES 112 THROUGH 114, AND A PORTION OF THE GOLF COURSE OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, ALL OF THE ABOVE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA.

MAY, 2008 SHEET 1 OF 1



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 12:08 P.M. on this 2 day of October 2008 and duly recorded in Plat Book III on Page(s) 156  
Sharon R. Bock, Clerk & Comptroller  
D.C.

### DEDICATION & RESERVATIONS:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
KNOW ALL MEN BY THESE PRESENTS THAT CHRISTOPHER G. GRIFFITH AND CONSTANCE C. GRIFFITH, HUSBAND AND WIFE, OWNERS OF THE LAND SHOWN HEREON AS:  
LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 15 OF PHASE II

BEING ALL OF LOT 127 OF A REPLAT OF A PORTION OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 3 OF PHASE II, RECORDED IN PLAT BOOK 55, PAGES 112 THROUGH 114, AND A PORTION OF THE GOLF COURSE OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 2 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGES 39 THROUGH 53, ALL OF THE ABOVE IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATE IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 127; THENCE NORTH 88°02'04" WEST ALONG THE SOUTH LINE OF SAID LOT 127, A DISTANCE OF 127.56 FEET TO THE SOUTHWEST CORNER OF SAID LOT 127 AND TO A POINT ON THE EAST RIGHT OF WAY LINE OF ECHO DRIVE AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 3 OF PHASE II, RECORDED IN PLAT BOOK 51, PAGES 193 AND 194, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 215.00 FEET, A CHORD BEARING OF NORTH 13°11'02" EAST AND A CENTRAL ANGLE OF 04°00'47"; THENCE NORTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND ARC OF SAID CURVE, A DISTANCE OF 15.06 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE, NORTH 15°11'30" EAST, A DISTANCE OF 98.95 FEET; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, SOUTH 88°02'04" EAST, A DISTANCE OF 81.85 FEET; THENCE SOUTH 01°57'56" WEST, A DISTANCE OF 60.69 FEET TO A POINT ON THE EAST LINE OF SAID LOT 127; THENCE SOUTH 19°49'02" EAST ALONG SAID EAST LINE, A DISTANCE OF 54.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,049 SQUARE FEET, MORE OR LESS.

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

1) THE UTILITY EASEMENT AS SHOWN HEREON, IS 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 5' RECIPROCAL MAINTENANCE EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE ADJOINING LOT OWNERS FOR BUILDING MAINTENANCE PURPOSES.

IN WITNESS WHEREOF, WE, CHRISTOPHER G. GRIFFITH AND CONSTANCE C. GRIFFITH, HUSBAND AND WIFE, DO HERUNTO SET OUR HANDS AND SEAL, THIS 22nd DAY OF MAY, 2008.

WITNESS: Christopher G. Griffith  
PRINT NAME: Christopher G. Griffith BY: Christopher G. Griffith  
WITNESS: Constance C. Griffith  
PRINT NAME: Constance C. Griffith BY: Constance C. Griffith  
WITNESS: Christopher G. Griffith  
PRINT NAME: Christopher G. Griffith BY: Christopher G. Griffith  
WITNESS: Constance C. Griffith  
PRINT NAME: Constance C. Griffith BY: Constance C. Griffith

### ACKNOWLEDGEMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED CHRISTOPHER G. GRIFFITH AND CONSTANCE C. GRIFFITH, HUSBAND AND WIFE TO ME PERSONALLY KNOWN TO ME OR HAVE PRODUCED DRIVERS LICENSES AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS BY HAND AND OFFICIAL SEAL THIS 22nd DAY OF May, 2008.

MY COMMISSION EXPIRES: May 18, 2012  
NOTARY PUBLIC: Jammy L. Irwin  
MY COMMISSION NO.: DD 762775  
NOTARY SEAL: Jammy L. Irwin



### TITLE CERTIFICATION:

I, JAMES H. RYAN, ESQUIRE, A DULY LICENSED ATTORNEY 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 IN CHRISTOPHER G. GRIFFITH AND CONSTANCE C. GRIFFITH; THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: 9-25-08 BY: James H. Ryan  
JAMES H. RYAN, ESQUIRE  
ATTORNEY AT LAW  
FLORIDA BAR NO. 0188205

### MORTGAGEE'S CONSENT:

STATE OF TEXAS )  
COUNTY OF TARRANT )  
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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 19465, PAGE 781, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17th DAY OF September, 2008.

WITNESS: Kelly Holard MORGAN STANLEY CREDIT CORPORATION, A DELAWARE CORPORATION  
PRINT NAME: Kelly Holard BY: Lisa A. ...  
WITNESS: Lisa A. ... TITLE: Vice President  
PRINT NAME: Lisa A. ...

### ACKNOWLEDGEMENT:

STATE OF TEXAS )  
COUNTY OF TARRANT )  
BEFORE ME PERSONALLY APPEARED Lisa A. ... WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF MORGAN STANLEY CREDIT CORPORATION, A DELAWARE CORPORATION, AND HE SEVERALLY 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 17th DAY OF September, 2008.

MY COMMISSION EXPIRES: 10-10-11  
NOTARY PUBLIC: Margaret E. Dorst  
MY COMMISSION NO.: 004551906  
NOTARY SEAL: Margaret E. Dorst



### 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 177.07 (2), FLORIDA STATUTES, THIS 25th DAY OF September, 2008, 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, P.E.  
DOUG P. KOENNICKE, P.E.  
TOWN ENGINEER

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 15 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF September, 2008.

BY: Karen J. Golonka, Mayor  
KAREN J. GOLONKA, MAYOR  
ATTEST: Sally M. Boylan, Town Clerk  
SALLY M. BOYLAN, TOWN CLERK

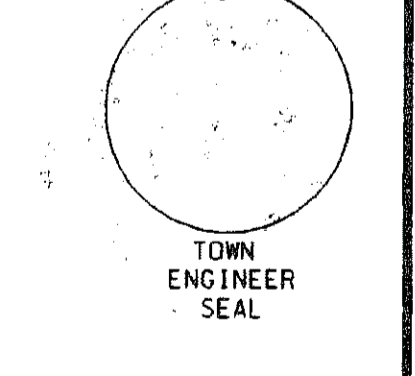
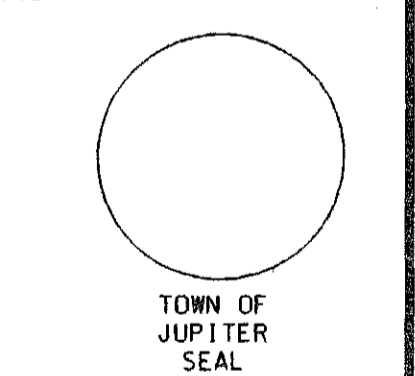
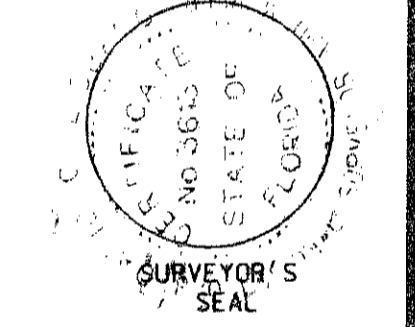
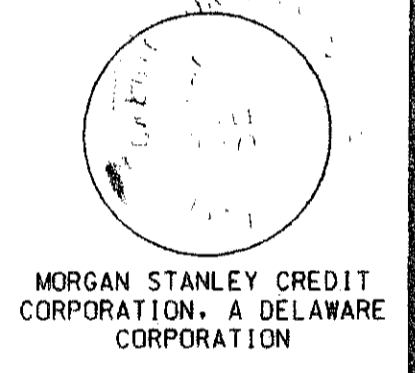
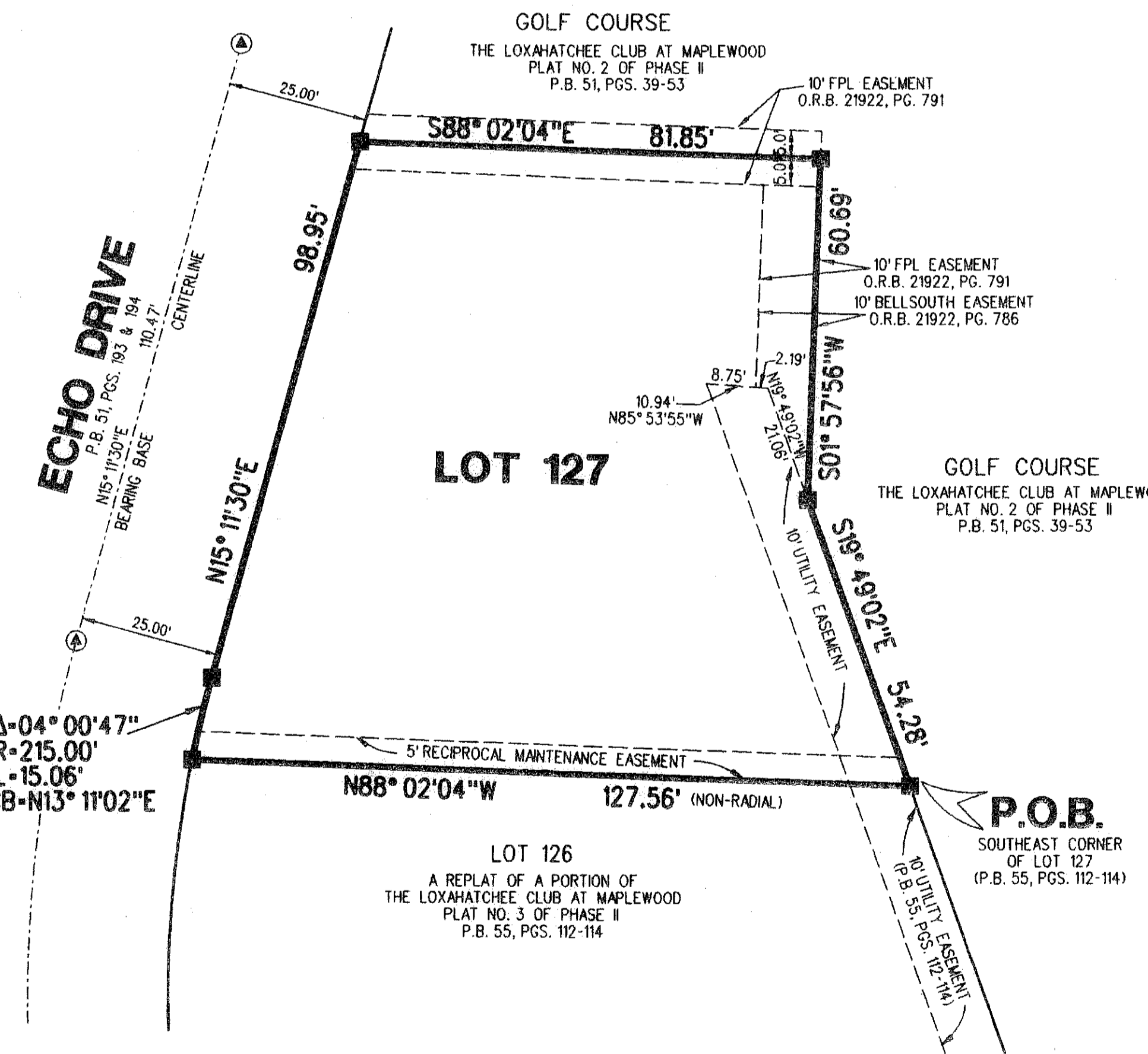
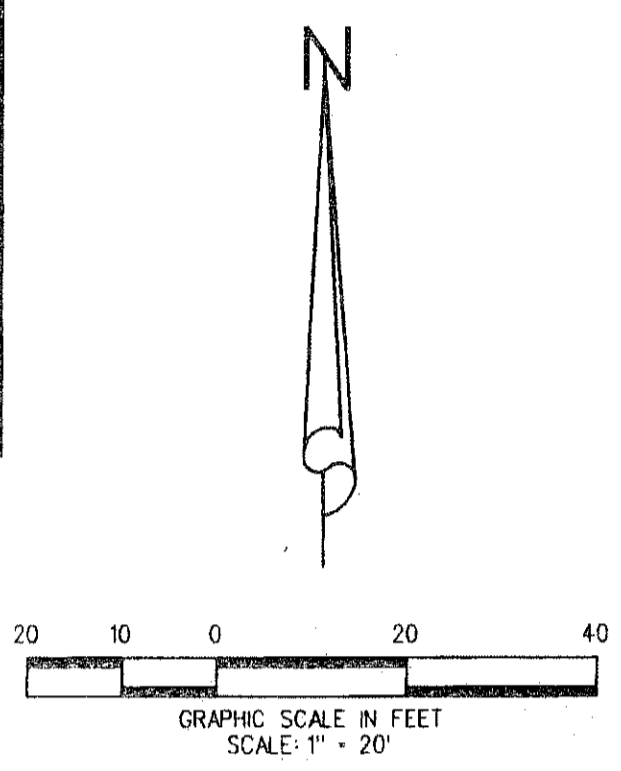
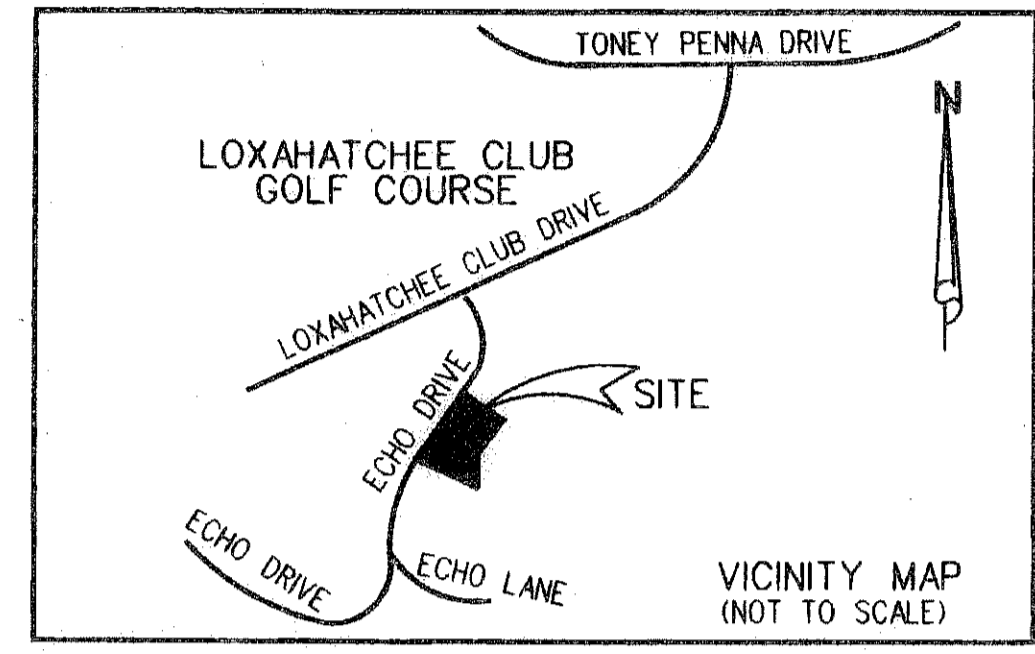
### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
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; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND, FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF JUPITER, FLORIDA.

DATE: MAY 27, 2008  
DAVID C. LIDBERG  
LICENSE NO. 3613  
STATE OF FLORIDA

### SURVEYOR'S NOTES:

- 1) ALL BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO THE BEARING BASE N15°11'30"E ALONG THE CENTERLINE OF ECHO DRIVE AS SHOWN HEREON.
- 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) THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.
- 4) NO STRUCTURE OR BUILDING OF ANY KIND OR LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.



### ABBREVIATIONS:

- Δ = DELTA
- L = ARC LENGTH
- FPL = FLORIDA POWER & LIGHT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS
- R.P.B. = ROAD PLAT BOOK

### LEGEND

- = SET PERMANENT REFERENCE MONUMENT (4"x4" CONCRETE MONUMENT "PRM LB4431")
- ⊙ = FOUND PK NAIL & DISK IN CUT OUT

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

CAD:	K:\UST \ 11412 \ 55-112 \ 05-100-306 \ 05-100-306.DGN
REF:	
FLD:	FB PG. JOB 05-100-306
OFF:	L.J.C. DATE 01/25/08
CKD:	D.C.L. SHEET 1 OF 1 DWG. D05-100P