

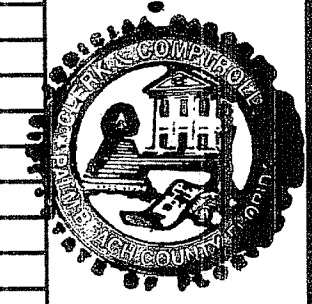
LOXAHATCHEE GROVES COMMONS

BEING A REPLAT OF LOT 2, SIMON TRUST BOUNDARY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 26 OF THE 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
DAVID P. LINDLEY
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

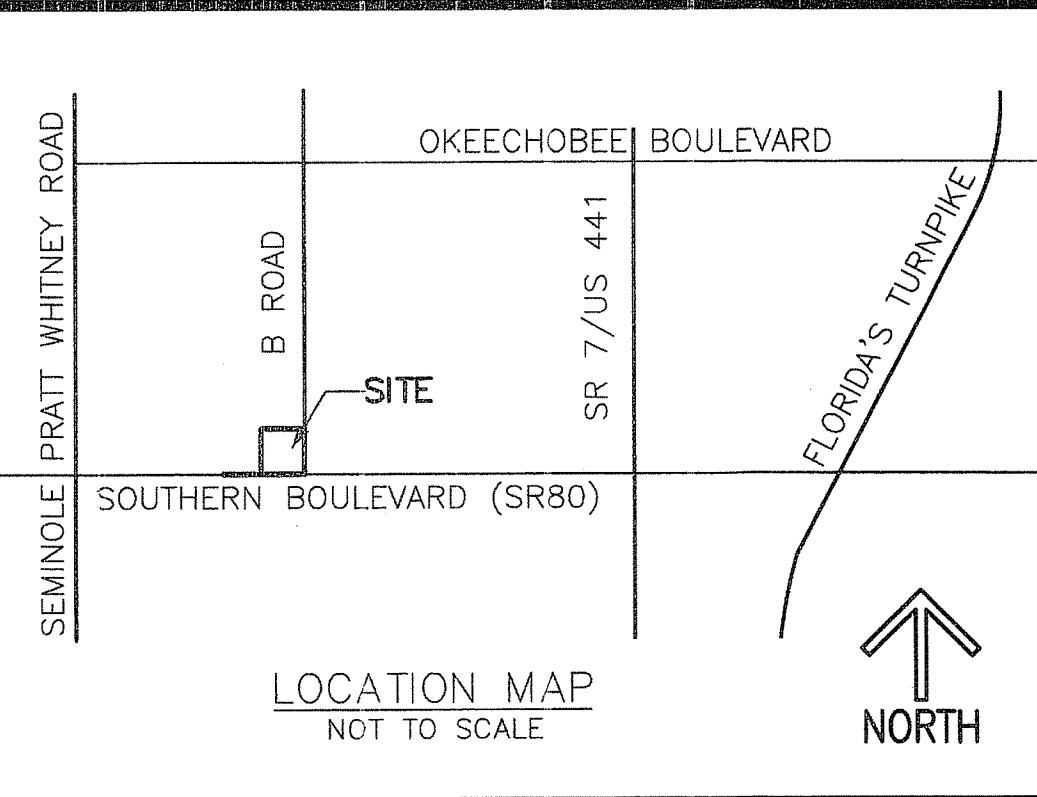
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:27 AM
THIS 16 DAY OF March
A.D. 2016 AND DULY RECORDED
IN PLAT BOOK 116 ON
PAGES 95 AND 98
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Maria R. Haden
DEPUTY CLERK



SHEET 1 OF 4

SHEET INDEX
1 - COVER SHEET
2 - MAP SHEET
3 - PBC UTILITY EASEMENT GEOMETRY
4 - UTILITY EASEMENT GEOMETRY



TABULAR DATA

NAME	SQUARE FEET	ACRES
TOTAL AREA THIS PLAT	946,700	21.7332
AREA OF TRACT A	507,925	11.6603
AREA OF OUT PARCEL E	49,458	1.1354
AREA OF OUT PARCEL F	35,903	0.8242
AREA OF OUT PARCEL G	36,486	0.8376
AREA OF TRACT RW-1	6,047	0.1388
AREA OF TRACT WM-1	235,138	5.3980
AREA OF TRACT WM-2	26,782	0.6148
AREA OF TRACT WM-3	18,229	0.4185
AREA OF TRACT C-1	30,732	0.7055

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS LOXAHATCHEE GROVES COMMONS BEING A REPLAT OF LOT 2, SIMON TRUST BOUNDARY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 26 OF THE 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 2, SIMON TRUST BOUNDARY PLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 116, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 946,700 SQUARE FEET OR 21.7332 ACRES, MORE OR LESS.

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

1. TRACT A AND OUT PARCEL E, F AND G

TRACT "A" AND OUT PARCELS E, F AND G, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

2. TRACT RW-1

TRACT RW-1, AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. WATER MANAGEMENT TRACTS

TRACTS WM-1, WM-2 AND WM-3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND EQUESTRIAN ACCESS AND USE AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

4. LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

5. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

6. UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC 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.

THE PALM BEACH COUNTY UTILITY EASEMENT (PBCUE) IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

7. LANDSCAPE BUFFER EASEMENTS

LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER, DRAINAGE, AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

DEDICATION AND RESERVATIONS CONTINUED: 8. TOWN OF LOXAHATCHEE DRAINAGE SYSTEM GROVES DRAINAGE SYSTEM EASEMENT

THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN AND/OR REPAIR ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THE PLAT BUT ONLY TO THE EXTENT SUCH DRAINAGE SYSTEM PROVIDES DRAINAGE SERVICES TO OR FOR THE BENEFIT OF B ROAD, WHICH WOULD INCLUDE THE LIMITED RIGHT OF UTILIZING, FOR THE SOLE PURPOSE OF MAINTAINING AND/OR REPAIRING ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THE PLAT THAT PROVIDES DRAINAGE SERVICES TO OR FOR THE BENEFIT OF B ROAD, ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SUCH APPLICABLE PORTION OF THE DRAINAGE SYSTEM. THE APPLICABLE PORTION OF THE DRAINAGE SYSTEM THAT PROVIDES DRAINAGE SERVICES TO OR FOR THE BENEFIT OF B ROAD SHALL BE DEFINED AS DRAINAGE STRUCTURES, PIPES AND WATER MANAGEMENT TRACTS WITHIN THE LIMITS OF THIS PLAT THAT PROVIDE POSITIVE PASS THROUGH DRAINAGE FROM 'B' ROAD, WESTERLY, NORTHWESTERLY, WESTERLY THROUGH THE SAID WATER MANAGEMENT TRACTS AND THEN RUNNING SOUTHERLY TO THE FLORIDA DEPARTMENT OF TRANSPORTATION CONNECTION POINT LOCATED WITHIN THE SOUTHWESTERLY CORNER OF THIS PLAT. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN AND/OR REPAIR ANY PORTION OF THE SUCH DRAINAGE SYSTEM WITHIN THE LIMITS OF THE PLAT THAT PROVIDES DRAINAGE SERVICES TO OR FOR THE BENEFIT OF B ROAD, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, AND THEIR RESPECTIVE ASSIGNS OR SUCCESSORS, TO PAY ALL OR PART OF SUCH MAINTENANCE AND/OR REPAIR COST.

9. TRACT C-1 CONSERVATION TRACT

TRACT C-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC COMMUNITY PARK AND VEGETATIVE PRESERVE PURPOSES AND EQUESTRIAN ACCESS AND USE AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 28 DAY OF January, 2016.

ATLANTIC LAND INVESTMENTS, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
BY: Joseph D. Lelonek
JOSEPH D. LELONEK, AS MANAGER

WITNESS: Jeff Zito
PRINT NAME: Jeff Zito
WITNESS: Kristin James
PRINT NAME: Kristin James

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH D. LELONEK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF ATLANTIC LAND INVESTMENTS, 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 28 DAY OF January, 2016.

MY COMMISSION EXPIRES: 10-13-2017
COMMISSION NUMBER: FF051490
NOTARY PUBLIC
Donna M. Scully
PRINT NAME

MORTGAGEES 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 OWNER THEREOF AND AGREES THAT ITS MORTGAGE, SECURITY AGREEMENT, FINANCING STATEMENT AND ASSIGNMENT OF RENTS FROM ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO BRANCH BANKING AND TRUST COMPANY RECORDED SEPTEMBER 3, 2015 IN OFFICIAL RECORDS BOOK 27782, PAGE 1624, OF THE 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 Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF January, 2016.

BRANCH BANKING AND TRUST COMPANY
A BANKING CORPORATION AUTHORIZED
TO DO BUSINESS IN FLORIDA

WITNESS: Jeff Zito
PRINT NAME: Jeff Zito
WITNESS: Kristin James
PRINT NAME: Kristin James

BY: H. Bruce Gosman
PRINT NAME: H. BRUCE GOSMAN
TITLE: SENIOR VICE PRESIDENT

ATLANTIC LAND INVESTMENTS, LLC ATLANTIC LAND INVESTMENTS, LLC NOTARY MORTGAGEE MORTGAGEE NOTARY TOWN OF LOXAHATCHEE GROVES TOWN OF LOXAHATCHEE GROVES ENGINEER REVIEWING SURVEYOR SURVEYOR

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED H. Bruce Gosman WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Senior Vice President OF Branch Banking & Trust Co., A Florida Banking Corp. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 28 DAY OF January, 2016.

MY COMMISSION EXPIRES: 10-13-2017
COMMISSION NO FF051490
NOTARY PUBLIC
Donna M. Scully
PRINTED 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 , 2016.

ATTEST: Virginia Walton VIRGINIA WALTON TOWN CLERK BY: David Browning DAVID BROWNING MAYOR
BY: William Underwood WILLIAM UNDERWOOD TOWN MANAGER
BY: Randy Wertepny, P.E. RANDY WERTEPNY, P.E. TOWN ENGINEER

DATED: 2-16-2016

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BRIAN HICKEY, 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 ATLANTIC LAND INVESTMENTS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: 1/28/16
*excepting the rights and interests under those notices of commencement of record against the heron describe property as of the date of recording of this plat.
BRIAN HICKEY
ATTORNEY AT LAW
LICENSED IN FLORIDA

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: Scott F. Bryson DATE: 2/16/16
SCOTT F. BRYSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.: 5991

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: 2/10/16
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA