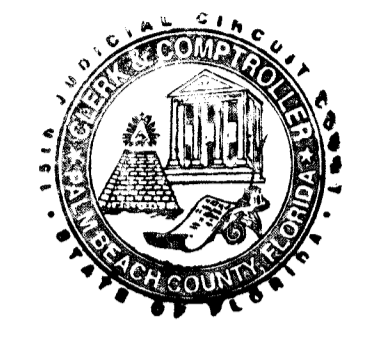


LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 28 OF PHASE II

BEING A REPLAT OF LOT 14, AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, AS 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
JANUARY 2020
SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
80
THIS PLAT WAS FILED FOR RECORD AT 8:43 A.M. THIS 28 DAY OF April 2020 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 80-81 THRU 81.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: April McGee D.C.



DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MAXWELL BUILDING CORPORATION, A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT NO. 28 OF PHASE II," 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 14 AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF 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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 14; THENCE ALONG THE WEST LINE OF SAID LOT 14, NORTH 08°31'08" WEST, A DISTANCE OF 24.00 FEET; THENCE ALONG A NORTH LINE OF SAID LOT 14, SOUTH 81°28'52" EAST, A DISTANCE OF 15.00 FEET; THENCE ALONG THE WEST LINE OF SAID LOT 14, AND ALONG THE NORTHERLY PROLONGATION OF SAID WEST LINE, NORTH 08°31'08" EAST, A DISTANCE OF 35.83 FEET; THENCE SOUTH 81°28'52" EAST, A DISTANCE OF 22.00 FEET; THENCE NORTH 08°31'08" EAST, A DISTANCE OF 5.16 FEET; THENCE SOUTH 81°28'52" EAST, A DISTANCE OF 23.49 FEET; THENCE SOUTH 08°31'08" WEST, A DISTANCE OF 7.67 FEET TO A POINT ON SAID NORTH LINE OF LOT 14; THENCE ALONG SAID NORTH LINE, SOUTH 81°28'52" EAST, A DISTANCE OF 17.51 FEET; THENCE ALONG THE EAST LINE OF SAID LOT 14, SOUTH 08°31'08" WEST, A DISTANCE OF 57.33 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 14, NORTH 81°28'52" WEST, A DISTANCE OF 29.01 FEET; THENCE DEPARTING SAID SOUTH LINE, SOUTH 08°31'08" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 81°28'52" WEST, A DISTANCE OF 27.99 FEET; THENCE NORTH 08°31'08" EAST, A DISTANCE OF 6.00 FEET TO A POINT ON SAID SOUTH LINE OF LOT 14; THENCE ALONG SAID SOUTH LINE, NORTH 81°28'52" WEST, A DISTANCE OF 21.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,375 SQUARE FEET, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- 1.) LOT 14R, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL DEVELOPMENT PURPOSES.
- 2) THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE, ITS SUCCESSORS AND OR ASSIGNS WITHOUT RECOURSE TO THE TOWN OF JUPITER AND SHALL BE THE BE THE PERPETUAL MAINTENANCE OBLIGATION OF ASSOCIATION.
- 3.) THE TOWN OF JUPITER SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM WITHIN THE LIMITS OF THIS PLAT, INCLUDING THE RIGHT TO UTILIZE FOR PUBLIC PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, LAKE MAINTENANCE ACCESS EASEMENTS, ROADS PRIVATE OR PUBLIC AND PARKING AND ACCESS TRACTS ASSOCIATED WITH SAID DRAINAGE SYSTEM. SHOULD THE TOWN DEEM IT NECESSARY TO MAINTAIN ANY PORTION OF THE DRAINAGE WITHIN THE LIMITS OF THIS PLAT FOR PUBLIC PURPOSES, THE TOWN MAY REQUIRE THE PROPERTY OWNERS, ITS SUCCESSORS OR ASSIGNS, TO PAY ALL OR PART OF THE MAINTENANCE COST.
- 4.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF JANUARY, 2020.

Michael Maxwell
BY: MICHAEL MAXWELL, PRESIDENT

WITNESS: Tyler Brentall WITNESS: Gerard Donini
PRINT NAME: Tyler Brentall PRINT NAME: Gerard Donini

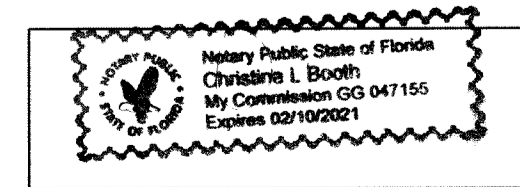
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL MAXWELL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MAXWELL BUILDING CORPORATION, AND 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 2nd DAY OF January, 2020.

MY COMMISSION EXPIRES: 02/10/21 Christine L. Booth
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: Christine L. Booth
COMMISSION NUMBER: CG 047155

(SEAL)

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT HEREBY ACKNOWLEDGES THAT THERE IS A DEDICATION TO, AND MAINTENANCE OBLIGATION BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT.

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

BY: Tom Cole
TOM COLE - PRESIDENT

WITNESS: Karen L. Schloer WITNESS: Brooke E. Romo
PRINT NAME: KAREN L. SCHLOER PRINT NAME: BROOKE E ROMO

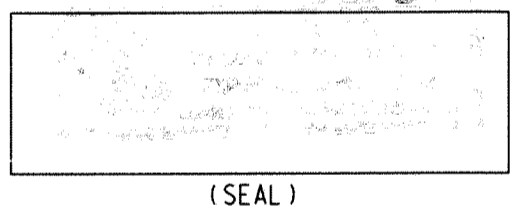
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED TOM COLE, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. AND 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 2nd DAY OF January, 2020.

MY COMMISSION EXPIRES: Dec. 3, 2022 Jean M. Velez
NOTARY PUBLIC STATE OF FLORIDA
PRINT NAME: Jean M. Velez
COMMISSION NUMBER: CG 245467

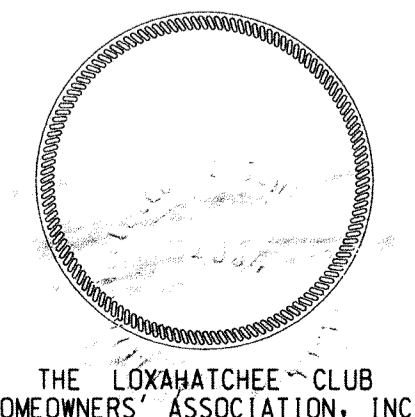


TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, BARRY B. BYRD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MAXWELL BUILDING CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: January 2, 2020 BY: Barry B. Byrd
BARRY B. BYRD
FLORIDA BAR NO. 297976



TOWN OF JUPITER APPROVAL:

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 14th DAY OF February, 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. Koennike
DOUG P. KOENNIKE, P.E.
TOWN ENGINEER

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 28 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 3rd DAY OF March, 2020.

BY: Todd R. Wodraska ATTEST: Sally M. Boflan
TODD R. WODRASKA, MAYOR SALLY M. BOFLAN, TOWN CLERK

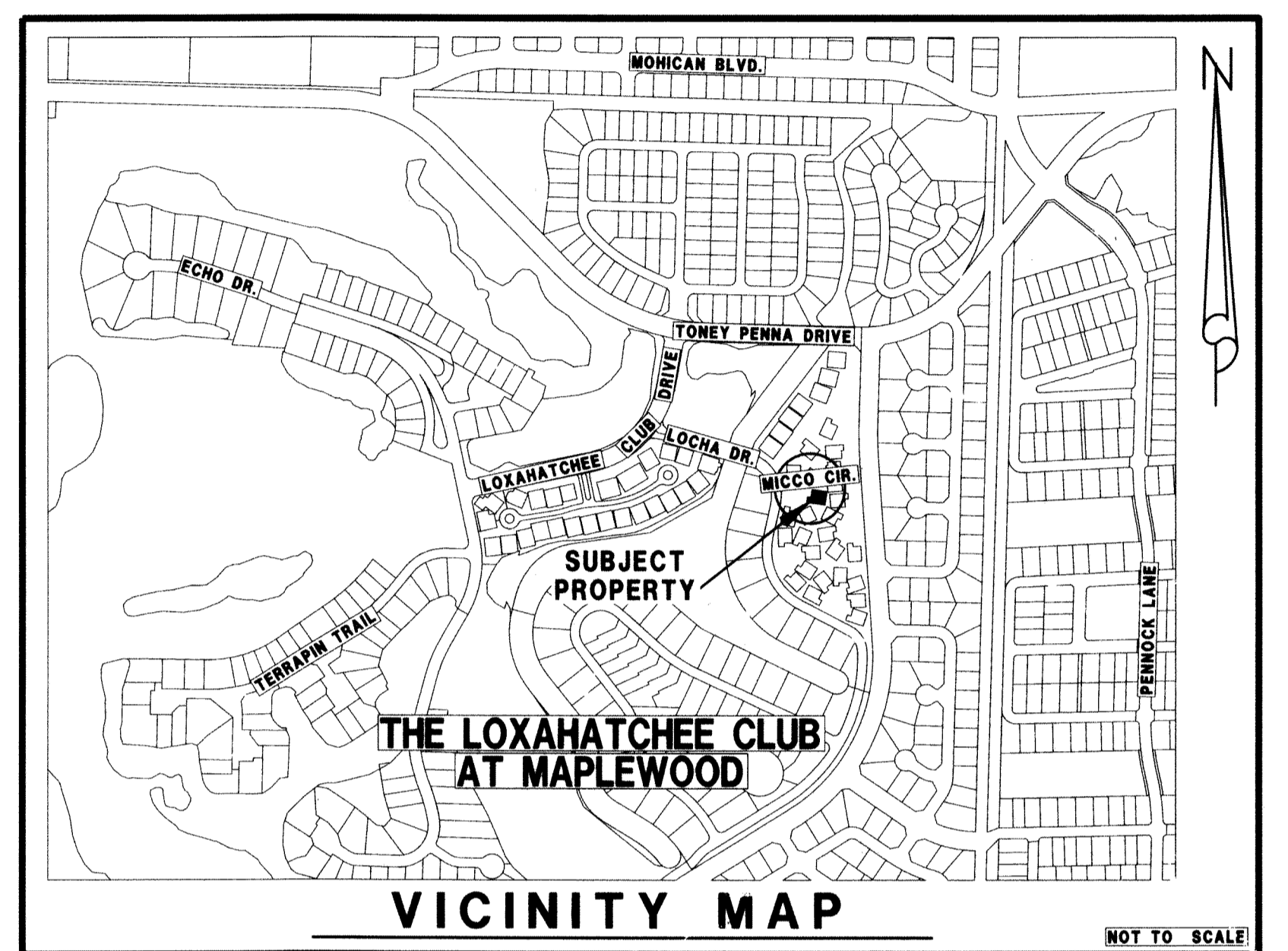
SURVEYOR'S NOTES:

- 1.) BEARINGS SHOWN HEREON ARE CONSISTENT WITH THE BEARINGS 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 ARE BASED ON A BEARING OF NORTH 81°34'31" EAST BETWEEN FOUND PERMANENT REFERENCE MONUMENTS ALONG LOCHA DRIVE. SEE MAP SHEET FOR THEIR LOCATIONS.
- 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 IS A REPLAT OF LOT 14 AND A PORTION OF THE COMMON AREA. ALL PLATTED EASEMENTS, IF ANY, LOCATED WITHIN THIS LAND WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 3.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 6 OF PHASE II, ACCORDING TO THE PLAT THEREOF, 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.
- 4.) IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- 5.) A PORTION OF THIS PLAT IS AFFECTED BY A QUIT CLAIM DEED FROM HOTWIRE COMMUNICATIONS, LTD. TO MICHAEL MAXWELL, RECORDED IN OFFICIAL RECORD BOOK 33128, PAGE 882, 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.
- 6.) THIS INSTRUMENT WAS PREPARED BY LORI J. CHRISTIAND IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR'S CERTIFICATION:

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, 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.

DATE: 12/21/2019 BY: Lidberg Land Surveying, Inc.
LIDBERG LAND SURVEYING, INC., P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

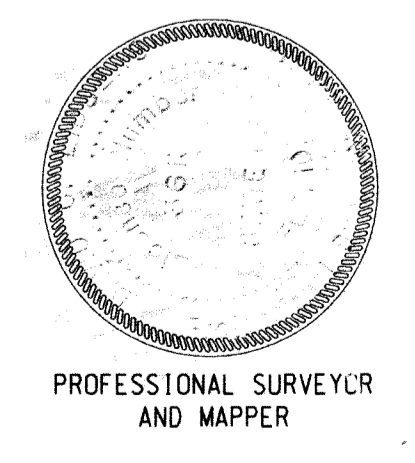
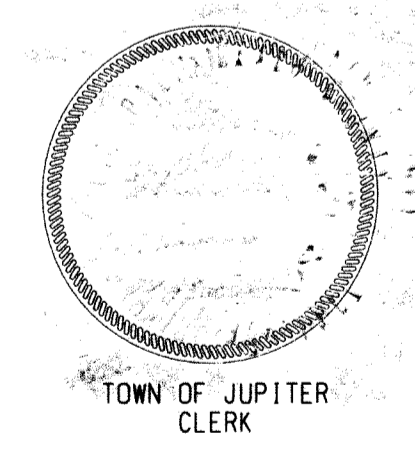
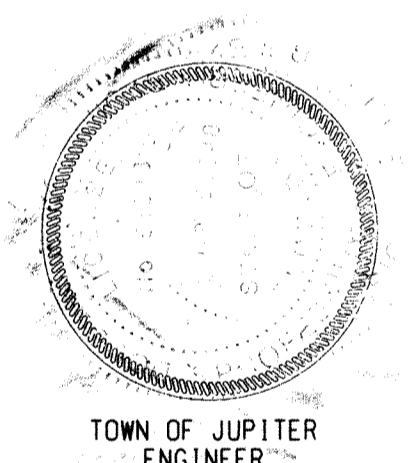


LEGEND:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET 5/8" IRON ROD WITH ALUMINUM CAP STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊙ DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) SET MAG NAIL AND DISK STAMPED "PRM LB4431" UNLESS OTHERWISE NOTED
- ⊕ DENOTES CENTERLINE OF RIGHT OF WAY

ABBREVIATIONS:

- D = DELTA
- L = ARC LENGTH
- P.C.P. = PERMANENT CONTROL POINT
- P.B. = PLAT BOOK
- PG. = PAGE
- P.O.B. = POINT OF BEGINNING
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS



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

CAD: K:\UST \ 114142 \ 54-103 \ 19-015A-306 \ 19-015A-306.DGN	REF.	FB.	PG.	JOB	19-015A-306
F.L.D.	OFF.	L.J.C./J.Z.	DATE	NOVEMBER 2019	
CKD: D.C.L.	SHEET	1	OF	2	DWG: 019-015P