

20210165016

9

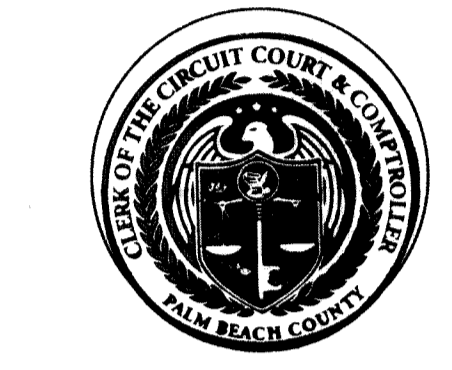
COUNTY OF PALM BEACH )  
 STATE OF FLORIDA ) SS

THIS PLAT WAS FILED FOR RECORD AT  
 11:30 A.M. THIS 13 DAY OF  
 APRIL, 2021, AND DULY  
 RECORDED IN PLAT BOOK NO. 132  
 ON PAGE 9 THRU 10

JOSEPH ABRUZZO,  
 CLERK OF THE CIRCUIT COURT AND  
 COMPTROLLER

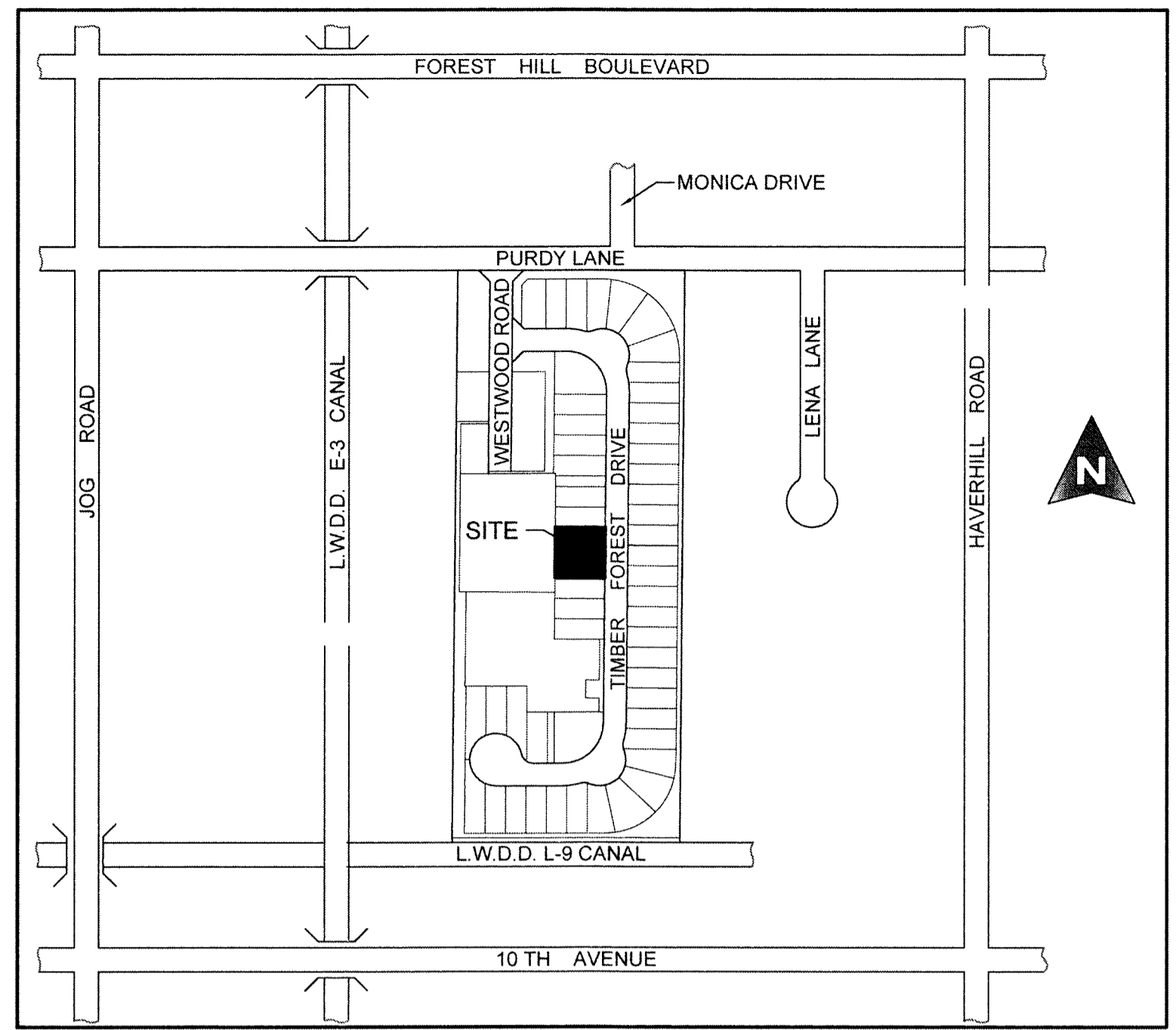
BY: *Jeff McCard* D.C.

CLERK OF THE CIRCUIT COURT AND COMPTROLLER



# JAXON PARK REPLAT

BEING A REPLAT OF LOTS 8 AND 9, JAXON PARK, AS RECORDED IN PLAT BOOK 130, PAGES 56 THROUGH 59, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NE. QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP  
NOT TO SCALE

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS JAXON PARK REPLAT, BEING A REPLAT OF LOTS 8 AND 9, JAXON PARK, AS RECORDED IN PLAT BOOK 130, PAGES 56 THROUGH 59, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NE. QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 8 AND 9, JAXON PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 56 THROUGH 59, INCLUSIVE, PUBLIC RECORDS OF PALM COUNTY, FLORIDA,

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 0.28 ACRES OR 12,320 SQUARE FEET, MORE OR LESS.

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

LOTS 8A AND 9A, AS SHOWN HEREON, ARE HEREBY RESERVED FOR D.R. HORTON, INC., ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF D.R. HORTON, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 07th DAY OF March, 2021.

D.R. HORTON, INC.  
 A DELAWARE CORPORATION  
 AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: *Rafael J. Roca*  
 RAFAEL J. ROCA, DIVISION PRESIDENT

WITNESS: *Karen Heberich*  
 PRINTED NAME: Karen Heberich

WITNESS: *Jennifer P. Ray*  
 PRINTED NAME: Jennifer P. Ray

### ACKNOWLEDGMENT

STATE OF FLORIDA)  
 COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 07th DAY OF March, 2021, BY RAFAEL J. ROCA AS DIVISION PRESIDENT FOR D.R. HORTON, INC., ON BEHALF OF THE DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, WHO IS  PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES June 20, 2024 *Michael B. Schorah*  
 NOTARY PUBLIC  
 STATE OF FLORIDA  
 COMMISSION NO. HH 010440

### TITLE CERTIFICATION

STATE OF FLORIDA  
 COUNTY OF PALM BEACH

I, Karri Michelle Jessell, 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 D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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.

DATED: February 19, 2021 *Karri Michelle Jessell*  
 123357  
 ATTORNEY-AT-LAW, LICENSED IN FLORIDA

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 9 DAY OF APRIL, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

*David L. Ricks*  
 DAVID L. RICKS, P.E., COUNTY ENGINEER

### SURVEYOR AND MAPPER'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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 PALM BEACH COUNTY.
- BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID BEARING OF SOUTH 01°52'18" WEST, WHICH IS RELATIVE TO THE NORTH AMERICAN DATUM (NAD) 83, 1990 ADJUSTMENT.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- THE 2 FEET WIDE MAINTENANCE AND ROOF OVERHANG EASEMENT LYING ALONG THE SOUTH LINE OF LOT 8 AND THE NORTH LINE OF LOT 9, JAXON PARK AS RECORDED IN PLAT BOOK 130, PAGES 56 THROUGH 59, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WILL BE RELEASED BY THIS REPLAT OF LOTS 8 AND 9.

### SURVEYOR AND 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"), AND MONUMENTS ACCORDING TO SEC. 177.081(9), F.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 PALM BEACH COUNTY, FLORIDA.

DATE: MARCH 10, 2021 *Craig S. Pusey*  
 CRAIG S. PUSEY, P.S.M.  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 5019  
 STATE OF FLORIDA

### PREPARING SURVEYOR & MAPPER'S STATEMENT

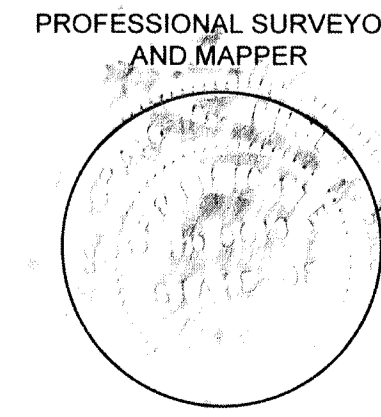
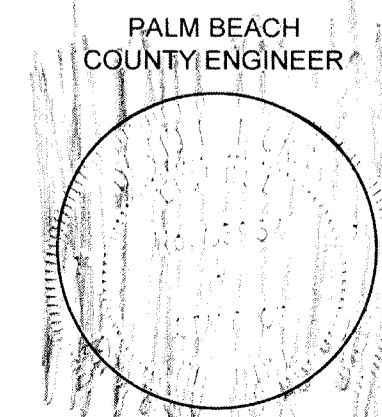
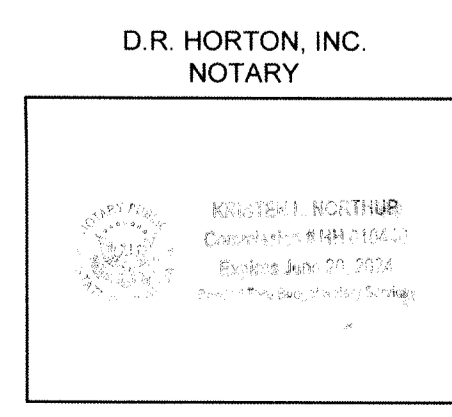
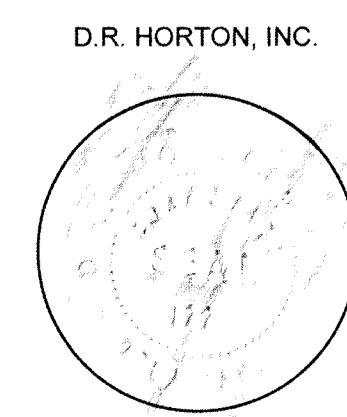
THIS INSTRUMENT WAS PREPARED BY CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

### SITE DATA

CONTROL NUMBER ..... 2003-00061

### LEGEND

- |   |   |
|---|---|
| P.O.B. = POINT OF BEGINNING   | L.M.E. = LAKE MAINTENANCE EASEMENT              |
| P.C.P. = PERMANENT CONTROL POINT                                    | L.M.A.E. = LAKE MAINTENANCE ACCESS EASEMENT     |
| P.R.M. = PERMANENT REFERENCE MONUMENT                               | R.L. = RADIAL LINE                              |
| O.R.B. = OFFICIAL RECORD BOOK                                       | N = NOTHING, WHEN USED WITH COORDINATES         |
| P.B. = PLAT BOOK  | E = EASTING, WHEN USED WITH COORDINATES         |
| PGS. = PAGES  | D.E. = DRAINAGE EASEMENT                        |
| P.B.C. = PALM BEACH COUNTY  | U.E. = UTILITY EASEMENT                         |
| R.W. = RIGHT OF WAY   | M.O.E. = MAINTENANCE AND ROOF OVERHANG EASEMENT |
| CL = CENTERLINE   | L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT         |
| NO. = NUMBER  | L.B.E. = LANDSCAPE BUFFER EASEMENT              |
| C. = CALCULATED   | L.A.E. = LIMITED ACCESS EASEMENT                |
| NAD = NORTH AMERICAN DATUM  | L.S.E. = LIFT STATION EASEMENT                  |
| ⊙ = DENOTES FOUND PALM BEACH COUNTY DISK IN CONCRETE                | P.A.E. = PEDESTRIAN ACCESS EASEMENT             |
| ■ = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438 | I.E.E. = INGRESS, EGRESS EASEMENT               |
| □ = SECTION CORNER  | FD. = FOUND                                     |
| ⊕ = 1/4 SECTION CORNER  | C.M. = CONCRETE MONUMENT                        |
|   | F.P.L.E. = FLORIDA POWER AND LIGHT EASEMENT     |



**MICHAEL B. SCHORAH & ASSOCIATES, INC.**  
 1850 FOREST HILL BLVD., SUITE 206  
 WEST PALM BEACH, FLORIDA 33406  
 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

## JAXON PARK REPLAT