

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 32 OF PHASE II


BEING A REPLAT OF LOT 17R, AS SHOWN ON THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 27 OF PHASE II, RECORDED IN PLAT BOOK 126, PAGES 44 AND 45, AND A PORTION OF THE COMMON AREA, AS 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. LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA


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STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:31 P.M. THIS 9 DAY OF June 2023 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 192 THRU 193.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY:  D.C.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT DAVID REISMAN AND CAROL WELBORN REISMAN, HUSBAND AND WIFE, AS TO 90% INTEREST AND CAROL WELBORN REISMAN, INDIVIDUALLY, AS TO 10% INTEREST, OWNERS OF THE LAND SHOWN HEREON AS:

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 32 OF PHASE II"

BEING A REPLAT OF LOT 17R, AS SHOWN ON THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 27 OF PHASE II, RECORDED IN PLAT BOOK 126, PAGES 44 AND 45, AND A PORTION OF THE COMMON AREA, AS 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. LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA AND DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 17R, AS SHOWN ON THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 27 OF PHASE II, RECORDED IN PLAT BOOK 126, PAGES 44 AND 45, AND TOGETHER WITH A PORTION OF THE COMMON AREA, AS 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 BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHERLY MOST CORNER OF SAID LOT 17R, THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 17R, SOUTH 50°37'56" EAST, A DISTANCE OF 29.92 FEET; THENCE DEPARTING SAID NORTHEASTERLY LINE, NORTH 39°22'04" EAST, A DISTANCE OF 3.50 FEET; THENCE SOUTH 50°37'56" EAST, A DISTANCE OF 8.50 FEET; THENCE SOUTH 39°22'04" WEST, A DISTANCE OF 3.50 FEET TO A POINT ON THE AFOREMENTIONED NORTHEASTERLY LINE OF SAID LOT 17R; THENCE ALONG SAID NORTHEASTERLY LINE, SOUTH 50°37'56" EAST, A DISTANCE OF 39.58 FEET; THENCE ALONG THE SOUTHEASTERLY LINE OF SAID LOT 17R, SOUTH 39°22'04" WEST, A DISTANCE OF 67.33 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LOT 17R, NORTH 50°37'56" WEST, A DISTANCE OF 63.00 FEET TO A POINT ON THE NORTHWESTERLY LINE OF SAID LOT 17R; THENCE DEPARTING SAID NORTHWESTERLY LINE, NORTH 50°37'56" WEST, A DISTANCE OF 11.00 FEET; THENCE NORTH 39°22'04" EAST, A DISTANCE OF 33.33 FEET TO POINT ON THE NORTHWESTERLY LINE OF SAID LOT 17R; THENCE ALONG SAID NORTHWESTERLY LINE ALONG THE FOLLOWING TWO COURSES; THENCE NORTH 50°37'56" WEST, A DISTANCE OF 14.00 FEET; THENCE NORTH 39°22'04" EAST, A DISTANCE OF 34.00 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 4,815 SQUARE FEET, MORE OR LESS.

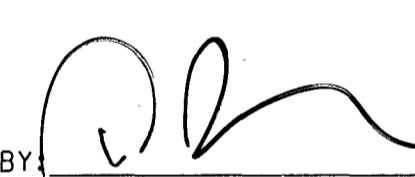
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- LOT 17RR, AS SHOWN HEREON, IS HEREBY RESERVED FOR RESIDENTIAL DEVELOPMENT PURPOSES.
- 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.

IN WITNESS WHEREOF, I, DAVID REISMAN, DO HEREUNTO SET MY HAND AND SEAL THIS 8th DAY OF June, 2023.

WITNESS: Brooke Romo
PRINT NAME: Brooke Romo

WITNESS: Angelica Bedolla
PRINT NAME: Angelica Bedolla

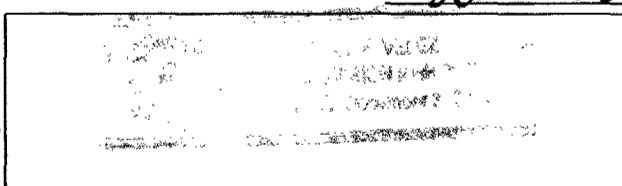
BY:  DAVID REISMAN
OWNER

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8th DAY OF June, 2023, BY DAVID REISMAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.


MY COMMISSION EXPIRES: Dec 3, 2026

 NOTARY PUBLIC
PRINT NAME: Jean M. Velez
COMMISSION NUMBER: HH 296791

IN WITNESS WHEREOF, I, CAROL WELBORN REISMAN, DO HEREUNTO SET MY HAND AND SEAL THIS 8th DAY OF June, 2023.

WITNESS: Brooke Romo
PRINT NAME: Brooke Romo

WITNESS: Angelica Bedolla
PRINT NAME: Angelica Bedolla

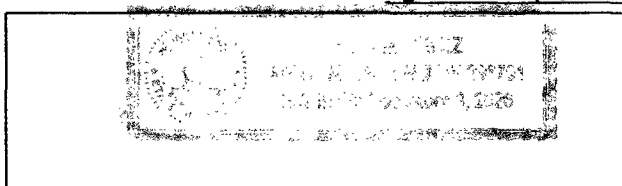
BY:  CAROL WELBORN REISMAN
OWNER

ACKNOWLEDGEMENT:

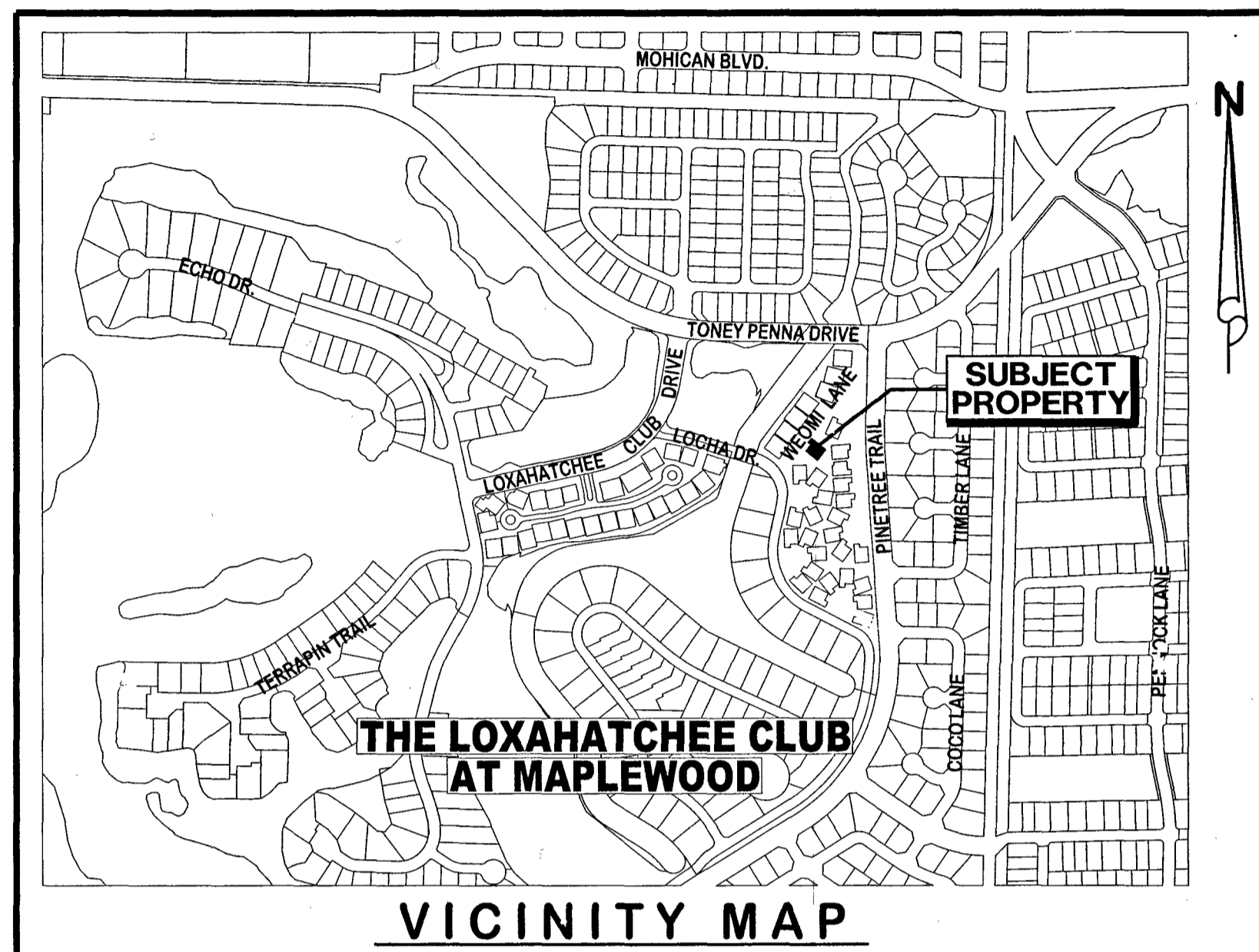
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8th DAY OF June, 2023, BY CAROL WELBORN REISMAN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Dec 3, 2026

 NOTARY PUBLIC
PRINT NAME: Jean M. Velez
COMMISSION NUMBER: HH 296791

MAY 2023



ABBREVIATIONS:

(C) = CALCULATED DISTANCE
(M) = MEASURED DISTANCE
D = CURVE'S DELTA ANGLE
R = CURVE'S RADIUS
L = CURVE'S ARC LENGTH
FND. = FOUND
LB. = BUSINESS LICENSE
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
P.C.P. = PERMANENT CONTROL POINT
P.O.B. = POINT OF BEGINNING
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
PG. = PAGE
PGS. = PAGES

LEGEND:

● = DENOTES SET PERMANENT REFERENCE MONUMENT - SET 5/8" IRON ROD & METAL CAP "PRM LB 4431"

THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

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 ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATION BEING INCURRED BY SAID ASSOCIATION ON THIS PLAT.

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

WITNESS: Brooke Romo
PRINT NAME: Brooke Romo

WITNESS: Angelica Bedolla
PRINT NAME: Angelica Bedolla

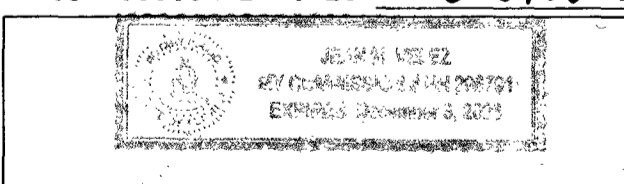
BY:  DAN MYERS
SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 8th DAY OF June, 2023, BY DAN MYERS AS SECRETARY OF THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: Dec 3, 2026

 NOTARY PUBLIC
PRINT NAME: Jean M. Velez
COMMISSION NUMBER: HH 296791

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH


I GEOFFREY A. PETTE, 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 DAVID REISMAN AND CAROL WELBORN REISMAN, HUSBAND AND WIFE, AS TO 90% INTEREST AND CAROL WELBORN REISMAN, INDIVIDUALLY, AS TO 10% INTEREST; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: June 6, 2023 BY:  GEOFFREY A. PETTE
FLORIDA BAR NO. 72628


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 8th DAY OF June, 2023, 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.
TOWN ENGINEER

"LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 32 OF PHASE II" IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF June, 2023.

BY:  JIM KURETSKI
MAYOR

ATTEST:  LAURA CAHILL
TOWN CLERK

DAVID C. LIDBERG
PROFESSIONAL SURVEYOR
AND MAPPER

SURVEYOR & MAPPER'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 SOUTH 73°21'43" EAST BETWEEN FOUND PERMANENT CONTROL POINTS ALONG THE CENTERLINE OF WEOMI LANE. 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 PLAT IS A REPLAT OF LOT 17R, AS SHOWN ON THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT NO. 27 OF PHASE II, RECORDED IN PLAT BOOK 126, PAGES 44 AND 45, 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, ALL IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA 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.

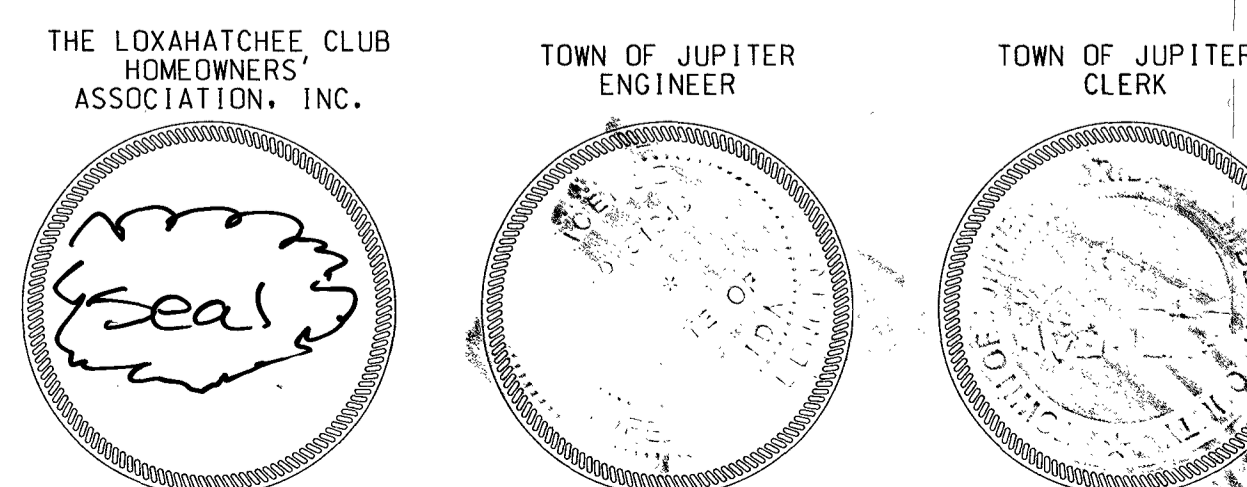
5.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING, EXCEPT DRIVEWAYS, SIDEWALKS, AND SIMILAR SURFACE CONSTRUCTION SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.

6.) A PORTION OF THIS PLAT, TO THE EXTENT THAT IT IS AFFECTED BY A BLANKET EASEMENT IN FAVOR OF HOTWIRE COMMUNICATIONS, LTD., AS RECORDED IN OFFICIAL RECORD BOOK 29121, PAGE 37, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA HAS BEEN RELEASED BY OUIT CLAIM DEEDS FROM HOTWIRE COMMUNICATIONS, LTD., AS RECORDED IN OFFICIAL RECORD BOOK 29804, PAGE 443 AND IN OFFICIAL RECORD BOOK 34328, PAGE 1064, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR & 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") 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: JUNE 9, 2023 BY:  DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



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

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FLD.	FB. PG. JOB 17-1184-306
OFF. L.J.C./CASASUS	DATE MAY 2023
CKD. u.c.l.	SHEET 1 OF 2 DWG. D17-118PP