

20250213445

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 33 OF PHASE II

BEING A REPLAT OF LOT 10, AND A PORTION OF THE COMMON AREA,
AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II,
RECORDED IN PLAT BOOK 52, PAGES 55 AND 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST
TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2025

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT JAMES A. REIFFEL AND BONNIE G. REIFFEL, OWNERS OF THE LAND SHOWN HEREON AS LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 33 OF PHASE II, BEING A REPLAT OF LOT 10, AND A PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II, RECORDED IN PLAT BOOK 52, PAGES 55 AND 56, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 11, TOWNSHIP 41 SOUTH, RANGE 42 EAST, TOWN OF JUPITER, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 10, THE LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT No. 4 OF PHASE II, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 52, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND TOGETHER WITH THE FOLLOWING PARCEL 1:

THAT PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT No. 4 OF PHASE II, RECORDED IN PLAT BOOK 52, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 10, OF SAID PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 10, SOUTH 67°59'42" WEST, A DISTANCE OF 34.00 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 22°00'18" WEST, A DISTANCE OF 5.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 5.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF LOT 10; THENCE ALONG SAID PARALLEL LINE, NORTH 67°59'42" EAST, A DISTANCE OF 34.00 FEET; THENCE SOUTH 22°00'18" EAST, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING PARCEL 2:

THAT PORTION OF THE COMMON AREA, AS SHOWN ON THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD, PLAT No. 4 OF PHASE II, RECORDED IN PLAT BOOK 52, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 10, OF SAID PLAT; THENCE ALONG THE EAST LINE OF SAID LOT 10, SOUTH 22°00'18" EAST, A DISTANCE OF 76.67 FEET TO THE SOUTHEAST CORNER OF SAID LOT 10; THENCE ALONG THE SOUTH LINE OF SAID LOT 10, SOUTH 67°59'42" WEST, A DISTANCE OF 20.75 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 22°00'18" EAST, A DISTANCE OF 7.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 7.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF LOT 10; THENCE ALONG SAID PARALLEL LINE, SOUTH 67°59'42" WEST, A DISTANCE OF 27.50 FEET; THENCE NORTH 22°00'18" WEST, A DISTANCE OF 7.00 FEET TO A POINT ON SAID SOUTH LINE OF LOT 10; THENCE ALONG SAID SOUTH LINE OF LOT 10, NORTH 67°59'42" EAST, A DISTANCE OF 27.50 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 5,525 SQUARE FEET OR 0.127 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS: NONE

IN WITNESS WHEREOF, WE, JAMES A. REIFFEL AND BONNIE G. REIFFEL, DO HEREUNTO SET OUR HANDS AND SEALS THIS 7 DAY OF MAY, 2025.

WITNESS: VORourke BY: James A. Reiffel
PRINT NAME: Vanessa O'Rourke JAMES A. REIFFEL

WITNESS: Raquel Camacho BY: Bonnie G. Reiffel
PRINT NAME: Raquel Camacho BONNIE G. REIFFEL

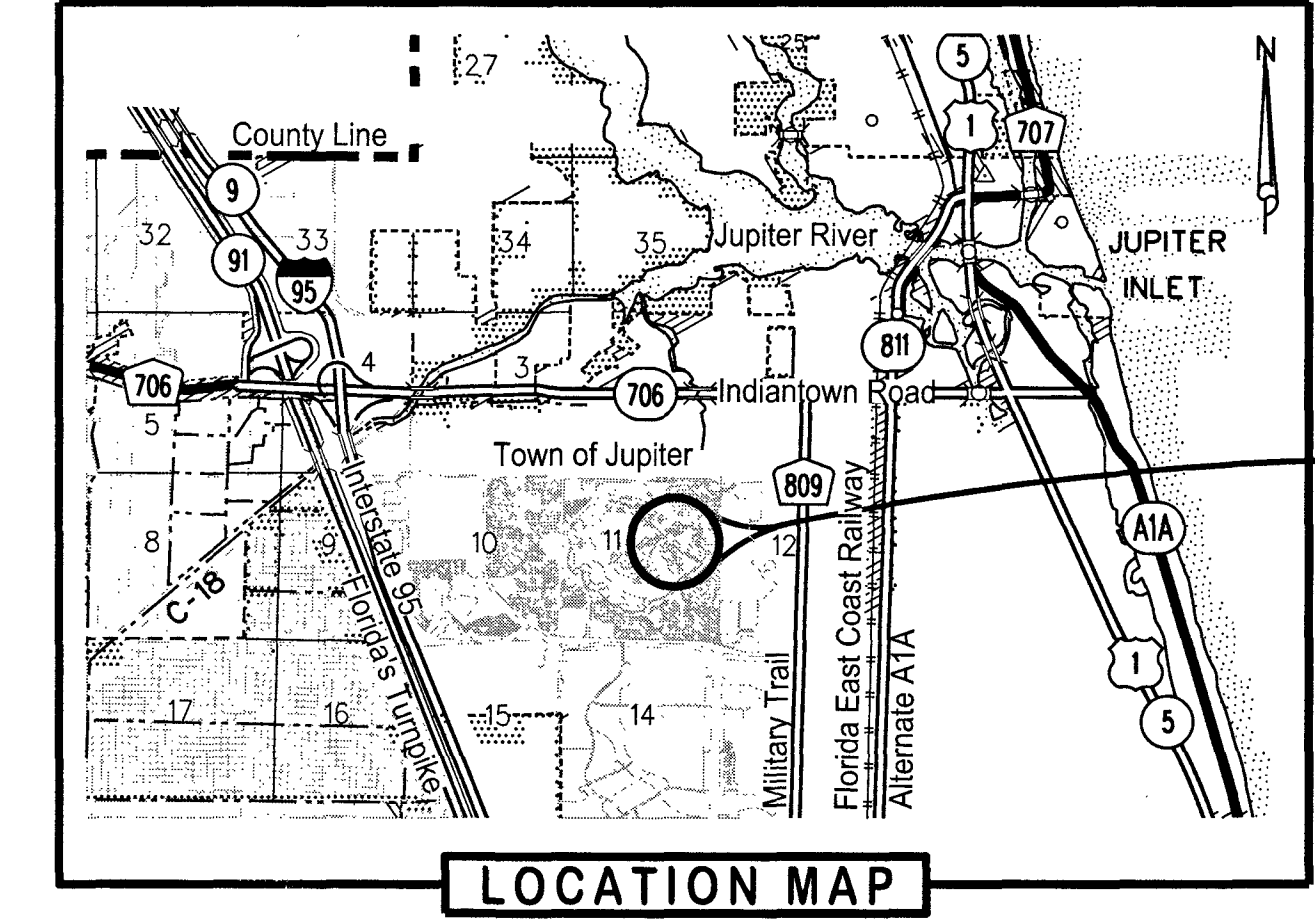
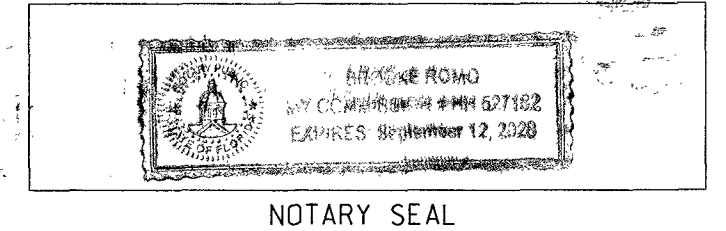
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 7 DAY OF MAY, 2025, BY JAMES A. REIFFEL AND BONNIE G. REIFFEL, WHO ARE ☒ PERSONALLY KNOWN TO ME OR WHOM HAVE PRODUCED:

(TYPE OF IDENTIFICATION) AS IDENTIFICATION
(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 09/12/28



THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC. ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID ASSOCIATION AS STATED HEREON, DATED THIS 15 DAY OF MAY, 2025.

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

WITNESS: VORourke
PRINT NAME: Vanessa O'Rourke

WITNESS: Michael Hartnett BY: Michael Hartnett
PRINT NAME: Raquel Camacho MICHAEL HARTNETT
PRESIDENT

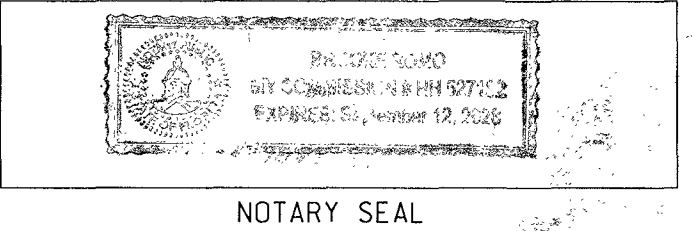
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 15 DAY OF MAY, 2025, BY MICHAEL HARTNETT AS PRESIDENT FOR THE LOXAHATCHEE CLUB HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED:

(TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 09/12/28



Brooke Romo
NOTARY PUBLIC
PRINT NAME: Brooke Romo
COMMISSION NUMBER: HH527182

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, James H. Ryan, 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 JAMES A. REIFFEL AND BONNIE G. REIFFEL; 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: May 15, 2025

BY: James H. Ryan
PRINT NAME: James H. Ryan
FLORIDA BAR NO. 0188505

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 177.071, FLORIDA STATUTES, THIS 20th DAY OF MAY, 2025, 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. Koennel
DOUG P. KOENNEL, P.E.
TOWN ENGINEER

LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 33 OF PHASE II, IS HEREBY APPROVED FOR RECORD THIS 20th DAY OF MAY, 2025.

BY: Jim Kuretski ATTEST: Jim Kuretski
JIM KURETSKI, MAYOR JIM KURETSKI, MAYOR
TOWN CLERK

ABBREVIATIONS:

D = CURVE'S DELTA ANGLE
L = CURVE'S ARC LENGTH
R = CURVE'S RADIUS
C.B. = CURVE'S CHORD BEARING
MON. = MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PCP = PERMANENT CONTROL POINT
PG. = PAGE
PGS. = PAGES
PRM = PERMANENT REFERENCE MONUMENT
W/ = WITH

LEGEND:

▲ = DENOTES FOUND PCP (PERMANENT CONTROL POINT) FOUND PK NAIL & DISK "PCP LB 959"
● = DENOTES SET PRM (PERMANENT REFERENCE MONUMENT) SET 5/8" IRON ROD & METAL CAP "PRM LB 4431"

SURVEYOR & MAPPER'S NOTES:

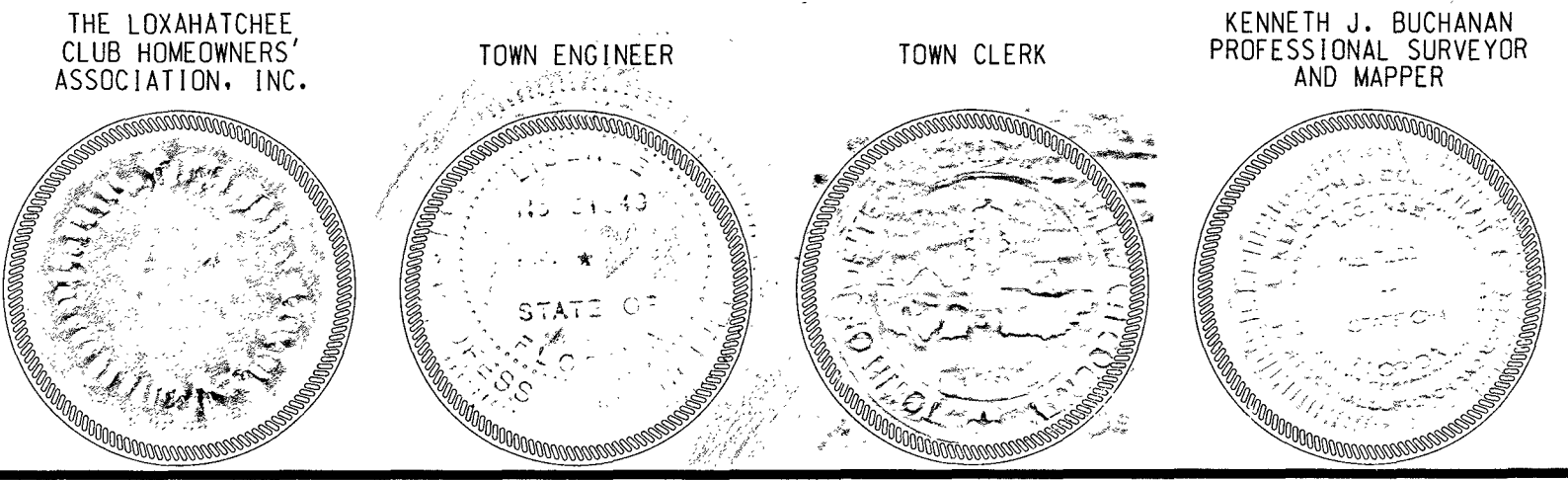
- 1.) BEARINGS SHOWN HEREON ARE ASSUMED AND ARE CONSISTENT WITH THE UNDERLYING PLAT OF THE LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II AND ARE BASED ON THE BEARING BETWEEN FOUND PERMANENT CONTROL POINTS ALONG BIRKDALE LANE (SEE MAP SHEET) SAID LINE BEARS SOUTH 76°57'17" WEST.
- 2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE TOWN ENGINEER.
- 3.) 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.
- 4.) THIS PLAT IS A REPLAT OF A PORTION OF THE PLAT OF LOXAHATCHEE CLUB AT MAPLEWOOD PLAT No. 4 OF PHASE II, AS RECORDED IN PLAT BOOK 52, PAGES 55 AND 56. ALL PREVIOUS PLATTED LOT LINES WITHIN THIS PLAT WILL BE VACATED AND ABANDONED BY THE RECORDING OF THIS PLAT.
- 5.) 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6.) A PORTION OF THIS PLAT IS AFFECTED BY A PARTIAL RELEASE OF EASEMENT AND MEMORANDUM AGREEMENT BETWEEN HOTWIRE COMMUNICATIONS, LTD AND JAMES A. REIFFEL AND BONNIE G. REIFFEL RECORDED IN OFFICIAL RECORD BOOK 35417, PAGE 1399, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THIS PARTIAL RELEASE OF EASEMENT AND MEMORANDUM AGREEMENT 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.

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 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: MAY 7, 2025

BY: Kenneth J. Buchanan
KENNETH J. BUCHANAN, P.S.M.
LICENSE NO.: 7202
STATE OF FLORIDA



LIDBERG LAND SURVEYING, INC.
LB4431 3780 BURNS ROAD - SUITE 6
PALM BEACH GARDENS, FLORIDA 33410 TEL. 561-746-8454

CAD.	K:\JUST \ 114142 \ 52-55 \ 24-042 \ 24-042-306 \ 24-042-306.DGN
REF.	
FLD.	
FB.	PG.
OFF.	CASASUS
CKD.	K.J.B.
JOB	24-042-306
DATE	FEBRUARY 2025
SHEET	1 OF 2
DWG.	D24-042P

CFN 20250213445 PL BK 139 PG 147

147

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD
AT 11:11 A.M. THIS
10th DAY OF June, 2025
AND DULY RECORDED IN PLAT BOOK
139 ON PAGES 55
THRU 56.

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

BY: [Signature] D.C.

CLERK OF THE CIRCUIT COURT AND
COMPTROLLER OF PALM BEACH COUNTY

SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED
BY KENNETH J. BUCHANAN P.S.M.,
IN AND FOR THE OFFICES OF
LIDBERG LAND SURVEYING, INC.,
3780 BURNS ROAD - SUITE 6,
PALM BEACH GARDENS, FLORIDA
33410 TELEPHONE (561)746-8454