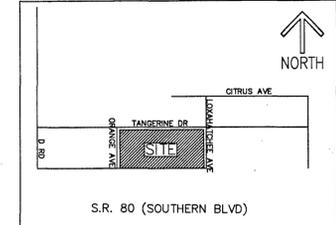


20260030926

# LOX HOLDINGS

BEING A REPLAT OF LOT 208, 209, LOTS 210 TO 215, INCLUSIVE, PLAT 1, LOXAHATCHEE HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
THOMAS E. WHIDDEN  
OF  
WHIDDEN SURVEYING & MAPPING, INC.  
9200 BELVEDERE ROAD, SUITE 114  
ROYAL PALM BEACH, FLORIDA 33411 - (561)790-5515  
CERTIFICATE OF AUTHORIZATION NO. LB7232



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:28 P.M.  
THIS 27 DAY OF May  
A.D. 2026 AND DULY RECORDED  
IN PLAT BOOK 141 ON  
PAGES 1 THROUGH 2

MIKE CARUSO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 2

DEDICATION AND RESERVATION:  
KNOW ALL MEN BY THESE PRESENTS THAT LOX HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS LOX HOLDINGS, BEING A REPLAT OF LOT 208, 209, LOTS 210 TO 215, INCLUSIVE, PLAT ONE, LOXAHATCHEE HOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 22, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING 285,387 SQUARE FEET OR 6.552 ACRES, MORE OR LESS.

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

- LOT 1 IS HEREBY DEDICATED IN PERPETUITY TO LOX HOLDINGS LLC, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LOX HOLDINGS LLC, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO LOXAHATCHEE GROVES.
- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE PUBLIC RIGHT-OF-WAYS AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE LIMITED ACCESS EASEMENTS ("LAE") AS SHOWN ARE HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. PORTIONS OF THE LAE MAY BE VACATED BY THE TOWN FOR ANY PORTION BEING AFFECTED BY FUTURE SUBDIVISION OF OTHER TRACTS OR PODS WHEREAS VEHICULAR CONNECTIVITY TO PUBLIC RIGHTS-OF-WAY IS DEEMED APPROPRIATE THROUGH THE TOWNS RESOLUTION PROCESS FOR APPROVALS FOR FUTURE SITE PLANS.
- LANDSCAPE BUFFER EASEMENTS SHOWN HEREON ARE EASEMENTS HEREBY RESERVED FOR LANDSCAPE BUFFER, DRAINAGE AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING LANDOWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.
- THE EQUESTRIAN TRAIL EASEMENT ("ETE") AS SHOWN HEREON IS HEREBY DECLARED TO BE AN EQUESTRIAN TRAIL FOR PUBLIC USE AND SHALL BE MAINTAINED AS A HORSE TRAIL AND ARE HEREBY DEDICATED IN PERPETUITY TO LOX HOLDINGS LLC, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LOX HOLDINGS LLC, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO TOWN OF LOXAHATCHEE GROVES.
- LOT 1 AS SHOWN HEREON IS SUBJECT TO THAT DECLARATION OF RESTRICTIVE COVENANTS AS RECORDED IN OFFICIAL RECORDS BOOK \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND ANY SUPPLEMENTS AND/OR AMENDMENTS THERETO.

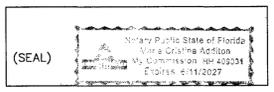
ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED OR SUPERCEDED.  
IN WITNESS WHEREOF, THE ABOVE-NAMED LOX HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICER,  
THIS 17<sup>th</sup> DAY OF OCTOBER, 2025.

LOX HOLDINGS LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]  
BY: [Signature]  
Eric Garoutte  
PRESIDENT  
PRINT NAME: Anthony Gonzalez  
WITNESS: [Signature]  
PRINT NAME: Stephan Wilson

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 17<sup>th</sup> DAY OF OCTOBER, 2025, BY ERIC GAROUTTE AS PRESIDENT FOR LOX HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE CORPORATION, WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED FL D.L. AS IDENTIFICATION.



Mark Cristina Additon  
NOTARY PUBLIC  
PRINT NAME: Mark Cristina Additon  
MY COMMISSION EXPIRES: 6/11/2027  
COMMISSION NUMBER: HH 409031

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PINELLAS  
I, [Signature] OF TITLE SEARCH FLORIDA, INC., 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 LOX HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 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: October 29, 2025  
George Patrick Handra  
PRINT NAME  
TITLE SEARCH FLORIDA, INC.

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF GEORGIA  
COUNTY OF COFFEE  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE, UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 35279 AT PAGE 1179 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.  
IN WITNESS WHEREOF, THE FIRST NATIONAL BANK OF COFFEE COUNTY BANK 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 24<sup>th</sup> DAY OF OCTOBER, 2025.  
WITNESS: Mallory Vining  
PRINT NAME: Mallory Vining  
WITNESS: Jessica Hudson  
PRINT NAME: Jessica Hudson  
BY: Lee McLean  
PRINT NAME: LEE MCLEAN  
TITLE: SENIOR VICE PRESIDENT  
FIRST NATIONAL BANK OF COFFEE COUNTY BANK,  
A NATIONAL BANK  
AUTHORIZED TO DO BUSINESS IN FLORIDA

### ACKNOWLEDGEMENT:

STATE OF GEORGIA  
COUNTY OF COFFEE  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [ ] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 24<sup>th</sup> DAY OF OCTOBER, 2025, BY LEE MCLEAN AS SVP FOR FNBCC BANK, A NATIONAL BANK AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE BANCORP WHO IS [ ] PERSONALLY KNOWN TO ME OR HAS PRODUCED GA DL AS IDENTIFICATION.



Cynthia D. Yubita  
NOTARY PUBLIC  
PRINT NAME: Cynthia D. Yubita  
MY COMMISSION EXPIRES: 11/14/27  
COMMISSION NUMBER: \_\_\_\_\_

### APPROVALS, LOXAHATCHEE GROVES WATER CONTROL DISTRICT:

THE PLAT IS HEREBY APPROVED FOR RECORD BY THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, THIS 20 DAY OF January, 2025, 2026.  
ATTEST: [Signature]  
BY: Gary A. Cof  
DATED: 1/20/2026

### 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 1770.71(2), F.S., THIS 26 DAY OF January, 2025, 2026.  
ATTEST: Valerie Oakes  
VALERIE OAKES  
TOWN CLERK  
BY: Arta Kane  
ARITA KANE  
TOWN MAYOR  
BY: Francine Ramaglia  
FRANCINE RAMAGLIA  
TOWN MANAGER  
DATED: 1/26/2026  
BY: Randy Wertepny, P.E.  
RANDY WERTEPNY, P.E.  
TOWN ENGINEER

### REVIEWING SURVEYOR:

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: Andre Raynaud  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO.: LS5708  
DATE: 10-28-2025

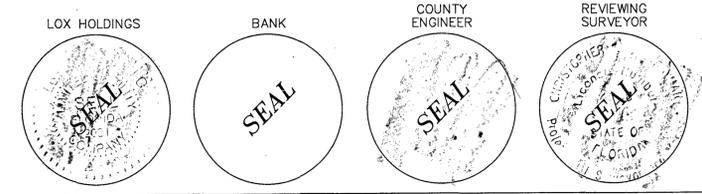
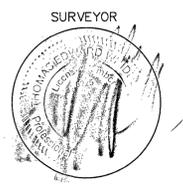
### SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LOXAHATCHEE ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°36'56"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 80 (SOUTHERN BLVD), RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 2007 ADJUSTMENT).
- ALL LINES INTERSECTING CIRCULAR CURVES (IF ANY) ARE NON-RADIAL, UNLESS SHOWN OTHERWISE.
- "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 AND EASEMENTS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE (NGVD29) NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK ORIGIN SHOWN IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEYS CONTROL POINT "4 413" PID AD8196 HAVING A PUBLISHED ELEVATION OF 16.69' (NAVD88). WITH A CONVERSION FACTOR OF +1.49 TO NGVD29.
- LOT 1 SHOWN HEREON IS SUBJECT TO THAT UNDERGROUND EASEMENT (BUSINESS) AS RECORDED IN OFFICIAL RECORDS BOOK 35800, PAGES 1803-1804 OF THE 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) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LOXAHATCHEE GROVES FOR THE REQUIRED IMPROVEMENTS; 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.

DATED: 10/26/25  
Thomas E. Whidden  
THOMAS E. WHIDDEN  
PROFESSIONAL LAND SURVEYOR #6225  
STATE OF FLORIDA  
CERTIFICATE OF AUTHORIZATION LB #7232



CFN 20260030926 PL BK 141 PG 1