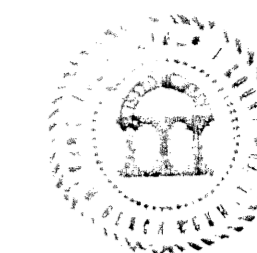


LOXAHATCHEE FARMS WEST

BEING A REPLAT OF A PORTION OF TRACTS 7 & 8, BLOCK "I" OF LOXAHATCHEE GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 29 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA. SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST
AUGUST 1999
PALM BEACH COUNTY FLORIDA.

SHEET 1 OF 3



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This was filed for record at 8:47A
on the 22nd day of December 1999
Book 180-184 Page 26
DOROTHY H. WILKEN, Clerk of Circuit Court
By: *[Signature]*

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT J.M. FRIEDLAND, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED JUNE 14, 1984, KNOWN AS TRUST NUMBER 999, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF TRACTS 7 & 8, BLOCK "I" OF LOXAHATCHEE GROVES SUBDIVISION, AS RECORDED IN PLAT BOOK 12, PAGE 29 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LOXAHATCHEE FARMS WEST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA BEING A PORTION OF TRACTS 7 & 8, BLOCK "I", LOXAHATCHEE GROVES SUBDIVISION AS RECORDED IN PLAT BOOK 12 AT PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE AFOREMENTIONED BLOCK "I", SAID POINT BEING THE INTERSECTION OF THE SOUTH LINE OF THE COLLECTING CANAL RIGHT OF WAY AND THE EAST LINE OF THE "C" ROAD RIGHT OF WAY; THENCE S89°12'52"E ALONG THE SOUTH RIGHT OF WAY LINE OF THE COLLECTING CANAL A DISTANCE OF 1654.90 FEET TO THE EAST LINE OF TRACT 8 OF SAID BLOCK "I"; THENCE S02°12'09"W ALONG SAID EAST LINE A DISTANCE OF 1488.23 FEET; THENCE DEPARTING SAID EAST LINE N88°26'46"W A DISTANCE OF 534.90 FEET; THENCE N02°17'42"E A DISTANCE OF 111.39 FEET; THENCE N88°29'28"W A DISTANCE OF 560.00 FEET; THENCE N02°05'45"E A DISTANCE OF 412.67 FEET; THENCE N88°37'44"W A DISTANCE OF 560.11 FEET TO THE EAST RIGHT OF WAY LINE OF "C" ROAD; THENCE N02°16'04"E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 944.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.971 ACRES MORE OR LESS.

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

STREETS - THE ADDITIONAL STREET RIGHTS-OF-WAY, SHOWN HEREON AS TRACT "A", ARE HEREBY DEDICATED TO THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

WATER MANAGEMENT TRACTS - TRACTS "B", "C", "D" AND "E" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PRESERVATION AREA - THE PRESERVATION AREA, AS SHOWN HEREON, IS HEREBY RESERVED TO THE LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR VEGETATION PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PERPETUAL MAINTENANCE OBLIGATION IS SET FORTH IN THE PRESERVATION MANAGEMENT PLAN AS REQUIRED BY PALM BEACH COUNTY UNIFIED LAND DEVELOPMENT CODE, SECTION 9.5.

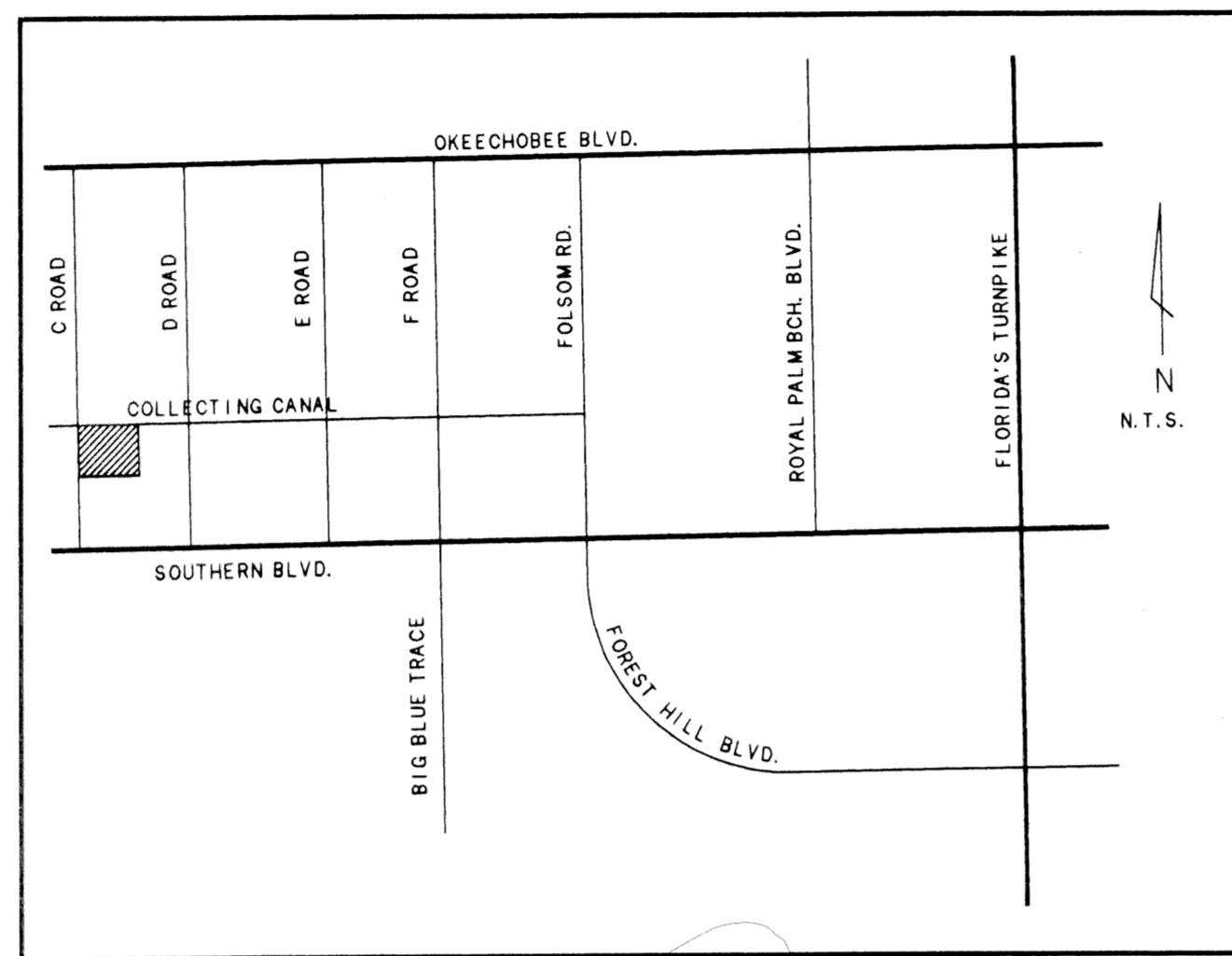
CANAL MAINTENANCE EASEMENT - THE CANAL MAINTENANCE EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE COLLECTING CANAL FOR PURPOSES OF PERFORMING MAINTENANCE ACTIVITIES.

DRAINAGE EASEMENTS - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PRESERVATION AREA ACCESS EASEMENT - THE PRESERVATION AREA ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE PRESERVATION AREA FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PERIMETER BERM MAINTENANCE ACCESS EASEMENT - THE PERIMETER BERM MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO THE DRAINAGE CONTROL BERM WITHIN THE PERIMETER BERM EASEMENT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

WATER MANAGEMENT MAINTENANCE ACCESS EASEMENT - THE WATER MANAGEMENT MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON IS HEREBY RESERVED FOR THE LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE LAKE MAINTENANCE, AND LAKE MANAGEMENT ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.



LOCATION MAP

IN WITNESS WHEREOF, I J.M. FRIEDLAND, TRUSTEE DO HERETO SET MY HAND AND SEAL THIS 22nd DAY OF December 1999.

[Signature]
WITNESS
[Signature]
J.M. FRIEDLAND, TRUSTEE

ACKNOWLEDGEMENT:

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

BEFORE ME PERSONALLY APPEARED J.M. FRIEDLAND, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 30th DAY OF November 1999.

MY COMMISSION EXPIRES: 2/19/2001
[Signature]
NOTARY PUBLIC
JULIE A. SPEESE

TABULAR INFORMATION:

ZONING CASE NUMBER: DRC96-77
ZONING DESIGNATION: AR
LAND USE DESIGNATION: RR10
TYPE OF USE: SINGLE FAMILY
TOTAL NUMBER OF UNITS: 3
TYPE OF OWNERSHIP: FEE SIMPLE
DENSITY: 1 UNIT PER 13.2 ACRES
TOTAL AREA OF PROPERTY: 47.97 ACRES
TOTAL AREA OF LOTS: 39.71 ACRES
DEDICATED PUBLIC ROAD R/W: 0.95 ACRES

SURVEYOR'S 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.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22nd DAY OF December 1999.

LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: *[Signature]*
RANDY RIEGER, VICE PRESIDENT

ATTEST: *[Signature]*
CHUCK VALOVICH, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RANDY RIEGER AND CHUCK VALOVICH, TO BE WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND SECRETARY OF THE ABOVE NAMED LOXAHATCHEE FARMS WEST HOMEOWNERS' ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION, AND THAT IS WAS AFFIXED TO THE 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 22nd DAY OF December 1999.

[Signature]
BY: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/13/2000

ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID AGENCY AS STATED AND SHOWN HEREON, DATED THIS 27th DAY OF December 1999.

LOXAHATCHEE GROVES WATER CONTROL DISTRICT

BY: *[Signature]*
DAVID BROWNING, CHAIRMAN

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID BROWNING, TO BE WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE ABOVE NAMED LOXAHATCHEE GROVES WATER CONTROL DISTRICT, AND SEVERALLY ACKNOWLEDGED TO ME AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID AGENCY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AGENCY, AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AGENCY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENCY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF December 1999.

[Signature]
BY: *[Signature]*
NOTARY PUBLIC

MY COMMISSION EXPIRES: 3/13/2000

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BOULEVARD TITLE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY TO BE VESTED TO J.M. FRIEDLAND, AS TRUSTEE UNDER THE PROVISION OF A TRUST AGREEMENT DATED JUNE 14, 1984, KNOWN AS TRUST NUMBER 999, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

BY: *[Signature]*
BRUCE K. GREENFIELD
PRESIDENT, BOULEVARD TITLE

October 27, 1999
DATE

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21st DAY OF Dec 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
BY: GEORGE T. WEBB, PE,
COUNTY ENGINEER

SURVEYOR'S CERTIFICATION:

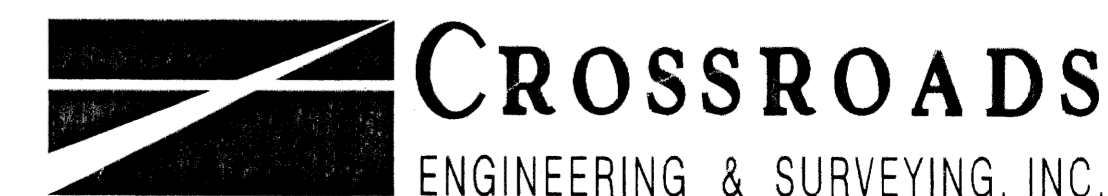
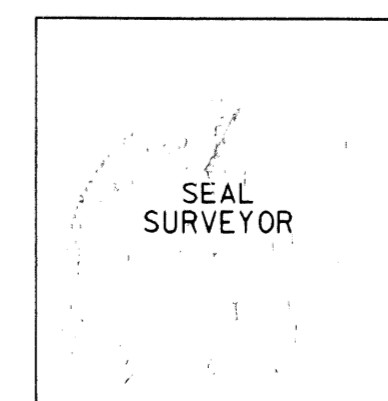
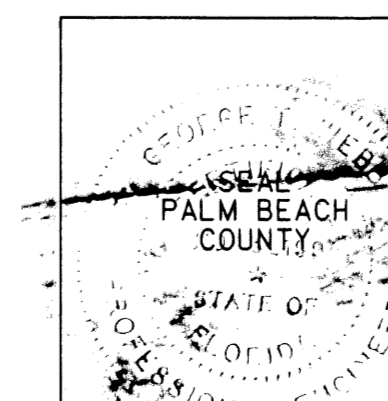
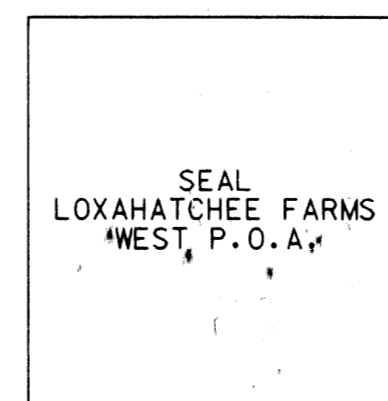
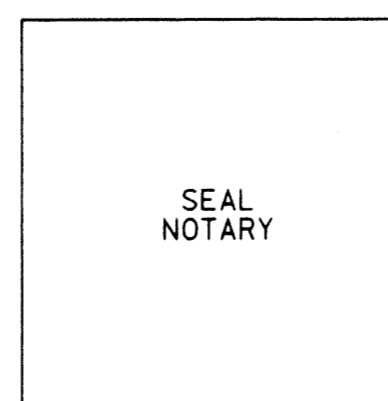
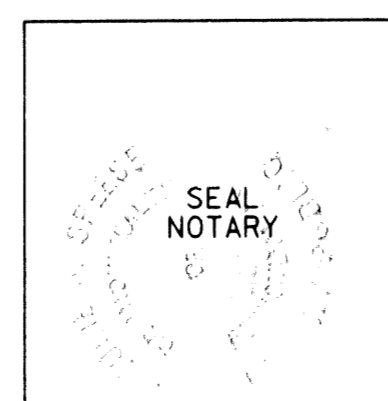
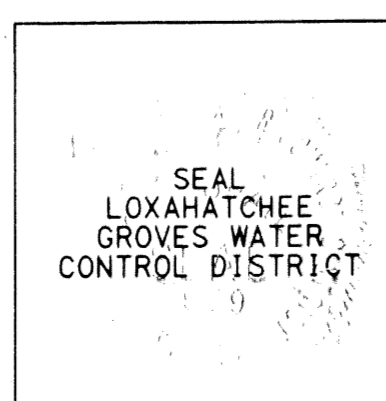
STATE OF FLORIDA
COUNTY OF PALM BEACH

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, 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.

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

[Signature]
JAMES F. NOTH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING & SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., SUITE 102, ROYAL PALM BEACH, FLORIDA 33411.



Loxahatchee Farms West
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7/6/99
10/8/99
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