

ANNA'S LAKES

TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 25, T.43S., R.42E.

MORTGAGEE'S CONSENT

SURVEYOR'S NOTES

1. BEARINGS AS SHOWN HEREON ARE BASED UPON ON ASSUMED MERIDIAN BEING THE SOUTH LINE OF SECTION 25-43-42 BEING N88° 31'44"W.
2. WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
3. BUILDING SETBACK LINES SHALL BE APPROVED BY THE TOWN OF HAVERHILL.
4. EASEMENTS ARE FOR PUBLIC UTILITIES UNLESS OTHERWISE NOTED. THERE SHALL BE NO TREES OR SHRUBS PLACED ON THE EASEMENTS WITHOUT THE PERMISSION OF THE OCCUPYING UTILITIES. NO BUILDING SHALL BE PLACED ON UTILITY EASEMENTS OR DRAINAGE EASEMENTS.
5. 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 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, FLORIDA.

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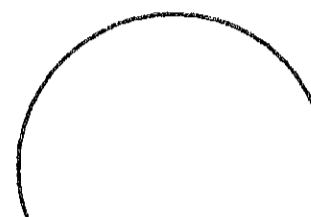
STATE OF FLORIDA SS:
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT
 11:41 AM, THIS 5 DAY OF OCT
 2006 AND DULY RECORDED IN PLAT
 BOOK 108 ON PAGE 109

SHARON R. BOCK
 CLERK AND COMPTROLLER
 PALM BEACH COUNTY
 BY: *Sharon Bock* D.C.

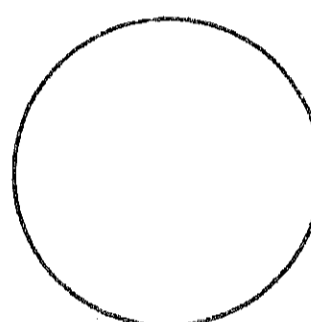
- ☐ DENOTES SET PERMANENT REFERENCE MONUMENT NO. 5840 (P.R.M.)
- ⊙ DENOTES FOUND LOT CORNER
- C/L DENOTES CENTERLINE
- W.M. DENOTES WATER MAIN

00022-009

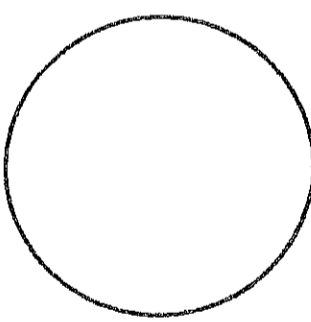
CLERK OF
CIRCUIT COURT



TOWN
ENGINEER



REVIEWING
SURVEYOR



SURVEYOR



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY OF NEW YORK, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY TO AMPARO VALDES; CURRENT TAXES HAVE BEEN PAID, 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.

BY: *Eledina R. Jackson*
Sharon Maffey

DATED THIS 29 DAY OF September, 2006

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT HE IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT HIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 15375 PAGE 0447 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID BERTO ALVAREZ, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF SEPTEMBER 2006.

BY: *Berto Alvarez*
 BERTO ALVAREZ

WITNESS BY: *[Signature]*

WITNESS BY: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BERTO ALVAREZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGE TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS HIS FREE ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF September 2006.

MY COMMISSION EXPIRES 01/01/2011

COMMISSION NO. *Commission # DB25-5900*
Exp. Date: 01/01/2011

Clare Alvarez
 NOTARY PUBLIC
 PRINTED NAME

GRAPHIC SCALE

20 0 10 20

(IN FEET)

1 INCH = 30 FEET

LOT SIZE (MINIMUM SIZE 21,780 S.F., 0.500 AC.)

LOT 1: 21,830 S.F. (0.501 AC.)

35% = 7,640 S.F.

LOT 1 PROPOSED BUILDING 2,546 SF

LOT 2: 21,850 S.F. (0.502 AC.)

35% = 7,648 S.F.

LOT 2 EXISTING BUILDING 1,950 SF

UNPLATTED

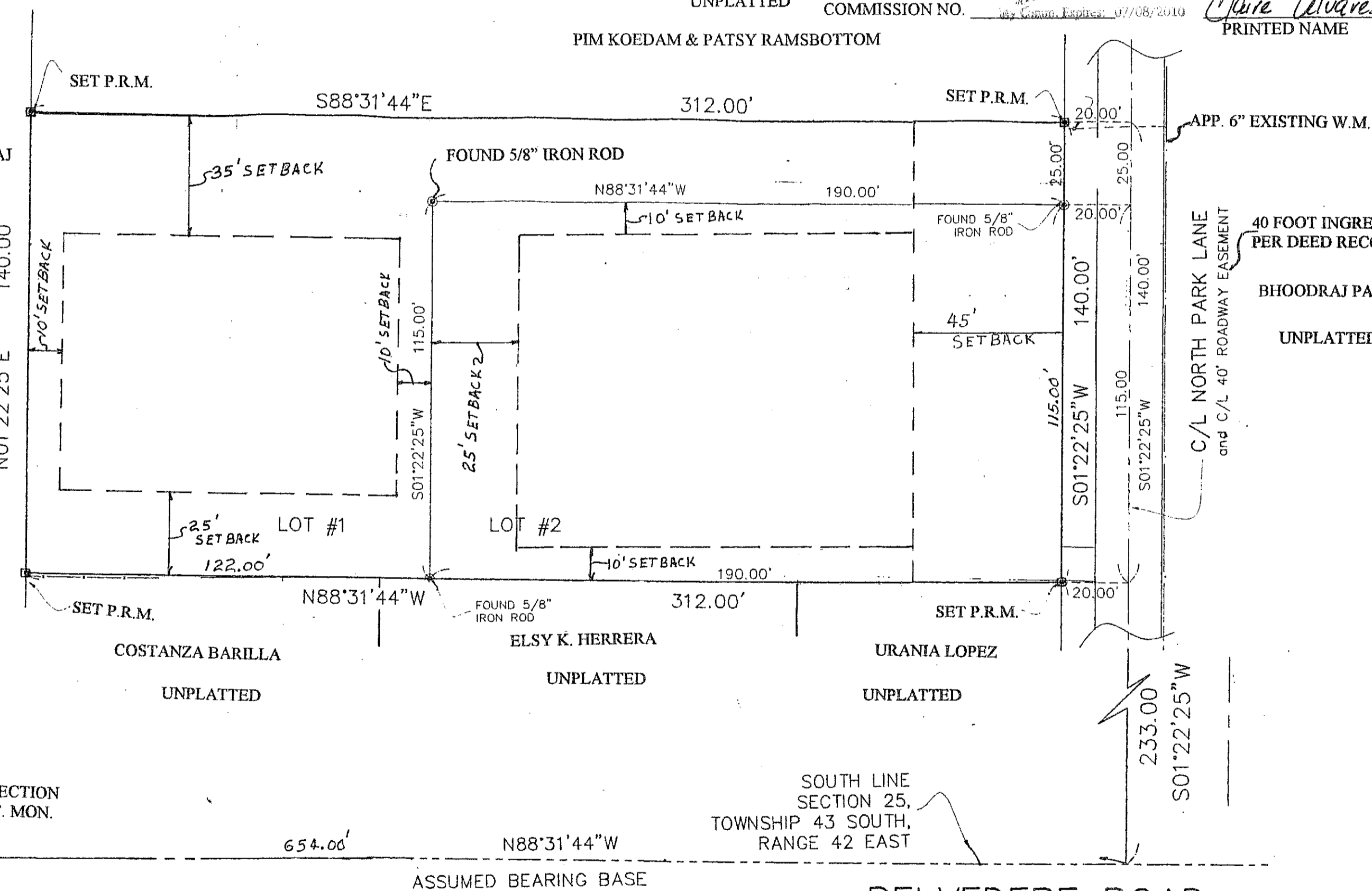
PIM KOEDAM & PATSY RAMSBOTTOM

KUSHRANIE P. & PETER MAHARAJ

UNPLATTED

N01°22'25"E
 140.00'
 UNPLATTED
 N01°22'25"E WEST LINE SECTION 25-43-42

S.W. CORNER SECTION 25-43-42 EXIST. MON.



SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 HAVERHILL.

Mark W. Teepe DATE: 9/28/06
 MARK W. TEEPE
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA CERTIFICATE NO. 4811
 GPS LAND SURVEYING, INC.
 12230 FOREST HILL BOULEVARD, SUITE 170
 WELLINGTON, FLORIDA 33414
 CERTIFICATE OF AUTHORIZATION L.B. NO. 5840

NEAREST EXISTING SANITARY MANHOLE AND 8" SANITARY SEWER IN CENTER OF THE INTERSECTION OF BRAIRWOOD DR. AND RICHMOND MEWS, APP. 461 FEET SOUTHERLY OF THE SOUTHEAST CORNER OF THE PLAT.

TOWN OF HAVERHILL'S APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD IN ACCORDANCE WITH TOWN ORDINANCES THIS 3 DAY OF OCTOBER 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF HAVERHILL IN ACCORDANCE WITH SECTION 177.081 (1) FLORIDA STATUTES.

BY: *Joseph S. Kroll*
 MAYOR

BY: _____
 CLERK OF THE CIRCUIT COURT

DEDICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS AMPARO VALDES, OWNER OF THE LAND SHOWN HEREON AS A PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 25, T.43S., R.42E. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 312 FEET OF THE WEST 654 FEET OF THE NORTH 140 FEET OF THE SOUTH 373 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CONTAINING 1.003 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON.

IN WITNESS WHEREOF, I AMPARO VALDES, DO HEREUNTO SET MY HAND AND SEAL THIS 29 DAY OF September 2006

BY: *Amparo Valdes*
 AMPARO VALDES

WITNESS TO ALL: *[Signature]*

WITNESS TO ALL: *[Signature]*

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AMPARO VALDES, 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 29 DAY OF September 2006.

MY COMMISSION EXPIRES

Eledina R. Jackson
 NOTARY PUBLIC
 STATE OF FLORIDA

Notary:
 Eledina R. Jackson
 DD178577
 Exp. 3/0/2007

LOCATION MAP

NOT TO SCALE

