



LOCATION MAP NOT TO SCALE

BELLE GLADE ALF
BEING A PORTION OF STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA
FEBRUARY, 2008
SHEET 1 OF 2

00004-009

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:55 A.M. THIS 25th DAY OF MARCH, 2008 AND DULY RECORDED IN PLAT BOOK NO. 111 ON PAGE 47-48.
SHARON R. BOCK
Clerk & Comptroller
BY: Michelle Fox D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT McCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS BELLE GLADE ALF, SITUATE IN STATE LOT 28, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID LOT 28, SAID POINT BEING THE CENTERLINE INTERSECTION OF SOUTHWEST AVENUE C PLACE AND SOUTHWEST 10TH STREET IN THE CITY OF BELLE GLADE; THENCE NORTH 0'07'10" W 85.54 FEET ALONG THE EAST LINE OF SAID LOT 28; THENCE SOUTH 89'58'00" WEST 25.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 0'07'10" EAST 83.98 FEET ALONG A LINE 25.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID STATE LOT 28, ALSO BEING THE WEST RIGHT-OF-WAY LINE OF SOUTHWEST 10TH STREET; THENCE SOUTH 89'57'21" WEST 166.02 FEET; THENCE SOUTH 0'01'14" WEST 211.57 FEET; THENCE NORTH 89'57'21" EAST 166.54 FEET TO SAID WEST RIGHT-OF-WAY LINE; THENCE SOUTH 00'07'10" EAST 169.60 FEET, ALONG SAID RIGHT-OF-WAY LINE, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 15.00 FEET, SAID CURVE BEING THE NORTHWEST LINE OF THAT CERTAIN PARCEL DEEDED TO THE FLORIDA STATE ROAD DEPARTMENT AS RECORDED IN OFFICIAL RECORD BOOK 288 AT PAGE 420; THENCE ALONG THE ARC OF SAID CURVE 23.59 FEET, THROUGH A CENTRAL ANGLE OF 90'07'27" TO THE END OF SAID CURVE AND THE NORTH RIGHT-OF-WAY LINE OF MARTIN LUTHER KING JR. BOULEVARD, BEING A LINE 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 28, THENCE NORTH 89'59'44" WEST 402.09 FEET, ALONG SAID NORTH RIGHT-OF-WAY LINE; THENCE NORTH 0'09'59" WEST 290.47 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF STATE LOT 28; THENCE SOUTH 88'58'00" WEST 25.02 FEET; THENCE NORTH 0'09'59" WEST 81.12 FEET ALONG A LINE PARALLEL WITH THE WEST LINE OF STATE LOT 28; THENCE SOUTH 88'58'00" WEST 157.00 FEET TO A LINE PARALLEL WITH AND 25 FEET EAST OF THE WEST LINE OF SAID STATE LOT 28; THENCE NORTH 0'09'59" WEST 271.19 FEET ALONG SAID LINE PARALLEL WITH AND 25 FEET EAST OF THE WEST LINE OF STATE LOT 28; THENCE SOUTH 89'59'44" EAST 809.84 FEET TO A LINE 25 FEET WEST OF MEASURED AT RIGHT ANGLES TO THE EAST LINE OF STATE LOT 28; THENCE SOUTH 0'07'10" EAST 159.02 FEET ALONG SAID PARALLEL WITH AND 25 WEST OF THE EAST LINE STATE LOT 28, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 288.123 SQUARE FEET OR 6.5685 ACRES, MORE OR LESS.

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

- 1. TRACTS A, B & C, AS SHOWN HEREON, ARE HEREBY RESERVED BY McCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID McCURDY CENTER, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BELLE GLADE.
2. TRACTS D, E, & F, AS SHOWN HEREON, ARE HEREBY RESERVED BY McCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID McCURDY CENTER, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BELLE GLADE.
3. TRACTS G & H, AS SHOWN HEREON, IS HEREBY DEDICATED TO McCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS, EGRESS AND UTILITY PURPOSES, FOR THE BENEFIT OF EACH SUCCESSOR OWNER OF TRACTS A THROUGH E, INCLUSIVE, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID McCURDY CENTER, LTD., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BELLE GLADE.
4. LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BELLE GLADE, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

IN WITNESS WHEREOF, McCURDY CENTER, LTD. HAS CAUSED THESE PRESENTS TO BE SIGNED BY McCURDY CENTER GP, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, THIS 25th DAY OF FEBRUARY, 2008.

McCURDY CENTER, LTD.
A FLORIDA LIMITED PARTNERSHIP
McCURDY CENTER GP, INC.
ITS GENERAL PARTNER
BY: Joseph Glucksmann
JOSEPH GLUCKSMAN
PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH GLUCKSMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF McCURDY CENTER GP, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER, OF McCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID FLORIDA CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO 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 25th DAY OF FEBRUARY, 2008.
MY COMMISSION EXPIRES: 3/19/2009
ALEXANDRO BARROSO
NOTARY PUBLIC
COMMISSION NO. DD 413308

ACCEPTANCE OF RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH

McCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP, HEREBY ACCEPTS THE RESERVATIONS TO SAID LIMITED PARTNERSHIP AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 25th DAY OF FEBRUARY, 2008.

McCURDY CENTER, LTD.
A FLORIDA LIMITED PARTNERSHIP
McCURDY CENTER GP, INC.
ITS GENERAL PARTNER
BY: Joseph Glucksmann
JOSEPH GLUCKSMAN
PRESIDENT
WITNESS: [Signature]

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOSEPH GLUCKSMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF McCURDY CENTER GP, INC., A FLORIDA CORPORATION, AS GENERAL PARTNER, OF McCURDY CENTER, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID FLORIDA CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO 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 25th DAY OF FEBRUARY, 2008.
MY COMMISSION EXPIRES: 3/19/2009
ALEXANDRO BARROSO
NOTARY PUBLIC
COMMISSION NO. DD 413308

MORTGAGEE'S CONSENT:
STATE OF Maryland
COUNTY OF Howard

ENTERPRISE COMMUNITY LOAN FUND, INC., HEREBY CERTIFIES THAT IT 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 ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 20575 AT PAGE 811 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF February, 2008.

ENTERPRISE COMMUNITY LOAN FUND, INC.
ANON-PROFIT MARYLAND CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA
WITNESS: Charles Con
BY: Michael Sloss
MICHAEL SLOSS
VICE PRESIDENT

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL SLOSS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ENTERPRISE COMMUNITY LOAN FUND, INC., A NON-PROFIT MARYLAND CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO 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 February, 2008.
MY COMMISSION EXPIRES: 4/1/11
Julie A. Brenneman
NOTARY PUBLIC
COMMISSION NO. N/A

TITLE CERTIFICATE:
STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FIRST AMERICAN 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 THAT THE TITLE TO THE PROPERTY IS VESTED TO McCURDY CENTER, LTD.; THAT THE 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 SUBDIVISION DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY
DATED: February 28, 2008
KEVIN S. WELLMAN, TITLE EXAMINER
JAY W. REED, VICE PRESIDENT

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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 BELLE GLADE, FLORIDA.

WAYNE LARRY FISH
LICENSE NO. 3226
STATE OF FLORIDA

SURVEYOR'S NOTES:

- 1. 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.
2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING OF NORTH 61°58'03" WEST BETWEEN FLORIDA DEPARTMENT OF TRANSPORTATION BRIDGE MONUMENTS X212 AND X213. THE GRID BEARING NOTED ABOVE IS BASED UPON STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.
5. COORDINATES SHOWN ARE GRID COORDINATES DATUM: NAD 83 (1990 ADJUSTMENT), ZONE = FLORIDA EAST ZONE; LINEAR UNIT = U.S. SURVEY FEET; COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION; ALL DISTANCES ARE GROUND; SCALE FACTOR = 0.9999534; NO ROTATION, GROUND TO GRID.
6. BENCHMARKS ARE AS ESTABLISHED FROM A FLORIDA DEPARTMENT OF TRANSPORTATION BENCHMARK STAMPED 1-35 WHICH IS A BRASS DISK LOCATED AT THE S.E. CORNER OF BRIDGE AT N.W. 5th STREET AND THE HILLSBORO CANAL. PUBLISHED ELEVATION BY THE PALM BEACH COUNTY SURVEY SECTION IS ELEVATION 19.987 N.G.V.D. 1929.

THIS INSTRUMENT WAS PREPARED BY WAYNE LARRY FISH, IN THE OFFICES OF W. L. FISH & COMPANY, INC., 5730 CORPORATE WAY, SUITE 100, WEST PALM BEACH, FLORIDA 33407.

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BELLE GLADE, FLORIDA, HAS REVIEWED THIS PLAT, BELLE GLADE ALF, AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

Norman J. Howard
NORMAN J. HOWARD, PSM
FLORIDA LICENSE NO. 5776

CITY APPROVALS

CITY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO Ordinance #07-22 THIS 12th DAY OF March, 2008.

Jeffrey D. Renault
JEFFREY D. RENAUULT
CITY ENGINEER
FLORIDA P.E. REG. NO.: 18001

CITY COMMISSION:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF BELLE GLADE ADOPTED THIS 4th DAY OF February, 2008.

Donald D. Garrett
DONALD D. GARRETT, MAYOR
Debra R. Buff
DEBRA R. BUFF, CITY CLERK

W.L.FISH & COMPANY, PROFESSIONAL SURVEYORS AND MAPPERS
5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
Phone: (561)615-9266 - Fax: (561)615-9270
E-mail: mappers@wlfish.com L.B. 6216

Table with 5 columns: McCURDY CENTER, LTD., McCURDY CENTER GP, INC., ENTERPRISE COMMUNITY LOAN FUND, INC., PROFESSIONAL SURVEYOR & MAPPER, REVIEWING SURVEYOR & MAPPER, CITY ENGINEER, CITY OF BELLE GLADE.