

08158 5063-000

**PERIMETER**  
SURVEYING & MAPPING  
Certificate of Authorization No. LB7264  
Prepared by: Jeff S. Hodapp, P.S.M.  
949A Clint Moore Road  
Boca Raton, Florida 33487  
Tel: (561) 241-9988  
Fax: (561) 241-5182

**BOYS AND GIRLS CLUB - HAVERHILL**  
A REPLAT OF A PORTION OF THE 210.00 FOOT WIDE STRIP OF LAND EAST OF BLOCK 5,  
"PALM BEACH FARMS COMPANY PLAT NO. 3" (P.B. 2, PGS. 45-54, P.B.C.R.),  
IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.  
MAY, 2010.

87

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD AT 11:56 AM  
THIS 15 DAY OF JUNE  
2010, AND DULY RECORDED  
IN PLAT BOOK 113 ON PAGES  
61 THROUGH 69  
SHARON R. BOCK, CLERK  
AND COMPTROLLER

BY: \_\_\_\_\_ DC



SHEET 1 OF 3

**DESCRIPTION AND DEDICATION**

KNOW ALL MEN BY THESE PRESENTS, that the Board of County Commissioners of Palm Beach County, a political subdivision of the State of Florida, owner of the lands shown hereon, being a portion of the 210.00 foot strip of land East of Block 5, "The Palm Beach Farms Company Plat Number 3", according to the plat thereof, as recorded in Plat Book 2, pages 45 through 54, of the Public Records of Palm Beach County, Florida, said parcel of land lying in Section 34, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as "Boys and Girls Club - Haverhill" and being more particularly described as follows:

Commencing at the Northeast corner of Section 34, Township 43 South, Range 42 East; thence North 88°18'15" West, along the North line of said Section 34, a distance of 30.00 feet to the Point of Beginning; thence South 01°28'32" West, along a line 30.00 feet West of and parallel to the East line of Section 34, a distance of 100.00 feet; thence South 07°03'01" East, a distance of 202.35 feet; thence South 01°28'32" West, along the East line of said Section 34, a distance of 2336.84 feet; thence South 01°28'02" West, along said East line, a distance of 110.00 feet; thence South 68°59'16" West, a distance of 156.92 feet; thence North 88°31'58" West, a distance of 65.00 feet; thence North 01°28'02" East, along the West line of the East 210.00 feet of said Section 34, a distance of 170.07 feet; thence North 01°28'32" East, along the West line of the East 210.00 feet of said Section 34, a distance of 2637.61 feet; thence South 88°18'15" East, along the North line of said Section 34, a distance of 180.00 feet to the Point of Beginning.

Said lands situate in Palm Beach County, Florida and contain 13.296 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

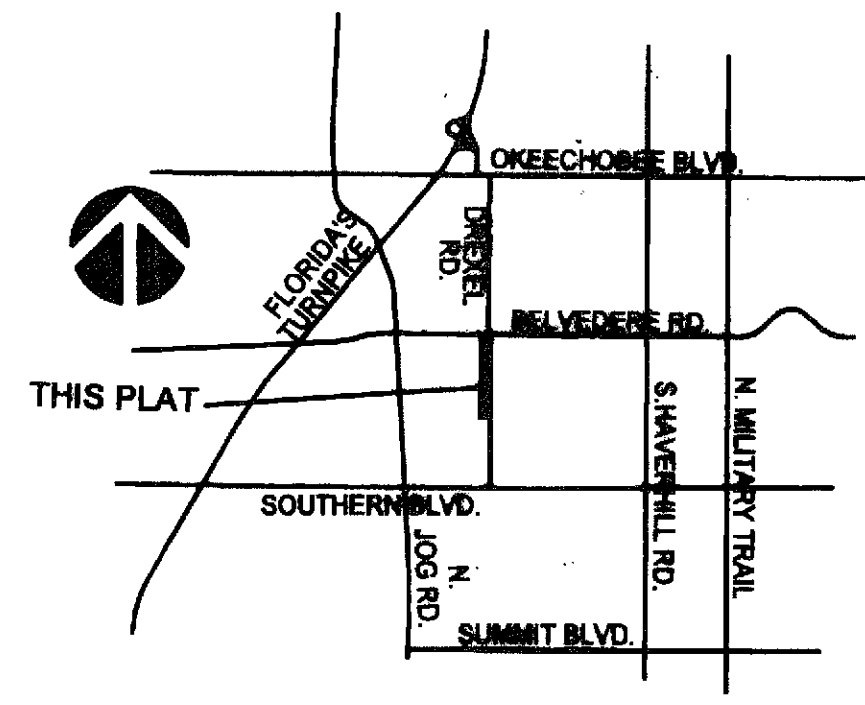
1. Tracts A, B, C and F, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes. Tract A is subject to restrictions set forth in Official Records Book 14819, page 1549 and Official Records Book 3160, page 59, in favor of the Lake Worth Drainage District.
2. Tracts D and E, as shown hereon, are hereby reserved by Palm Beach County, a political subdivision of the State of Florida, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and are the perpetual maintenance obligation of said owner, its successors and assigns. Tract E is subject to restrictions set forth in Official Records Book 14819, page 1549, in favor of the Lake Worth Drainage District.
3. 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 owner, its successors and assigns.
4. The drainage and access easement, as shown hereon, is hereby dedicated in perpetuity for drainage purposes and for access to adjacent utility facilities. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the owner, its successors and assigns.
5. The Limited Access Easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

In Witness Whereof, the Board of County Commissioners of Palm Beach County, a political subdivision of the State of Florida has caused these presents to be signed by its Chair and its seal affixed this \_\_\_ day of \_\_\_\_\_, 2010.

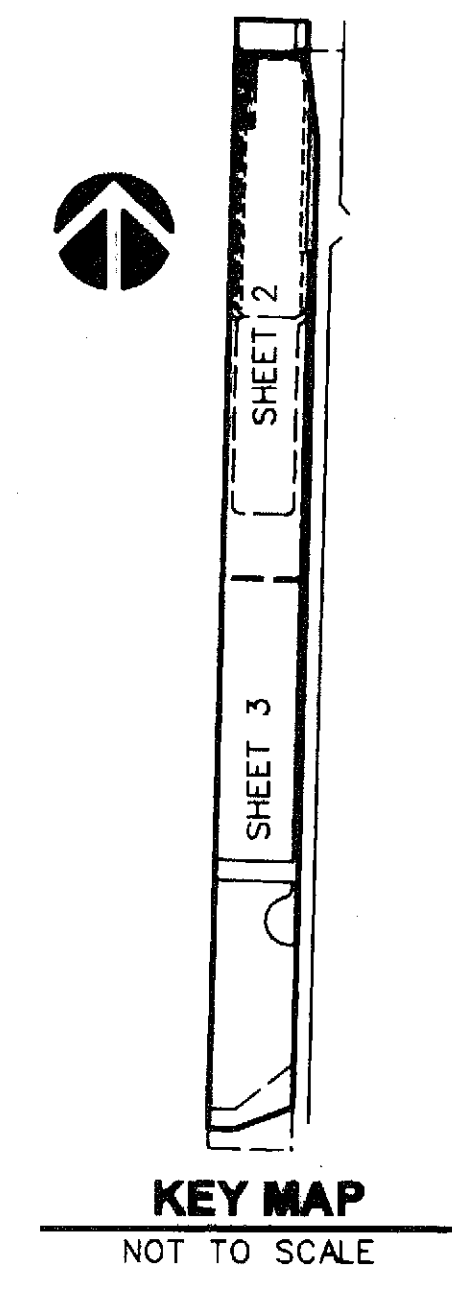
BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, A POLITICAL  
SUBDIVISION OF THE STATE OF FLORIDA

By: Burt Aaronson  
Burt Aaronson, Chairperson

Attest: Sharon R. Bock  
Sharon R. Bock  
Clerk and Comptroller



LOCATION MAP NOT TO SCALE



KEY MAP NOT TO SCALE

**SITE DATA**

Zoning Control Number	2002-064
Project Name	Boys and Girls Club-Haverhill
Tract A (right-of-way)	14,400 SF
Tract B (right-of-way)	1,440 SF
Tract C (right-of-way)	39,616 SF
Tract D	394,377 SF
Tract E	118,973 SF
Tract F (right-of-way)	10,370 SF
Total Area	579,176 SF (13.296 Acres)

**TITLE CERTIFICATION**

STATE OF FLORIDA ) SS  
COUNTY OF PALM BEACH )

We, FIRST AMERICAN TITLE, a title insurance company, as duly licensed by the State of Florida do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Palm Beach County, a political subdivision of the State of Florida, that the current taxes have been paid; that there are no mortgages; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: 5/11/2010 BY: Jeannie Wick, C.S.  
Name: JEANNIE WICK  
Title: TITLE OFFICER

**COUNTY ENGINEER**

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.07(2), F.S., this 15th day of June, 2010, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.08(1), F.S.

George T. Webb  
George T. Webb, P.E.  
County Engineer

DATE

**NOTES:**

01. Bearings are based on a grid (NAD 83, 1990) bearing of South 01°28'32" along the monumented East line of the Northeast One-Quarter of Section 34, Township 43 South, Range 42 East and all other bearings are relative thereto.
02. No buildings 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.
03. Building setback lines shall be as required by current Palm Beach County Zoning regulations.
04. 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 determined by use of rights granted.
05. All lines which intersect curved lines are non-radial unless noted as being radial.
06. 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 Palm Beach County, Florida.
07. All distances shown are ground distances. Scale factor used for this plat was 1.0000320.

**SURVEYOR'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, 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.

Jeff S. Hodapp  
Jeff S. Hodapp, P.S.M.  
License No. LS5111  
State of Florida  
Perimeter Surveying & Mapping, Inc.  
949A Clint Moore Road  
Boca Raton, FL 33487  
Certification of Authorization No. LB7264

DATE: 5-10-2010

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY

COUNTY ENGINEER

SURVEYOR