

# GRAY FARM

BEING A REPLAT OF A PORTION OF TRACTS 73, 74, 75, 86, 87 AND 88, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 1:27 P.M.  
on 29 day of JULY 2013.  
and duly recorded in Plat Book 117  
page(s) 27 - 28  
George E. Webb, Clerk & Comptroller  
G. Webb D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ONE MILE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "GRAY FARM", BEING A REPLAT OF A PORTION OF TRACTS 73, 74, 75, 86, 87 AND 88, BLOCK 17, PALM BEACH FARMS COMPANY PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 17, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CALCULATED WEST ONE-QUARTER (1/4) CORNER OF AFORESAID SECTION 17 AS PER THE PALM BEACH COUNTY SURVEY DEPARTMENT SECTIONAL BREAKDOWN OF SAID SECTION 17, THENCE NORTH 89°27'41" EAST, ALONG THE EAST-WEST ONE QUARTER (1/4) SECTION LINE OF SECTION 17, A DISTANCE OF 181.55 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF LYONS ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 21885, PAGE 1690, SAID PUBLIC RECORDS, THENCE NORTH 0°03'00" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.02 FEET TO A POINT ON THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT (LWDD) L-33 CANAL AS PER CHANCERY CASE 407 (OFFICIAL RECORDS BOOK 6495, PAGE 761), BEING THE NORTH 35.64 FEET OF TRACTS 73 THROUGH 80, BLOCK 17, THENCE NORTH 89°01'50" EAST, ALONG THE SOUTH LINE OF SAID NORTH 35.64 FEET OF TRACTS 73 THROUGH 80, A DISTANCE OF 1930.94 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°07'06" EAST, A DISTANCE OF 990.86 FEET; THENCE NORTH 88°52'54" EAST, A DISTANCE OF 660.00 FEET TO A POINT ON THE WEST LINE OF THE EAST 40.00 FEET OF THE TRACTS 73 AND 88, SAID LINE ALSO BEING THE WESTERLY RIGHT-OF-WAY LINE OF STARKEY ROAD PER DEED BOOK 716 PAGE 592, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01° 07' 06" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 989.14 FEET; THENCE SOUTH 89°01'50" WEST, ALONG SAID SOUTH LINE OF THE NORTH 35.64 FEET OF TRACTS 73 THROUGH 80, A DISTANCE OF 660.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.000 ACRES MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE LOT WHICH SUCH FACILITIES ARE LOCATED. THEIR SUCCESSORS AND ASSIGNS. ALL SUCH MAINTENANCE OBLIGATIONS SHALL BE WITHOUT RECOURSE TO PALM BEACH COUNTY. IN THE EVENT ANY OWNER FAILS TO PERFORM ITS MAINTENANCE OBLIGATION ON THEIR LOT, THE OWNERS OF OTHER LOTS ON THIS PLAT SHALL HAVE THE RIGHT TO ENFORCE SUCH MAINTENANCE OBLIGATIONS. 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 MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
2. THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
3. LOT 1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 18182, PAGE 1720 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, THIS 29 DAY OF JULY, 2013.

ONE MILE PROPERTIES, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

BY: Lionel Gray, Jr. Managing Member  
LIONEL GRAY, JR., MANAGING MEMBER

WITNESS: Jennifer L. Strickland  
PRINT NAME: JENNIFER L. STRICKLAND

WITNESS: April Cocozzi  
PRINT NAME: APRIL COCOZZI

### ACKNOWLEDGMENT

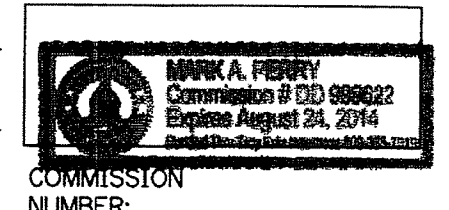
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LIONEL GRAY, JR., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF ONE MILE PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY. WITNESS MY HAND OFFICIAL AND SEAL THIS 12<sup>TH</sup> DAY OF JUNE, 2013.

NOTARY PUBLIC: Mark Perry

PRINT NAME: Mark A. Perry

MY COMMISSION EXPIRES: August 24, 2014



### 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 THAT THE MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., HAVE BEEN SET 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.

BY: Perry C. White  
PERRY C. WHITE,  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 6/26/13

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MARK PERRY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, 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 ONE MILE PROPERTIES, 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 THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: Mark Perry  
PRINT NAME: MARK PERRY

DATE: 6/29/13

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "SSP 17" AND "HALF" HAVING A BEARING OF SOUTH 88°57'27" WEST, ALL OTHER BEARINGS RELATIVE THERETO.
2. NO BUILDING 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.
3. 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.
4. 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.
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 = 1.0000290  
PLAT BEARING = GRID BEARING  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), FLORIDA STATUTES, THIS 29<sup>TH</sup> DAY OF JULY, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY: George T. Webb  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

DATE: 7/29/13

### SITE PLAN DATA GRAY FARM

CONTROL NO. 2012-147  
TOTAL AREA: 15.00 AC.  
TOTAL DWELLING UNITS (SINGLE FAMILY): 3 DU  
DENSITY: 0.2 DU/AC.



LOCATION MAP  
NOT TO SCALE

THIS INSTRUMENT PREPARED BY  
PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA  
SAND & HILLS SURVEYING, INC.  
8461 LAKE WORTH ROAD, SUITE 410  
LAKE WORTH, FLORIDA 33467  
LB-7741

