

# HAVERHILL POINTE

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
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OF  
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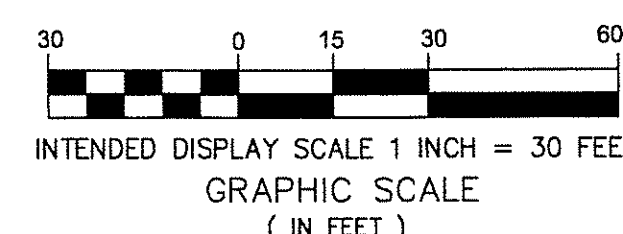
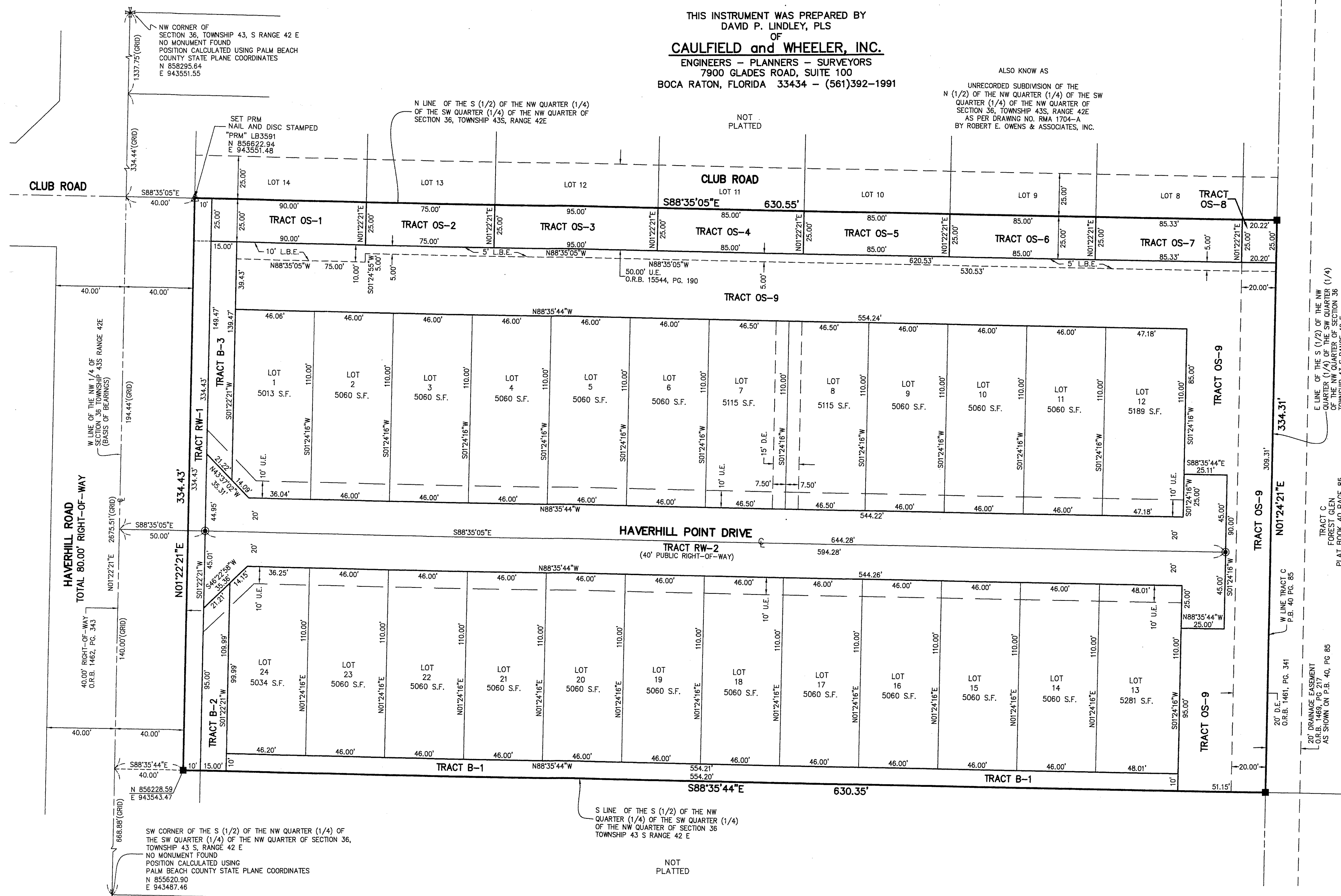
ALSO KNOW AS  
UNRECORDED SUBDIVISION OF THE  
N (1/2) OF THE NW QUARTER (1/4) OF THE SW  
QUARTER (1/4) OF THE NW QUARTER OF  
SECTION 36, TOWNSHIP 43S, RANGE 42E  
AS PER DRAWING NO. RMA 1704-A  
BY ROBERT E. OWENS & ASSOCIATES, INC.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT \_\_\_\_\_ M.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK \_\_\_\_\_ ON  
PAGES \_\_\_\_\_ THRU \_\_\_\_\_

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: \_\_\_\_\_  
DEPUTY CLERK

**SHEET 2 OF 2**



**TABULAR DATA**

NAME	SQUARE FEET	ACRES
LOTS 1-24	121,830	2.796
TRACT B-1	5,542	1.398
TRACT B-2	1,537	0.127
TRACT B-3	1,980	0.035
TRACT OS-1	2,250	0.045
TRACT OS-2	1,875	0.052
TRACT OS-3	2,375	0.043
TRACT OS-4	2,125	0.054
TRACT OS-5	2,125	0.049
TRACT OS-6	2,125	0.049
TRACT OS-7	2,133	0.049
TRACT OS-8	505	0.012
TRACT OS-9	35,410	0.813
TRACT RW-1	3,344	0.077
TRACT RW-2	25,648	0.589
<b>TOTAL</b>	<b>210,804</b>	<b>4.839</b>

- D.E. - DRAINAGE EASEMENT
- FND. - FOUND
- FL - FLORIDA POWER AND LIGHT COMPANY
- LB - LICENSED BUSINESS
- L.B.E. - LANDSCAPE BUFFER EASEMENT
- L.S.E. - LIFT STATION EASEMENT
- NAD - NORTH AMERICAN DATUM
- NTS - NOT TO SCALE
- O.R.B. - DENOTES OFFICIAL RECORD BOOK
- PB - PLAT BOOK
- PG(S) - PAGE(S)
- P.L.S. - PROFESSIONAL LAND SURVEYOR
- R/W - RIGHT-OF-WAY
- S.F. - DENOTES SQUARE FEET
- U.E. - DENOTES UTILITY EASEMENT
- ⊙ - DENOTES PERMANENT CONTROL POINT (PCP), NAIL AND DISK STAMPED "PCP LB 3591"
- P.R.M. - INDICATES SET 4" X 4" X 24" PERMANENT REFERENCE MONUMENT MARKED NO. LB 3591.
- ⊔ - DENOTES CENTERLINE

**NOTES  
COORDINATES, BEARINGS AND DISTANCES**

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND, UNLESS SHOWN OTHERWISE  
SCALE FACTOR = 1.0000359  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE  
NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA,  
HAVING A GRID (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT)  
BEARING OF NORTH 01°22'21" EAST.

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A GRID (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) BEARING OF NORTH 01°22'21" EAST.
- 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 APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF HAVERHILL ZONING REGULATIONS.
- 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.
- "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.
- 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.
- THE TOWN OF HAVERHILL IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA