



PARK HILL ESTATES

IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST
TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA
JANUARY 2000 SHEET 1 OF 3 SHEETS

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR RECORD AT 1:03 PM
THIS 24 DAY OF JANUARY A.D. 2000 AND
DULY RECORDED IN PLAT BOOK 611 ON PAGES 35 AND 37

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT

BY: *[Signature]*

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PARK HILL ESTATES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 26, THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH QUARTER SECTION LINE, A DISTANCE OF 60.68 FEET, THENCE NORTH 84 DEGREES 21 MINUTES 05 SECONDS WEST, A DISTANCE OF 55.19 FEET, MORE OR LESS, TO THE POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF BELVEDERE ROAD, AS SAID RIGHT-OF-WAY IS SHOWN ON ROAD PLAT BOOK 3, PAGE 246, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WITH A LINE THAT IS 5 FEET WEST OF THE WESTERLY REQUIRED RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-3, SAID WESTERLY RIGHT OF WAY LINE BEING 90.00 FEET WESTERLY FROM AND PARALLEL WITH THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 26 AND AS SHOWN ON SHEET 225 OF LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY MAP; SAID POINT ALSO BEING THE BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND, THENCE CONTINUING NORTH 84 DEGREES 21 MINUTES 05 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF BELVEDERE ROAD, A DISTANCE OF 164.80 FEET, THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 241.55 FEET, THENCE NORTH 89 DEGREES 07 MINUTES 00 SECONDS WEST, A DISTANCE OF 140.75 FEET, THENCE NORTH 00 DEGREES 53 MINUTES 00 SECONDS EAST, A DISTANCE OF 1293.08 FEET, THENCE SOUTH 89 DEGREES 38 MINUTES 39 SECONDS EAST, A DISTANCE OF 305.00 FEET, THENCE SOUTH 00 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 1551.13 FEET, TO THE POINT OF BEGINNING.

CONTAINS: 435,596.85 SQUARE FEET OR 10.0 ACRES MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARK HILL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL, FLORIDA.

TRACTS "B-1" "B-2", AND THE 5' LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARK HILL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

TRACT "D", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARK HILL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.

THE TOWN OF HAVERHILL, ITS SUCCESSORS AND ASSIGNS SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM COMPASSED 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 MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITHIN SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENT AND ATTESTED TO BY THEIR SECRETARY, AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 19th DAY OF JANUARY, 2000.

HOMES BY KENNEDY, LTD.
A FLORIDA LIMITED PARTNERSHIP
KENNEDY CONSTRUCTION ASSOCIATES, INC.
GENERAL PARTNER, A FLORIDA CORPORATION

ATTEST: *[Signature]* SECRETARY
BY: *[Signature]* ROBERT J. TRAUTMAN
PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT J. TRAUTMAN AND ROBERT N. KENNEDY WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATIONS, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATIONS 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 CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January 2000.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. *[Signature]*

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE PARK HILL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19 DAY OF January, 2000.

PARK HILL ESTATES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT
BY: *[Signature]*
WALTER P. KAPRUTZ
PRESIDENT

ATTEST: *[Signature]* ATTEST: *[Signature]*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED ROBERT J. TRAUTMAN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF THE PARK HILL ESTATES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 19th DAY OF January 2000.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. *[Signature]*

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK, AT PAGE, OF THE OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SUN TRUST BANK, SOUTH FLORIDA N.A., HAS CAUSED THESE PRESENTS TO BE SIGNED BY *[Signature]* ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF January 2000.

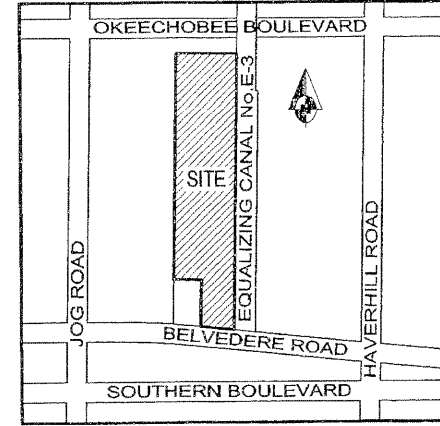
[Signature]
SUN TRUST BANK, SOUTH FLORIDA, N.A.
BY: *[Signature]*
VICE PRESIDENT

ATTEST: *[Signature]* ATTEST: *[Signature]*
VICE-PRESIDENT VICE-PRESIDENT

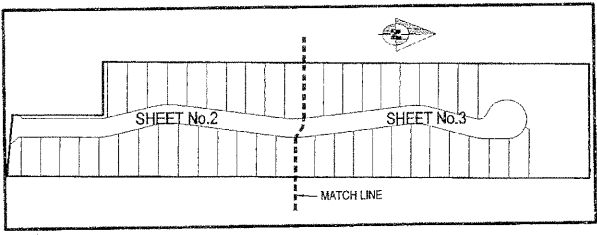
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED *[Signature]* WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF SUN TRUST BANK, SOUTH FLORIDA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID BANK AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF January 2000.
MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. *[Signature]*



LOCATION MAP
NOT TO SCALE



INDEX MAP
NOT TO SCALE

NOTES: COORDINATES, BEARINGS, & 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
SCALE FACTOR = 1.0000360
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARING ROTATION PLAT TO GRID
00°00'04" COUNTER-CLOCKWISE

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- P.G.(S) = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- O.R.B. = OFFICIAL RECORD BOOK
- CL = CENTERLINE
- = DENOTES SET P.R.M. P.L.S. # 2297 UNLESS OTHERWISE NOTED
- SECTION = SECTION
- SEC. = SECTION
- TWP. = TOWNSHIP
- RGE. = RANGE
- DISK IN CONCRETE = PALM BEACH COUNTY SURVEY DEPARTMENT BRASS DISK IN CONCRETE
- PERMANENT CONTROL POINT (P.C.P.) #2297 = PERMANENT CONTROL POINT (P.C.P.) #2297
- RADIUS = CENTRAL ANGLE (DELTA)
- A = RADIUS
- A = LENGTH OF ARC

NOTES:

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF NORTH 00 DEGREES 53 MINUTES 00 SECONDS EAST, ALONG THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, AND ALL BEARINGS ARE RELATIVE THERETO.
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. # 2297 UNLESS OTHERWISE NOTED
- = DENOTES SET PERMANENT CONTROL POINT (P.C.P.) P.L.S. #2297 UNLESS OTHERWISE NOTED
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFLECTED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
- NO BUILDING OR ANY TYPE OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN AND COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF HAVERHILL ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, RON PLATT, 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 TO HOMES BY KENNEDY, LTD., A FLORIDA LIMITED PARTNERSHIP, AND KENNEDY CONSTRUCTION ASSOCIATES, INC., GENERAL PARTNER, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: 1/20/2000 BY: *[Signature]*
RON PLATT
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

TOWN OF HAVERHILL:

TOWN COUNCIL: THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 19th DAY OF JANUARY, 2000.

BY: *[Signature]*
CHARLES L. STODARD
MAYOR

TOWN ENGINEER APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE TOWN OF HAVERHILL SUBDIVISION ORDINANCE, 54-9(C), AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 20th DAY OF January, 2000.

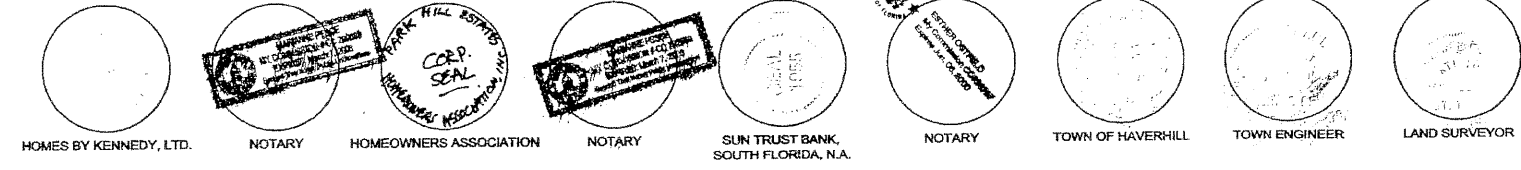
BY: *[Signature]*
JEFFREY D. RENAULT, P.E.
TOWN ENGINEER

SURVEYOR & MAPPER'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 PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.09(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF HAVERHILL, FLORIDA, FOR THE REQUIRED IMPROVEMENTS, 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, FLORIDA.

PAUL J. FOTORNY, P.S.M.
DAILEY-FOTORNY INC., L.B.No.1376
LICENSE No. 2297
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463



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