

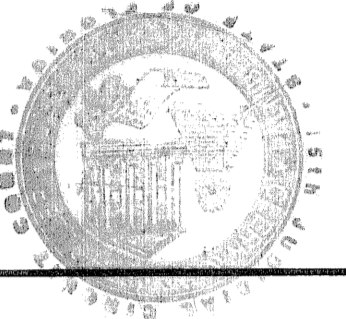
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**MATTIE POWELL ESTATES**  
 A PORTION OF LAND LYING ADJACENT TO THE PLAT OF RADER SUBDIVISION NO. 2  
 AS RECORDED IN PLAT BOOK 20, PAGE 34, LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 37 EAST  
 CITY OF BELLE GLADE, FLORIDA  
 MAY 2006  
 SHEET 1 OF 2 SHEETS

THIS PLAT WAS FILED FOR RECORD AT A .M., THIS 12<sup>th</sup> DAY OF JUNE 2006, AND DULY RECORDED IN PLAT BOOK NO. 107 ON PAGES 197 THROUGH 198.  
 SHARON R. BOCK  
 CLERK CIRCUIT COURT  
 BY Melvin S. Johnson D.C.



**DESCRIPTION, DEDICATION AND RESERVATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT ALFONSO POWELL AND JOE DAVID BENJAMIN, OWNERS OF THE TRACT OF LAND SHOWN HEREON AS MATTIE POWELL ESTATES, A PLAT OF A PORTION OF LAND LYING ADJACENT TO THE PLAT OF RADER SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 20, PAGE 34, LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 37 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF RADER SUBDIVISION NO. 2 AS RECORDED IN PLAT BOOK 20, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 427.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY, ALONG A PROJECTION OF THE EAST LINE OF SAID SUBDIVISION FOR A DISTANCE OF 871.20 FEET; THENCE EASTERLY FOR A DISTANCE OF 180 FEET ALONG A LINE THAT IS PARALLEL TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 80; THENCE NORTHERLY, PARALLEL TO THE EAST LINE OF SAID SUBDIVISION, FOR A DISTANCE OF 871.20 FEET; THENCE WESTERLY 180 FEET, MORE OR LESS, ALONG A LINE PARALLEL TO THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 80 TO THE POINT OF BEGINNING; AND CONTAINING 3.6 ACRES, MORE OR LESS; HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. 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 MAINTENANCE OF ALL UTILITY EASEMENTS LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE PLATTED LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BELLE GLADE.
2. THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREON SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF THE PLATTED LANDS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BELLE GLADE.
3. CITY OF BELLE GLADE, 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, EASEMENTS, ASSOCIATED WITH SAID DRAINAGE SYSTEM.
4. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BELLE GLADE, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, WE, ALFONSO POWELL AND JOE DAVID BENJAMIN, DO HEREUNTO SET OUR HANDS AND SEALS THIS 5<sup>th</sup> DAY OF MAY, 2006.

WITNESS: Mary Brown (1) BY: Alfonso Powell  
ALFONSO POWELL

WITNESS: Mary Brown (1)  
WITNESS: Joe David Benjamin (2) BY: Joe David Benjamin  
JOE DAVID BENJAMIN

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALFONSO POWELL AND JOE DAVID BENJAMIN, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED Alfonso Powell and Joe David Benjamin RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 5<sup>th</sup> DAY OF MAY, 2006.

MY COMMISSION EXP: \_\_\_\_\_

Justin K. Lump  
NOTARY PUBLIC, STATE OF FLORIDA



**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DANIEL R. PAIGE, ESQUIRE, 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 EAST COAST FINANCE AND MORTGAGE; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 5/5/06 BY: [Signature]  
DANIEL R. PAIGE

**MORTGAGEE'S CONSENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF (A) MORTGAGES (S), 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 (S) WHICH (IS) (ARE) RECORDED IN OFFICIAL RECORD BOOK 2181 AT PAGE (S) 1026 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

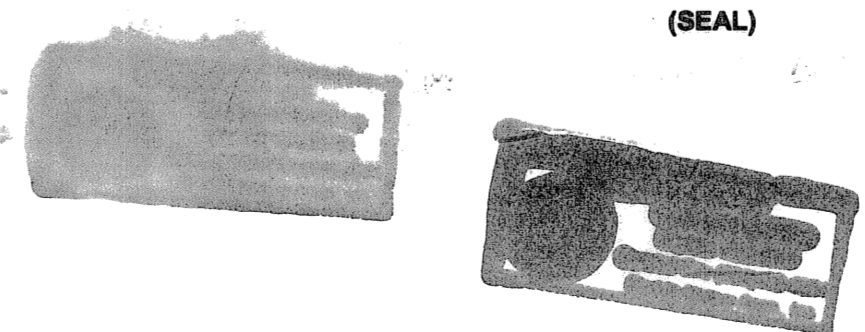
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS (PRESIDENT) (VICE PRESIDENT) AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF MAY 5, 2006.

WITNESS: Mindie B. Colvin  
Mindie B. Colvin  
EAST COAST FINANCE AND MORTGAGE  
A FLORIDA CORPORATION  
BY: [Signature]  
ROBERT DEJEAN, PRESIDENT  
(CORPORATE SEAL)  
SEAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT DEJEAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF EAST COAST FINANCE AND MORTGAGE, A CORPORATION, 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 OF THE 5<sup>th</sup> DAY OF MAY, 2006.  
MY COMMISSION EXPIRES: \_\_\_\_\_  
Mindie B. Colvin  
NOTARY PUBLIC  
(SEAL)



**SURVEYORS CERTIFICATE:**

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT SAID PLAT 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 SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF BELLE GLADE, FLORIDA.

[Signature] DATE: 050406  
TRIANGLE LAND SURVEYING, INC.  
ROBERT D. WHITEHEAD, P.S.M.,  
LICENSE NUMBER 5524  
STATE OF FLORIDA (SEAL)

REVIEWING SURVEYOR:  
IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BELLE GLADE, FLORIDA AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THIS PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.

N. Howard 5-4-06  
SURVEYOR Norman J. Howard  
FLORIDA CERTIFICATE NO. 5776  
STATE OF FLORIDA

**APPROVALS:**

CITY OF BELLE GLADE, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15<sup>th</sup> DAY OF May, 2006.

BY: [Signature] DR. RAY TORRES SANCHEZ, MAYOR  
BY: [Signature] DEBRA R. BUFF, CITY CLERK

**NOTE:** 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.  
BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN. THE NORTH LINE OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 37 EAST, IS ASSUMED TO BEAR N89°44'20"E. 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. WHERE DRAINAGE, UTILITY, WATER OR SEWER EASEMENTS CROSS, DRAINAGE EASEMENTS SHALL TAKE PRECEDENCE. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH CITY OF BELLE GLADE ZONING ORDINANCES.

SURVEYOR 	CITY 	REVIEWING SURVEYOR 
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**TRIANGLE**  
Land Surveying, Inc.  
Surveying to Specification  
LB # 2992

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561.791-8777 (fax)  
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