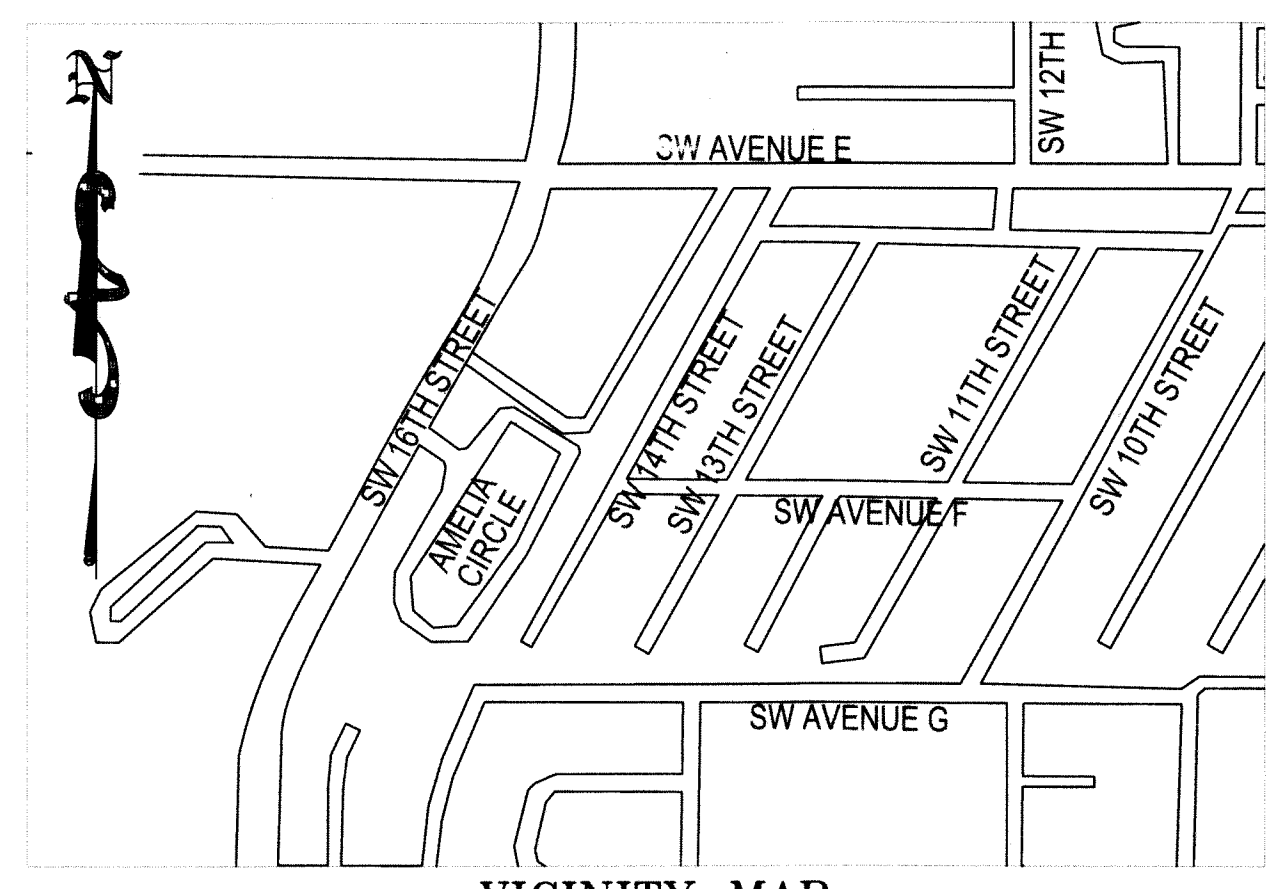


# AMELIA ESTATES REPLAT

A REPLAT OF LOTS 19 THROUGH 34 OF THE PLAT OF AMELIA ESTATES AS RECORDED IN PLAT BOOK 116, PAGE 111, BEING A PORTION OF SECTION 42 OF THE HIATUS BETWEEN TOWNSHIP 43 SOUTH & 44 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA  
SHEET 1 OF 2



VICINITY MAP  
NOT TO SCALE

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT 10:45 AM  
THIS 7 DAY OF October  
A.D. 2020 AND DULY RECORDED IN PLAT BOOK  
131 ON PAGES 35 THRU 36  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *Sharon R. Bock* D.C.



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AMELIA ESTATES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS AMELIA ESTATES PHASE 2, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

### DESCRIPTION

A PARCEL OF LAND LOCATED IN LOT 8, BLOCK 6 OF SECTION 42 OF THE HIATUS BETWEEN TOWNSHIPS 43 SOUTH & 44 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY FLORIDA, BEING A REPLAT OF LOTS 19 THROUGH 34, OF THE PLAT OF AMELIA ESTATES AS RECORDED IN PLAT BOOK 116, PAGE 111 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHERN MOST CORNER OF THE PLAT OF AMELIA ESTATES; THENCE RUN S 60°34'36" E, ALONG THE NORTHERLY LINE OF SAID PLAT OF AMELIA ESTATES, A DISTANCE OF 255.32 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 60°34'36" E, ALONG THE NORTH LINE OF AMELIA ESTATES A DISTANCE OF 153.70 FEET; THENCE S 29°26'22" W, A DISTANCE OF 87.19 FEET; THENCE S 60°30'35" E, A DISTANCE OF 114.23 FEET TO THE WESTERLY RIGHT OF WAY OF S.W. 14TH STREET; THENCE RUN S 29°29'04" W, ALONG THE WESTERLY RIGHT OF WAY LINE OF S.W. 14TH STREET, A DISTANCE OF 571.63 FEET TO A POINT ON THE NORTH LINE OF SECTION 6, TOWNSHIP 44 SOUTH, RANGE 37 EAST; THENCE RUN S 89°45'46" W, ALONG THE NORTH LINE OF SAID SECTION 6, A DISTANCE OF 88.02 FEET TO POINT ON THE SOUTHERLY LIMITS OF THE AFOREMENTIONED PLAT OF AMELIA ESTATES; THENCE RUN N 60°34'24" W, ALONG SAID SOUTHERLY PLAT LIMITS OF AMELIA ESTATES, A DISTANCE OF 191.57 FEET; THENCE RUN N 29°29'04" E, A DISTANCE OF 340.31 FEET; THENCE RUN N 60°34'17" W, A DISTANCE OF 12.00 FEET; THENCE RUN N 29°29'04" E, A DISTANCE OF 166.88 FEET; THENCE RUN S 60°34'17" E, A DISTANCE OF 12.00 FEET; THENCE RUN N 29°29'04" E, A DISTANCE OF 195.30 FEET TO A POINT ON THE NORTHERLY PLAT LIMITS OF AMELIA ESTATES AND THE POINT OF BEGINNING.  
CONTAINING 178,645 SQUARE FEET OR 4.10 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED, PLATTED, AND DOES HEREBY DEDICATE AS FOLLOWS:  
- 1. TRACT "A-1" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE AMELIA ESTATES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A CLUBHOUSE AREA, PARKING TRACT SERVING ALL LOTS AND PARCELS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
- 2. TRACTS "A-2", "A-3" AND "A-4" AS SHOWN HEREON IS DEDICATED TO THE AMELIA ESTATES HOMEOWNERS ASSOCIATION, INC., FOR LANDSCAPE, LANDSCAPE PURPOSES AND PARKING FOR ALL LOTS AND PARCELS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
- 3. TRACT "C" AS SHOWN HEREON IS DEDICATED TO THE CITY OF BELLE GLADE FOR PUBLIC ROAD AND UTILITY PURPOSES.  
- 4. 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, HAVING CAUSED THESE PRESENTS TO BE DEDICATED, MY HAND AND OFFICIAL SEAL, THIS 6<sup>th</sup> DAY OF October, 2020.

BY: *James T. Houston III*  
AMES T. HOUSTON III  
MANAGING MEMBER

WITNESS: *Diante Messado*  
Diante Messado  
PRINT NAME  
WITNESS: *Freshia Bryant*  
Freshia Bryant  
PRINT NAME

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, LAWRENCE F. KAIZEN, ESQ., 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 BE VESTED IN AMELIA ESTATES, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

DATE: 10/16/2020 BY: *Lawrence F. Kaizen*  
LAWRENCE F. KAIZEN, ESQ.  
MANAGING PARTNER  
GULF STREAM TITLE, LLC  
10050 N.W. 1ST CT.  
PLANTATION, FL. 33324

### SURVEYORS CERTIFICATE

I HEREBY 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S. WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BELLE GLADE, FLORIDA FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLEIES WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE CITY OF BELLE GLADE, FLORIDA.

*Kent Osborne*  
KENNETH J. OSBORNE  
FLORIDA LICENSED SURVEYOR AND MAPPER  
PROFESSIONAL SURVEYOR AND MAPPER #6415

10/1/2020  
DATE

### APPROVAL HOMEOWNERS' ASSOCIATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE AMELIA ESTATES HOMEOWNERS' ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6<sup>th</sup> DAY OF October, 2020

AMELIA ESTATES HOMEOWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: *James T. Houston III*  
JAMES T. HOUSTON III, PRESIDENT

WITNESS: *Diante Messado*  
WITNESS: *James T. Houston III*

### APPROVALS - BELLE GLADE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF BELLE GLADE, FLORIDA AND THE COUNCIL ACCEPTS THE DEDICATIONS TO THE CITY OF BELLE GLADE CONTAINED ON THIS PLAT, THIS 6<sup>th</sup> DAY OF October, 2020.

BY: *Steve Wilson*  
STEVE WILSON, MAYOR

ATTESTED BY: *Debra R. Buff*  
DEBRA R. BUFF, CITY CLERK

### ACKNOWLEDGMENT

STATE OF FLORIDA,  
COUNTY OF PALM BEACH,

BEFORE ME PERSONALLY APPEARED JAMES T. HOUSTON III, PRESIDENT, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT OF THE AMELIA ESTATES HOMEOWNERS' ASSOCIATION, INC., A NOT FOR PROFIT 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 THIS 6<sup>th</sup> DAY OF October, 2020.

*Notary Public*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES:

### CERTIFICATE OF REVIEW

#### REVIEWING SURVEYORS APPROVAL

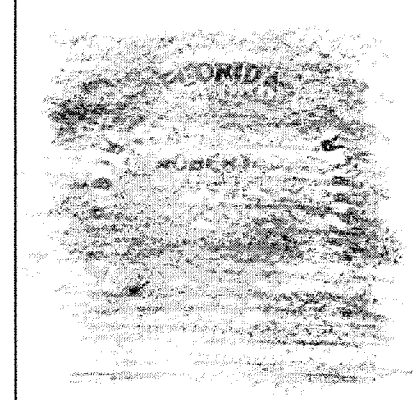
IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES, THIS PLAT WAS REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES. WHILE RANDOM CHECKS OF GEOMETRIC DATA SHOWN HEREON WERE PERFORMED, NO REPRESENTATION HAS BEEN MADE TO THE FULL VERIFICATION OF THE DATA SHOWN HEREON.

REVIEWED BY:

*Robert D. Keener*  
ROBERT D. KEENER, P.S.M.  
FLORIDA LICENSE NO. 4846

DATE 10/2/20

REVIEWING SURVEYOR'S SEAL



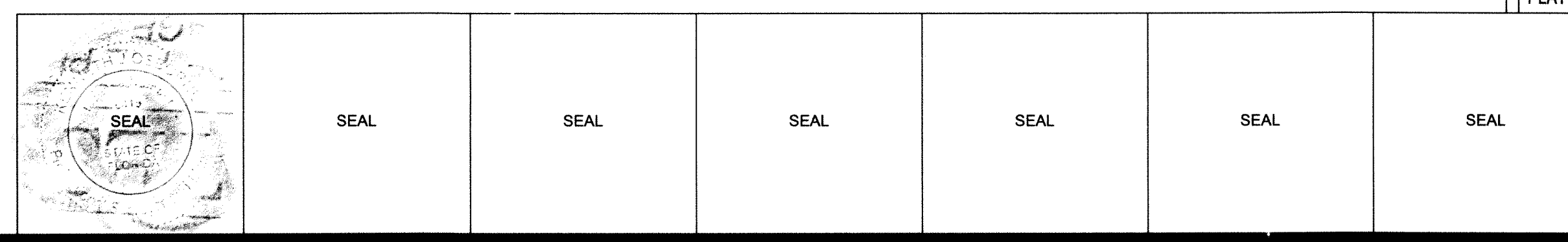
- STATE PLANE DATA -  
COORDINATES SHOWN ARE GRID DATUM  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST,  
TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT = U.S. SURVEY FOOT  
COORDINATE SYSTEM = 1983 STATE PLANE  
SCALE FACTOR = 0.99995510  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

### LEGEND

- EL ELEVATION
- F.F. FINISHED FLOOR
- I.D. IDENTIFICATION
- L LENGTH
- L.B. LICENSED BUSINESS
- M MEASURED
- N.T.S. NOT TO SCALE
- N&D NAIL & DISC
- N.A.V.D. NORTH AMERICAN VERTICAL DATUM
- N.G.V.D. NATIONAL GEODETIC VERTICAL DATUM
- O.R.B. OFFICIAL RECORDS BOOK
- P PLAT
- P.C.P. PERMANENT CONTROL POINT
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.R.M. PERMANENT REFERENCE MONUMENT
- PG PAGE
- P.B. PLAT BOOK
- PK PARKER KYLON NAIL
- R.R. RADIUS
- R.C. CENTERLINE
- # AND NUMBER
- Δ DELTA OR CENTRAL ANGLE
- SET CONCRETE MONUMENT
- SET P/DISK I.D.#7463

1. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY/COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
2. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
4. 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.
5. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BELLE GLADE ZONING REGULATIONS.
6. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 36, HAVING A BEARING OF N88°58'28"W.

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 THIS PLAT.  
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



LB #7463 6250 N. MILITARY TRAIL, SUITE 102  
WEST PALM BEACH, FL 33407  
PHONE (561) 640-4800  
FACSIMILE (561) 640-0576

COMPASS  
SURVEYING  
WWW.COMPASSSURVEYING.NET