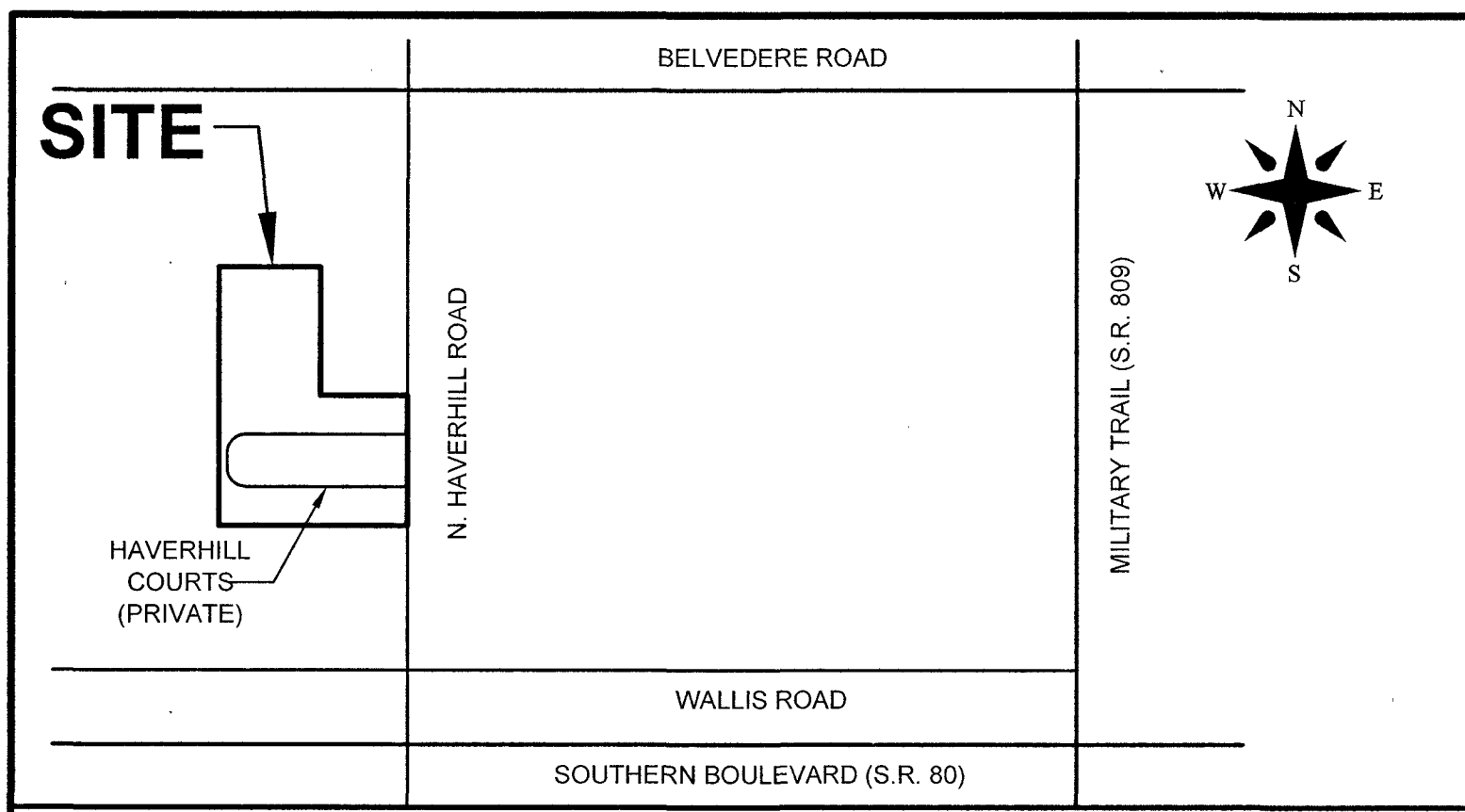


CFN 20230178362 PL BK 135 PG 185



VICINITY SKETCH (NOT TO SCALE)

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT HAVERHILL THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS HAVERHILL COURTS, BEING A REPLAT OF A PORTION OF TRACT 8, MODEL LAND COMPANY, SUBDIVISION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

THE WEST 320 FEET OF THE NORTH 242 FEET OF TRACT 8, MODEL LAND COMPANY, SUBDIVISION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTH 223.6 FEET OF THE NORTH 465.6 FEET OF TRACT 8, MODEL LAND COMPANY, SUBDIVISION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 20 FEET THEREOF FOR ADDITIONAL ROAD RIGHT-OF-WAY.

CONTAINING 5.026 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACT A

TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS A PRIVATE RIGHT-OF-WAY FOR ROAD AND DRAINAGE PURPOSES AND AS A RIGHT-OF-WAY FOR PUBLIC UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

TRACT B

TRACT B AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

TRACT R

TRACT R AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

TRACTS W-1 & W-2

TRACTS W-1 & W-2 AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC UTILITY PURPOSES AND PRIVATE DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

DRAINAGE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

THE TOWN OF HAVERHILL, ITS SUCCESSORS AND ASSIGNS, 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.

UTILITY EASEMENTS

ALL UTILITY EASEMENTS DEDICATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

PEDESTRIAN ACCESS EASEMENTS (P.A.E.)

THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PRIVATE PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AS WELL AS FOR UTILITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

PARKING EASEMENTS (P.E.)

THE PARKING EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PARKING, INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

HAVERHILL COURTS

BEING A REPLAT OF A PORTION OF TRACT 8, MODEL LAND COMPANY, SUBDIVISION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA.

SHEET INDEX

- SHEET 1 OF 4: COVER PAGE
- SHEET 2 OF 4: MORTGAGEE'S JONDER & CONSENT
- SHEET 3 OF 4: MAP OF PLAT
- SHEET 4 OF 4: EASEMENT DETAIL

185

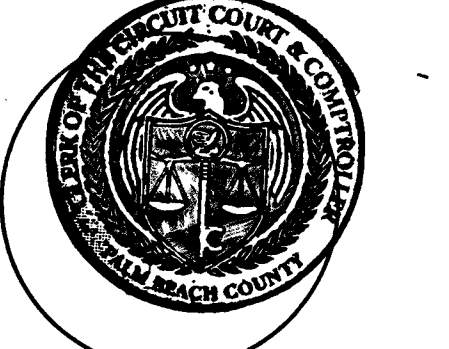
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:01 A.M. THIS 20th DAY OF May A.D. 2023 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 185 AND 186.

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY:
DEPUTY CLERK

SHEET 1 OF 4



CLERK OF THE CIRCUIT COURT & COMPTROLLER SEAL

PRIVATE LIFT STATION EASEMENT

THE PRIVATE LIFT STATION EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A PRIVATE WASTEWATER LIFT STATION AND RELATED APPURTENANCES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.

IN WITNESS WHEREOF THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER THIS 11 DAY OF May 2023.

BY: HAVERHILL THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS:
David J. Luckasik
PRINTED NAME

BY:
JOEL VIGO, AUTHORIZED AGENT

WITNESS:
Blake Edgill
PRINTED NAME

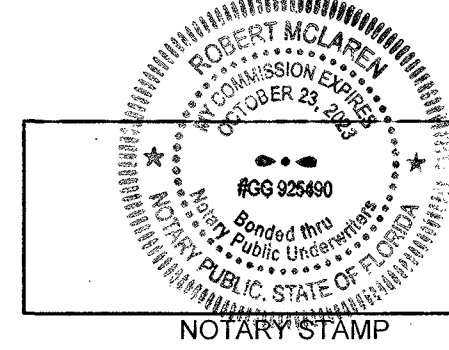
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF May 11, 2023, BY JOEL VIGO AS AUTHORIZED AGENT OF HAVERHILL THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID COMPANY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

October 23, 2023
MY COMMISSION EXPIRES

925490
MY COMMISSION NUMBER



ROBERT MCLAREN
PRINTED NAME OF NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF DADE

HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS IT MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON.

DATED THIS 11 DAY OF May 2023.

WITNESS:
Sara Cabreva
PRINTED NAME

WITNESS:
David J. Luckasik
PRINTED NAME

HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY:
ANTHONY SEIJAS, PRESIDENT

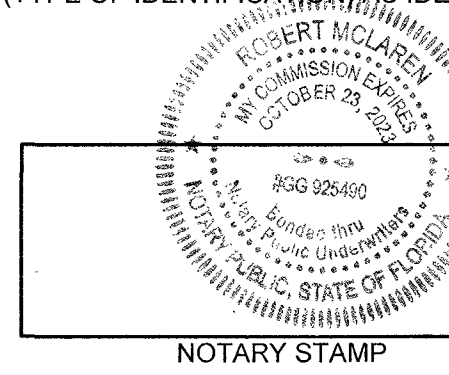
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF DADE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS DAY OF May 11, 2023, BY ANTHONY SEIJAS AS PRESIDENT OF HAVERHILL COURTS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ON BEHALF OF SAID CORPORATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED S720-910-63-2890 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

October 23, 2023
MY COMMISSION EXPIRES

925490
MY COMMISSION NUMBER



ROBERT MCLAREN
PRINTED NAME OF NOTARY PUBLIC

"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.

TITLE CERTIFICATION

I, EDWARD J. MCCORMICK, 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 HAVERHILL THREE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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 ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 10 DAY OF May 2023.

EDWARD J. MCCORMICK, ESQUIRE
FLORIDA BAR NO.: 385050

TOWN OF HAVERHILL APPROVAL OF PLAT:

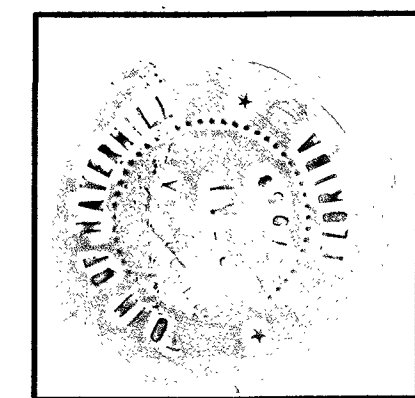
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 25th DAY OF MAY 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY THE TOWN OF HAVERHILL, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY:
JAY FOX, MAYOR

BY:
TRACEY STEVENS, TOWN ADMINISTRATOR

BY:
TODD N. MCLEOD, P.E., TOWN ENGINEER

TOWN OF HAVERHILL SEAL



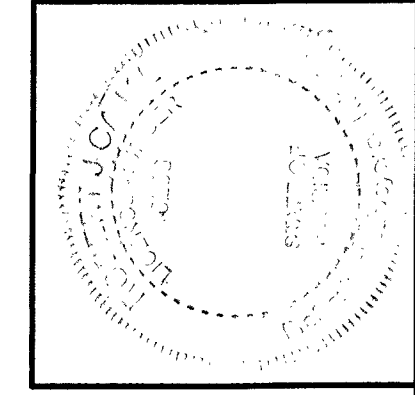
SURVEYOR & MAPPER'S CERTIFICATE

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. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF HAVERHILL; 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.

DATED THIS 12th DAY OF MAY 2023.

ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6266
WALLACE SURVEYING CORPORATION

SURVEYOR'S SEAL



NOTES

- ALL LOT/TRACT LINES ARE TANGENT TO ADJOINING CURVES UNLESS NOTED BY A RADIAL BEARING @ POINT OF INTERSECTION.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF HAVERHILL ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE GRID (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 01°22'21" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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 EASEMENT SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 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.
- DISTANCES ARE IN U.S. SURVEY FEET AS MEASURED ON HORIZONTAL PLANE.
- ALL RECORDING REFERENCES REFER TO THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL IN THE OFFICE OF WALLACE SURVEYING CORPORATION 5563 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407

HAVERHILL THREE SEAL H.O.A. SEAL TOWN ENGINEER'S SEAL

WALLACE SURVEYING
CORP. LICENSED SURVEYORS #4561

5563 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4561

FIELD:	JOB No.: 18-1447.7	F.B.	PG.
OFFICE: R.C.	DATE: JANUARY 2023	DWG. No.:	18-1447-2
CK'D:	REF.: 18-1447-1.DWG	SHEET 1 OF 4	