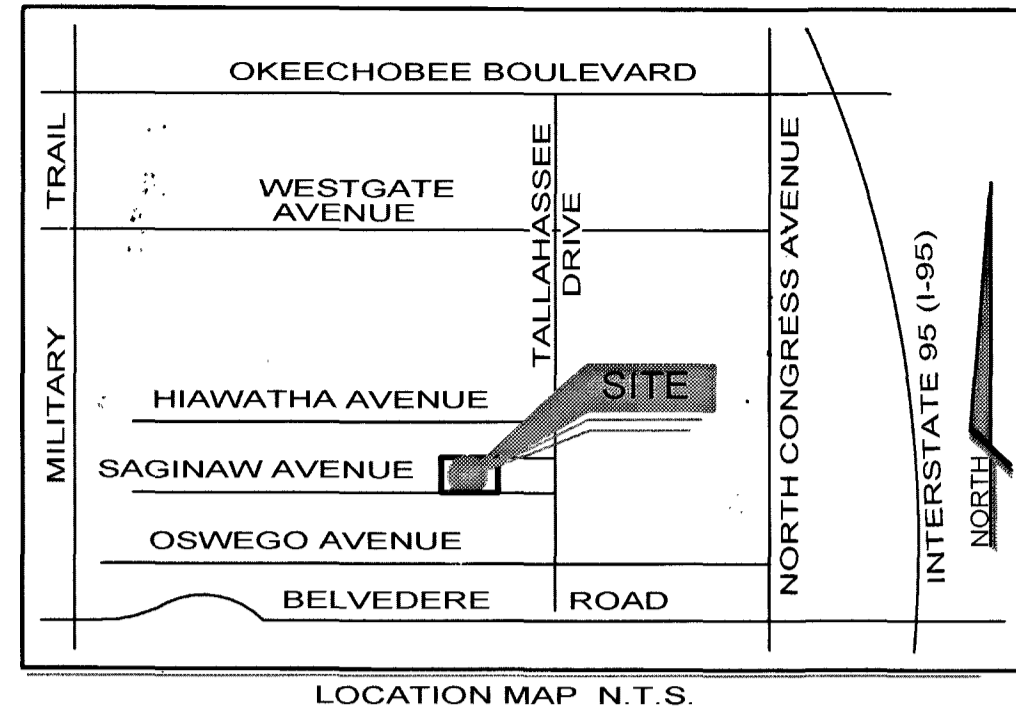


CFN 20230218338 PL BK 136 PG 22



# GRIFFINTOWN TWO

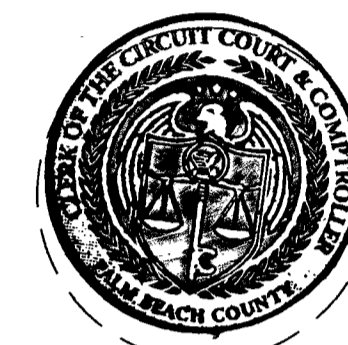
BEING A REPLAT OF A PORTION OF TRACT A, OF HENNESSEY'S REPLAT, OF BLOCK 44, AND PART OF BLOCKS 45 AND 50, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

22

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:21 P.M. THIS 26 DAY OF June 2023 AND DULY RECORDED IN PLAT BOOK No. 136 ON PAGE 22-23  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
PALM BEACH COUNTY  
BY: [Signature]  
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT AND COMPTROLLER

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS GRIFFINTOWN TWO, BEING A REPLAT OF A PORTION OF TRACT A, OF HENNESSEY'S REPLAT, OF BLOCK 44, AND PART OF BLOCKS 45 AND 50, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE SOUTH 88°53'06" EAST, ALONG THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 1605.31 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF THE AFORESAID SECTION 30 AND THE CENTERLINE OF TALLAHASSEE DRIVE AS SHOWN ON HENNESSEY'S REPLAT, OF BLOCK 44, AND PART OF BLOCKS 45 AND 50, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE SOUTH 01°06'25" WEST, ALONG SAID CENTERLINE, 2,063.55 FEET TO THE INTERSECTION OF THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF TRACT "A", ACCORDING TO SAID HENNESSEY'S PLAT, ALSO BEING THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF "GRIFFINTOWN", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 135, PAGE 135, OF SAID PUBLIC RECORDS, AND THE CENTERLINE OF SAID TALLAHASSEE DRIVE; THENCE NORTH 88°53'35" WEST, ALONG SAID EASTERLY EXTENSION AND SAID SOUTHERLY LINE, 207.49 FEET TO THE POINT OF BEGINNING, ALSO BEING THE SOUTHWEST CORNER OF SAID PLAT "GRIFFINTOWN"; THENCE CONTINUE NORTH 88°53'35" WEST, A DISTANCE OF 150.00 FEET TO THE WEST LINE OF THE EAST 327.50 FEET OF SAID TRACT "A"; THENCE NORTH 01°06'25" EAST, ALONG SAID WEST LINE, 115.00 FEET TO A LINE 115 FEET NORTH OF AND PARALLEL WITH SAID SOUTHERLY LINE OF TRACT "A"; THENCE SOUTH 88°53'35" EAST, ALONG SAID PARALLEL LINE, 150.00 FEET TO THE WEST LINE OF THE EAST 177.50, OF SAID TRACT "A"; ALSO BEING THE WEST LINE OF SAID "GRIFFINTOWN"; THENCE SOUTH 01°06'25" EAST, ALONG SAID WEST LINE, 115.00 TO THE POINT OF BEGINNING.

CONTAINING 17,250 SQUARE FEET OR 0.3960 ACRES

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

1. THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, IS NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JONATHAN C. BENITAH, 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 ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, THAT THERE ARE NO MORTGAGES OF RECORDS AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 6/1/2023

BY: [Signature]  
JONATHAN C. BENITAH  
ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NUMBER 16371

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS DAY OF June, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR NOTES

- BEARINGS SHOWN HEREON ARE GRID BEARINGS. THE BASIS OF BEARING LINE USED IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST AND HAVING A MEASURED BEARING OF SOUTH 88°53'06" EAST. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD 83/90 ADJUSTMENT, EAST ZONE) AND WERE ESTABLISHED USING LEICA GNSS SMART ANTENNA AND OBSERVING PERMANENT REFERENCE MONUMENTS FOR 300 EPOCHS.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES, U.S. SURVEY FEET, UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.00004040004. SCALE FACTOR X GROUND DISTANCE = GRID DISTANCE.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE EASEMENTS OVERLAP.
- 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.
- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

### SURVEYOR AND 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 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

THIS 2 DAY OF June, 2023

[Signature]  
MICHAEL J. MILLER, R.L.S.  
LICENSE NO. 4034  
STATE OF FLORIDA

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF June, 2023

ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION

BY: [Signature]  
PHILIPPE O. BOUCHER, PRESIDENT

WITNESS: [Signature]  
ERICA McWhite  
WITNESS: [Signature]  
LUCY GLICK  
PRINT NAME: Erica McWhite  
PRINT NAME: Lucy Glick

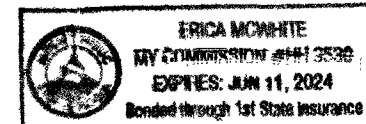
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 2 DAY OF June, 2023 BY PHILIPPE O BOUCHER AS PRESIDENT FOR ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/2024

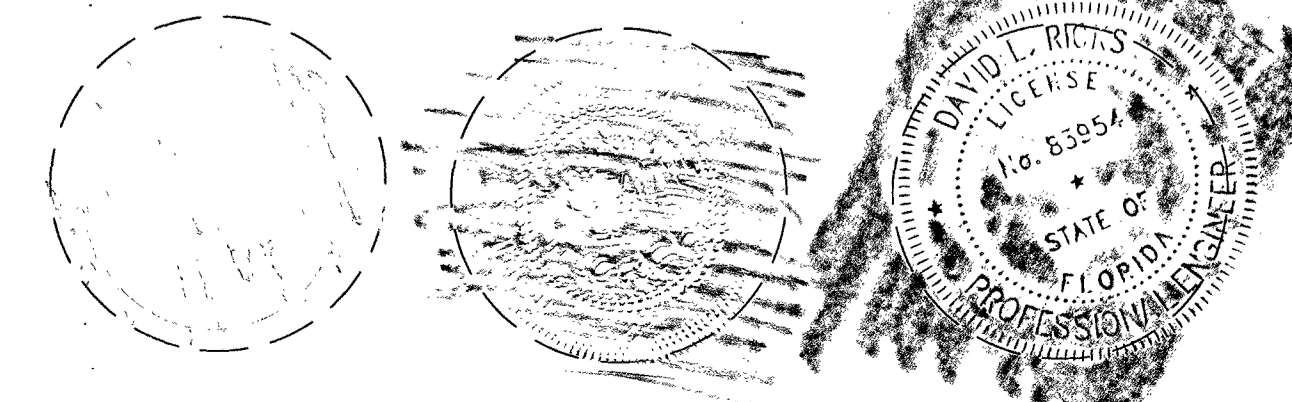
[Signature]  
PRINT NAME: Erica McWhite  
SEAL



PREPARING SURVEYOR AND MAPPER SEAL

ELITE CAPITAL & DEVELOPMENT SEAL

COUNTY ENGINEER SEAL



PREPARING SURVEYOR & MAPPER'S STATEMENT  
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: 1" = 20'	MILLER LAND SURVEYING 1121 LAKE AVENUE LAKE WORTH, FLORIDA 33460 PHONE: (561) 586-2669 - FAX: (561) 582-2151 www.millersurveying.com e-mail: orders@millersurveying.com	REF: T44/20
DRAWN BY: S.R.L.		PREV. JOB NOS:
FIELD WK: J.W./B.M.		JOB NO: Y221110
DATE: 01/20/2023		L-2353 - A