

# THOMPSON ACRES

BEING A REPLAT OF A PORTION OF TRACT 94, BLOCK 32 AND A PORTION OF THE ADJACENT 30 FOOT WIDE ABANDONED ROAD, DIKE & DITCH RESERVATION OF THE PALM BEACH FARMS CO. PLAT NO. 3 PALM BEACH COUNTY, IN PLAT BOOK 2, PAGE 45 ALL LYING IN SECTION 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH

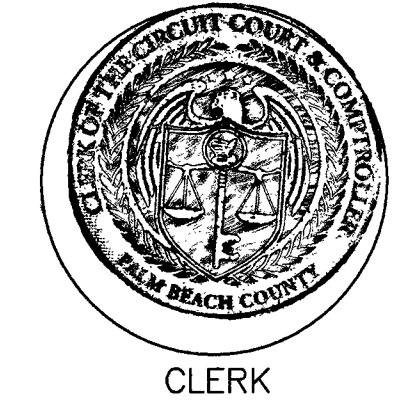
THIS PLAT WAS FILED FOR  
RECORD AT 3:23 P.M.  
THIS 17 DAY OF December,  
2025, AD AND DULY RECORDED

IN PLAT BOOK 140

AT PAGE 137-138

MICHAEL A. CARUSO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2



CLERK

SITE DATA:

Control: 2016-00103

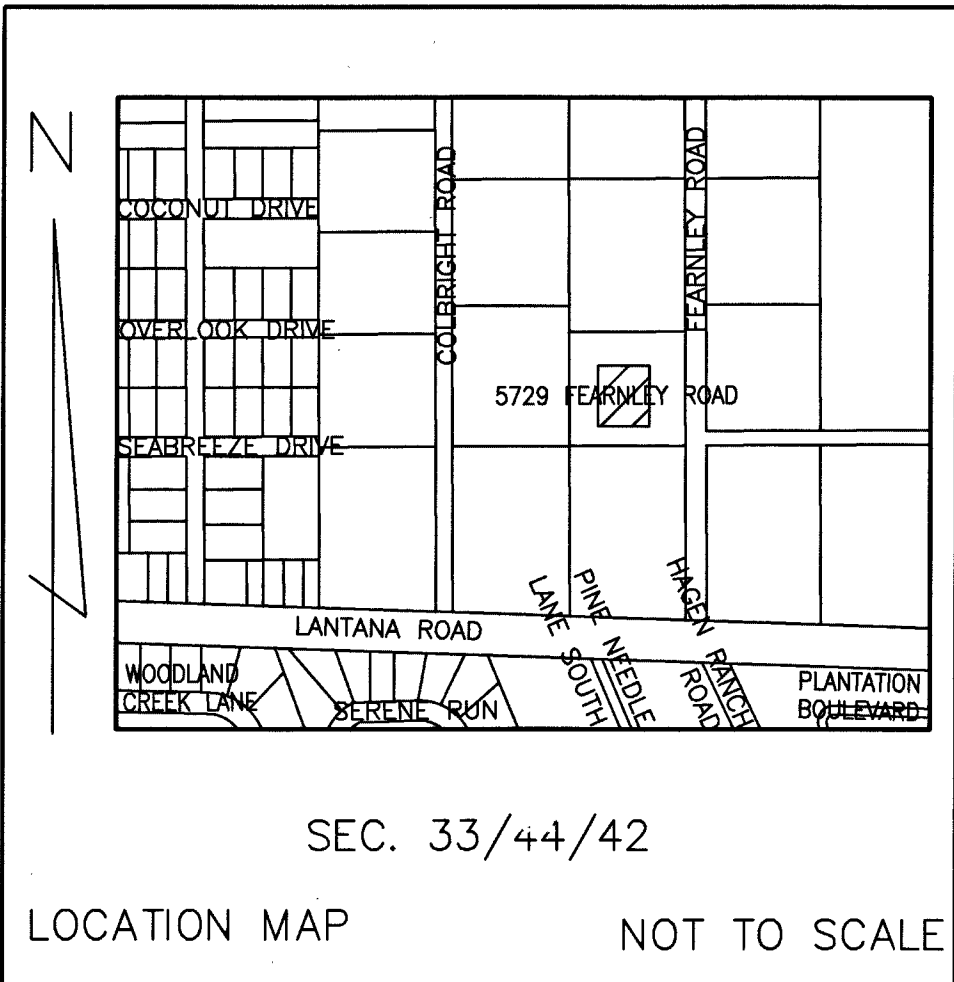
## COORDINATES, BEARINGS & DISTANCES

COORDINATES SHOWN HEREON ARE GRID DATUM=NAD 83/90 ADJUSTMENT  
1983 STATE PLANE, TRANSVERSE MERCATOR SYSTEM, EAST ZONE  
LINEAR UNIT=US SURVEY FEET

ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED  
SCALE FACTOR 1.000029

GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE

BEARINGS SHOWN HEREON ARE GRID DATUM NAD 83/90 ADJUSTMENT



SEC. 33/44/42

LOCATION MAP

NOT TO SCALE

## DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT MONIQUE THOMPSON OWNER OF THE LAND SHOWN HEREON AS THOMPSON ACRES BEING A REPLAT OF A PORTION OF TRACT 94, BLOCK 32 AND A PORTION OF THE ADJACENT 30 FOOT WIDE ABANDONED ROAD, DIKE & DITCH RESERVATION OF THE PALM BEACH FARMS CO. PLAT NO. 3 PALM BEACH COUNTY, IN PLAT BOOK 2, PAGE 45 ALL LYING IN SECTION 33, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF A 30 FOOT ROAD DIKE & DITCH RESERVATION LYING 20 FEET WEST OF THE SOUTHEAST CORNER OF SAID TRACT 94; THENCE ALONG THE SOUTH LINE OF SAID ROAD DIKE & DITCH RESERVATION, S88°59'50"W, A DISTANCE OF 310.46 FEET TO THE NORTHWEST CORNER OF TRACT 99, BLOCK 32; THENCE N01°00'29"W ALONG THE SOUTHERLY PROJECTION OF SAID TRACT 94, A DISTANCE OF 690.03 FEET TO THE NORTHWEST CORNER OF SAID TRACT 94; THENCE N88°59'50"E, ALONG THE NORTH LINE OF SAID TRACT 94, A DISTANCE OF 310.51 FEET TO A POINT 20.00 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT 94; THENCE S01°00'11"E, ALONG A LINE 20.00 WEST OF AND PARALLEL WITH THE SAID EAST LINE OF TRACT 94, BEING ALSO THE WEST LINE OF FEARNEY ROAD RIGHT-OF-WAY AS RECORDED IN O.R.B. 1872, PAGE 710, A DISTANCE OF 690.02 FEET TO THE POINT OF BEGINNING,  
CONTAINING 214,240.86 SQUARE FEET OF 4.92 ACRES MORE OR LESS.

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

1. LOTS 1 THROUGH 4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR MONIQUE THOMPSON, AND HER SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF MONIQUE THOMPSON, AND HER SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREET, AS SHOWN HEREON, IS A 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 THE EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, I MONIQUE THOMPSON DO HEREUNTO SET MY HAND AND SEAL THIS 17 DAY OF November 2025

WITNESS: *[Signature]* Anna M. Taylor (1)  
(PRINTED NAME) BY: *[Signature]* MONIQUE THOMPSON

WITNESS: *[Signature]* RAHAT AMIN (1)  
(PRINTED NAME)

## ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 12 DAY OF NOV 2025, BY MONIQUE THOMPSON WHO IS ☐ PERSONALLY KNOW TO ME OR WHO HAS PRODUCED ☒ FL DRIVER LICENSE IDENTIFICATION.

MY COMMISSION EXPIRES: 02/26/26 *[Signature]* Rahat Amin  
SIGNATURE

*[Signature]* RAHAT AMIN  
(PRINTED NAME) - NOTARY PUBLIC

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I, *[Signature]* William P. Doney, 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 MONIQUE THOMPSON, 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 RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

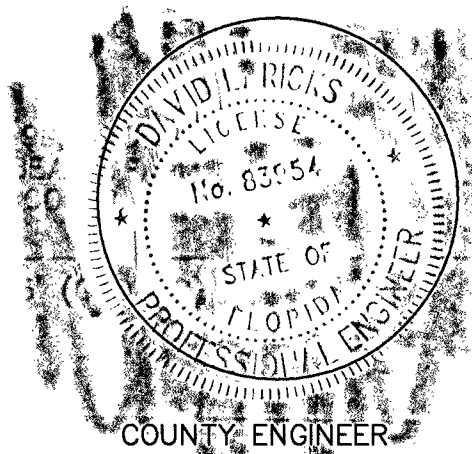
DATED: October 28, 2025 *[Signature]* William P. Doney

ATTORNEY AT LAW LICENSED IN FLORIDA  
William P. Doney

## COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2) F.S. THIS 17 DAY OF DECEMBER 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

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



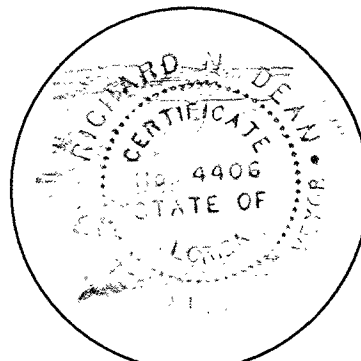
## SURVEYOR AND MAPPER'S CERTIFICATE:

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), AND MONUMENTS ACCORDING TO SEC. 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: *[Signature]* RICHARD N. DEAN, P.S.M.  
FLORIDA CERTIFICATE NO. 4406

DATE: 11/7/25

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406  
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936  
4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL 33409



SURVEYOR OF RECORD

Dean Surveying & Mapping, Inc.

The Measuring Line Shall Go Forth Jer. 31:39  
4201 Westgate Avenue, Suite A-3  
West Palm Beach, Florida 33409  
Tel: (561) 625-8748

DRAWN: M.R. DATE: 08-31-23  
SCALE: N/A  
SHEET: 1 of 2 JOB No.: 023-1001