

20250445598

137

STATE OF FLORIDA
COUNTY OF PALM BEACHTHIS 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: *SGP*
DEPUTY CLERK

SHEET 1 OF 2



CLERK

SITE DATA:

Control: 2016-00103

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

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°5'9"50" W, A DISTANCE OF 310.46
FEET TO THE NORTHWEST CORNER OF TRACT 99, BLOCK 32; THENCE N01°0'29" 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°5'9"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°0'11" 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 RE COURSE
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 HEREBUNTO SET MY HAND AND SEAL THIS
12 DAY OF November 2025

WITNESS: *Monique Thompson* (1)
(PRINTED NAME) BY: *Monique Thompson*

WITNESS: *Rahat Amin* (1)
(PRINTED NAME)

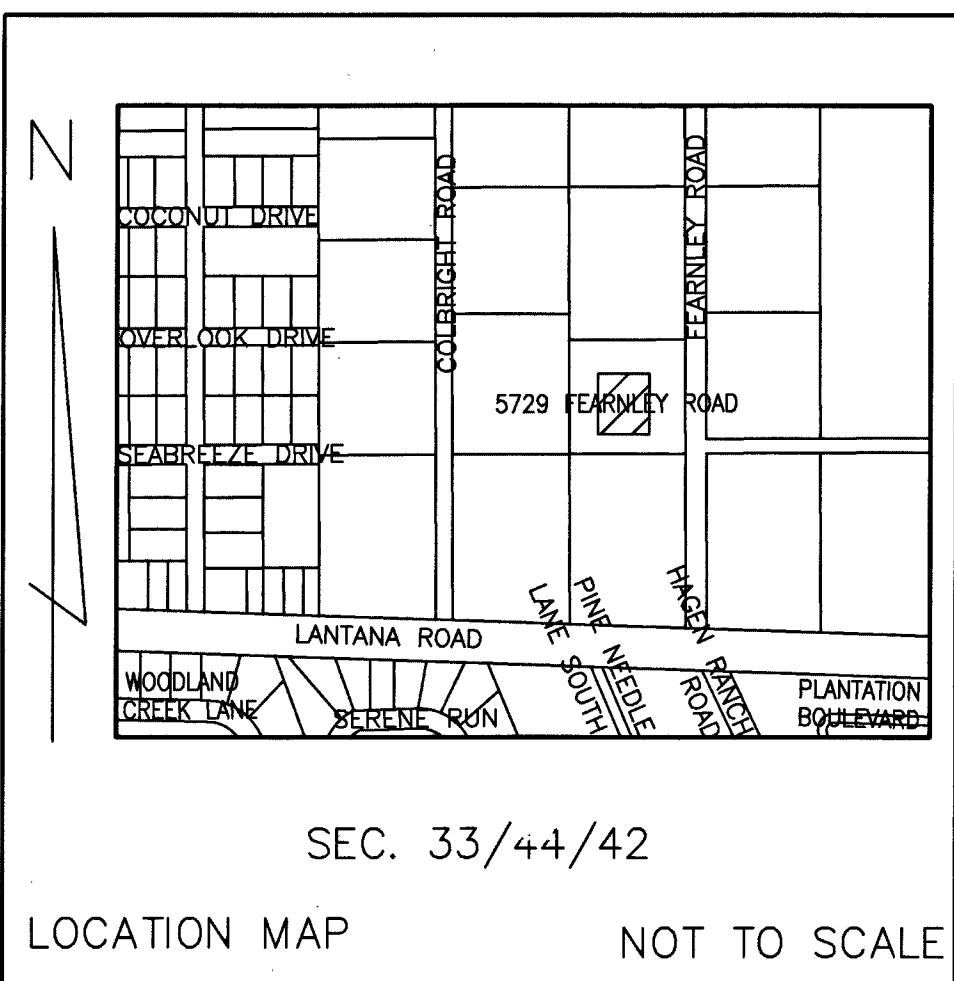
ACKNOWLEDGMENT:

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: 02/26/28 *Rahat Amin*
SIGNATURE

Rahat Amin
(PRINTED NAME) - NOTARY PUBLIC



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

TITLE CERTIFICATION:

STATE OF FLORIDA

COUNTY OF PALM BEACH

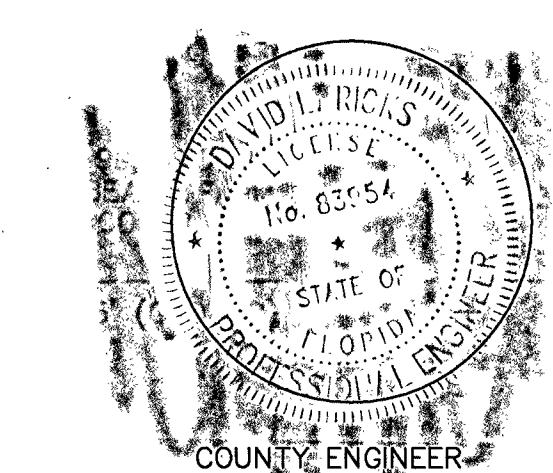
I, *William P. Donay*, a DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO
HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED
PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MONIQUE
THOMPSON, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM
BEACH COUNTY SPECIAL 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* *William P. Donay*
ATTORNEY AT LAW LICENSED IN FLORIDA
William P. Donay

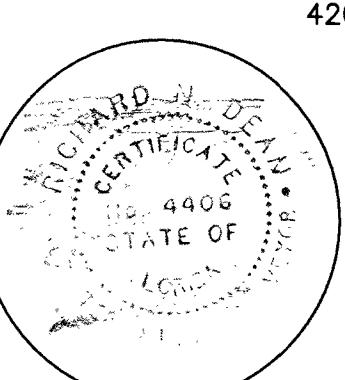
COUNTY APPROVAL:

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: *David L. Ricks*
DAVID L. RICKS, P.E.
COUNTY ENGINEER



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

