20260361095

STAR OF DAVID

A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLAT OF PORTION OF MEMORIAL PARK ROAD, (NOW VACATED), AS SHOWN ON THE PLAT OF SHALOM MEMORIAL PARK (P.B. 31, PG. 194) CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA.

28

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 12:38 P.M., THIS 5 DAY OF October, 2026 AND DULY RECORDED IN PLAT BOOK 142, ON PAGES 28 THROUGH 29
SHANNON RAMSEY-CHESSMAN, CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: _____ DEPUTY CLERK

SHEET 1 OF 2 SHEETS

CLERK OF THE CIRCUIT COURT & COMPTROLLER

CFN 20260361095 PL BK 142 PG 28

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "STAR OF DAVID", BEING A SUBDIVISION OF A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST, TOGETHER WITH A REPLANTS OF PORTION OF MEMORIAL PARK ROAD (NOW VACATED) AS SHOWN ON THE PLAT OF "SHALOM MEMORIAL PARK", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGE 194 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 14, TOWNSHIP 42 SOUTH, RANGE 41 EAST; THENCE RUN SOUTH 01°28'43" WEST, ALONG THE EAST LINE OF SAID SECTION 14, A DISTANCE OF 4214.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01°28'43" WEST, ALONG SAID EAST LINE, A DISTANCE OF 397.99 FEET TO THE NORTH RIGHT OF WAY LINE OF NORTHLAKE BOULEVARD, AS NOW LAID OUT AND IN USE; THENCE NORTH 89°02'40" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 1068.34 FEET; THENCE NORTH 01°50'08" EAST, DEPARTING SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 409.18 FEET; THENCE SOUTH 88°26'41" EAST, A DISTANCE OF 1065.75 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND CONTAINING 430,626 SQUARE FEET (9.886 ACRES), MORE OR LESS.

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

1. TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSE CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF PALM BEACH GARDENS, FLORIDA AND AS THE PERPETUAL MAINTENANCE OBLIGATION OF SCI FUNERAL SERVICES OF FLORIDA, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
2. TRACT "RW", AS SHOWN HEREON, IS HEREBY DEDICATED IN FEE SIMPLE TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET AND OTHER RELATED PURPOSES.
3. THE LANDSCAPE BUFFER, AS SHOWN HEREON, ARE HEREBY RESERVED FOR SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO CITY OF PALM BEACH GARDENS.
4. THE CONSERVATION BUFFER, AS SHOWN HEREON, IS HEREBY RESERVED BY SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, WITHOUT RECOURSE TO CITY OF PALM BEACH GARDENS.
5. THE UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AN MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF THE OTHER UTILITIES.
6. THE PERPETUAL PUBLIC ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR PUBLIC ACCESS, EMERGENCY ACCESS AND UTILITY PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Noble Longino ITS President, AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF July 2026

WITNESS: _____
PRINT NAME: Nicholas Petersen
WITNESS: _____
PRINT NAME: Michael Cole

SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
BY: _____
NAME NOBLE LONGINO
TITLE PRESIDENT

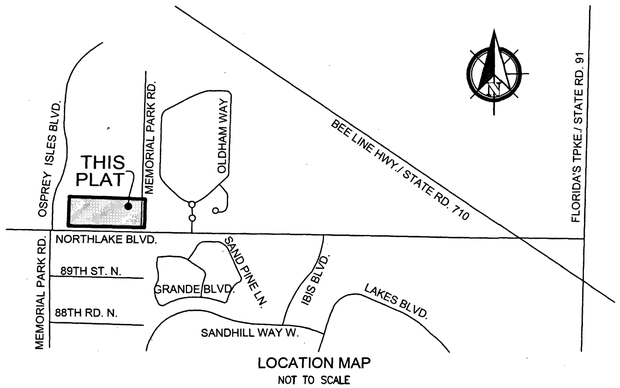
ACKNOWLEDGMENT:

STATE OF Florida
COUNTY OF Pinellas } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [✓] PHYSICAL PRESENCE OR [ ] ONLINE NOTARIZATION, THIS 9th DAY OF July, 2026, BY Noble Longino AS President OF SCI FUNERAL SERVICES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [✓] PERSONALLY KNOWN TO ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: March 25, 2028

Carla D. Uhlenbrauck
SIGNATURE – NOTARY PUBLIC
STATE OF
PRINT NAME: Carla D. Uhlenbrauck



LOCATION MAP
NOT TO SCALE

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I, TYRONE T. BONGARD, 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 THE PROPERTY IS VESTED IN SCI FUNERAL SERVICES OF FLORIDA, 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: 8-20-2026

BY: _____
TYRONE T. BONGARD. ESQ.
ATTORNEY AT LAW
FLORIDA BAR NUMBER 649295
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

CITY OF PALM BEACH GARDENS

CITY OF PALM BEACH GARDENS ENGINEER

REVIEWING SURVEYOR

SURVEYOR

SURVEYOR & MAPPER'S NOTES:

1. BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), FLORIDA EAST ZONE. BEARINGS SHOWN HEREON ARE REFERENCED TO A LINE BETWEEN THE TWO FOUND PERMANENT REFERENCE MONUMENTS (PRM'S), PRM LB2936 ON THE SOUTH LINE OF TRACT "A", GARDENS OF BEN GURION, PLAT BOOK 60, PAGE 74 AND THE NORTHERLY MOST SOUTH LINE OF OPEN SPACE TRACT "H", OSPREY ISLES A P.U.D., PLAT BOOK 101, PAGE 72, AS SHOWN HEREON WITH A REFERENCE BEARING OF SOUTH 88°26'41" EAST.
2. 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.
3. 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.
4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
5. ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY RECORDS, FLORIDA.
6. 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.
7. ALL DISTANCES ARE GRID (UNLESS OTHERWISE NOTED).
8. GRID DISTANCE DIVIDED BY THE SCALE FACTOR = GROUND DISTANCE.
9. SCALE FACTOR = 1.00001640

CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9TH DAY OF September, 2026.

BY: _____
RONALD M. FERRIS
CITY MANAGER

ATTEST: _____
PATRICIA SINDER, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 9TH DAY OF September, 202_.

BY: _____
TODD ENGLE, P.E.
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF FLORIDA STATUES AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS.

THIS 4TH DAY OF SEPTEMBER 2026

_____
JIM SULLIVAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS6889

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), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: _____ 6/17/2026
JOHN F. PULICE DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS2691
STATE OF FLORIDA
PULICE LAND SURVEYORS, INC.
5381 NOB HILL ROAD
SUNRISE, FL 33351
CERTIFICATE OF AUTHORIZATION NO. LB3870

THIS INSTRUMENT WAS PREPARED BY
JOHN F. PULICE
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777

JUNE 2026