# CHILDREN'S HOME SOCIETY, MUPD

BEING A REPLAT OF A PORTION OF THE WEST HALF OF LOT 3, BLOCK 4, SECTION 7, PLAT No.1 PALM BEACH PLANTATIONS, AS RECORDED IN PLAT BOOK 10, PAGE 20, PUBLIC RECORDS OF PALM BEACH COUNTY, AND A REPLAT OF A PORTION OF LOTS 9, 10, AND 11, PLAT OF LARKWOOD, AS RECORDED IN PLAT BOOK 23, PAGE 227, PUBLIC RECORDS OF PALM BEACH COUNTY, LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA DECEMBER 2002 SHEET 1 OF 2

COUNTY OF PALM BEACH ) STATE OF FLORIDA This Plat was filed for record at 9:03.0.14This 21 stay of Sangery 2003 and duly recorded in Plat Book No. 97 DOHOTHY H. WILKEN, Clerk of Circuit Count by Showy Lyng Cooling D.C

#### DEDICATION AND RESERVATIONS

COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS THAT THE CHILDREN'S HOME SOCIETY OF FLORIDA, A FLORIDA CORPORATION AND CUSHMAN FRUIT COMPANY, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF THE WEST HALF OF LOT 3, BLOCK 4, SECTION 7, PLAT No.1 PALM BEACH PLANTATIONS, AS RECORDED IN PLAT BOOK 10, PAGE 20 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A REPLAT OF A PORTION OF LOTS 9. 10. AND 11, PLAT OF LARKWOOD, AS RECORDED IN PLAT BOOK 23, PAGE 227 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CHILDREN'S HOME SOCIETY. MUPD". BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 3, BLOCK 4, SECTION 7, PLAT No.1 PALM BEACH PLANTATIONS:

THENCE SOUTH 01'32'24" EAST ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 72.11

THENCE SOUTH 88°20'34" EAST ALONG A LINE THAT LIES 72.00 FEET SOUTHERLY OF AND PARALLEL TO THE NORTH LINE OF SAID BLOCK 4, SECTION 7. PLAT No.1 PALM BEACH PLANTATIONS ALSO BEING THE NORTH LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 330.66 FEET;

THENCE SOUTH 01'32'21" EAST ALONG THE EAST LINE OF THE WEST HALF OF SAID LOT 3, A DISTANCE OF 1037.68 FEET TO A FOUND 4 INCH X 4 INCH CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF LOT 9, OF SAID PLAT OF LARKWOOD;

THENCE SOUTH 88 15 13" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 135.03 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF DALINDA LANE, AS SHOWN IN RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3305, PAGE 132 OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

THENCE SOUTH 01 "32'21" EAST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 146.44 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE ADDITIONAL RIGHT-OF-WAY PARCEL SHOWN IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7063, PAGE 1674. OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE SOUTH 45'08'14" WEST ALONG SAID WEST LINE, A DISTANCE OF 36.37 FEET TO THE INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD (STATE ROAD No. 882) AS RECORDED IN ROAD PLAT BOOK 5, PAGES 195 THROUGH 200 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 88'11'12" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 439.23 FEET TO A POINT ON THE WEST LINE OF SAID LOT 3, BLOCK 4, PLAT No.1 PALM BEACH

THENCE NORTH 01.32'24" WEST ALONG SAID WEST LINE OF LOT 3, A DISTANCE OF 1209.57 FEET

CONTAINING: 422.424 SQUARE FEET (9.70 ACRES MORE OR LESS)

SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF

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

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS OF TRACTS "A" AND "B". THEIR SUCCESSORS AND/OR ASSIGNS. WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER OF TRACT "B" , ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES, THE LANDS ENCUMBERED BY SAID LANDSCAPE BUFFER EASEMENTS BEING THE PERPETUAL MAINTENANCE RESPONSIBILITY OF SAID OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF THE CHILDREN'S HOME SOCIETY OF FLORIDA, A FLORIDA CORPORATION, AND CUSHMAN FRUIT COMPANY, INC., A FLORIDA CORPORATION, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR RESPECTIVE PRESIDENTS AND ATTESTED BY THEIR RESPECTIVE SECRETARIES. AND THEIR CORPORATE SEALS TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR RESPECTIVE BOARDS OF DIRECTORS, THIS \_\_\_\_\_\_ DAY OF \_DECEMBER

THE CHILDREN'S HOME SOCIETY OF FLORIDA

A FLORIDA CORPORATION 16 DECEMBER 2002

Takin

CUSHMAN FRUIT COMPANY, INC. A FLORIDA CORPORATION

Edwar a. Cushman EDWARD A. CUSHMAN, PRESIDENT

13 DECEMBER 2002

ATTEST: Sohr Cushman, SECRETARY

#### **ACKNOWLEDGEMENT**

STATE OF FLORIDA SS COUNTY OF PALM BEACH SS

EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE CHILDREN'S HOME SOCIETY OF FLORIDA, A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF December . 2002.

MY COMMISSION EXPIRES: 4/29/05

Elizabeth Alvarez

Commission # DD 068533

Bonded Thru Atlantic Bonding Ca, Inc.

NOTARY PUBLIC: any Marie Fine PRINT NAME: Ann Marie Fivie PRINT NOTARY NUMBER: 00-62 1395

**ACKNOWLEDGEMENT** 

STATE OF FLORIDA SS COUNTY OF PALM BEACH SS

NOTARY STAMP:

PERSONALLY KNOWN TO ME, OR HAVE PRODUCED. AND WHO SEVERALLY EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF CUSHMAN FRUIT COMPANY, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MY COMMISSION EXPIRES: 10-30-05

TITLE CERTIFICATION

STATE OF FLORIDA SS COUNTY OF PALM BEACH SS

NOTARY STAMP:

, WE, HURD, HORVATH & ROSS P.A., BY DAVID E.HORVATH, 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 THE CHILDREN'S HOME SOCIETY OF FLORIDA, A FLORIDA CORPORATION, AND CUSHMAN FRUIT COMPANY, INC., A FLORIDA CORPORATION; 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. HURD, HORVATH & ROSS P.A.

12/13/02

Lavid E. Howath DAVID E. HORVATH, ATTORNEY AT LAW FLORIDA BAR NUMBER: 188008

MORTGAGEE'S CONSENT

STATE OF FLORIDA SS COUNTY OF PALM BEACH SS MARTIN

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 10835 AT PAGE 283 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH 

SUNTRUSTBANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA. THE SUCCESSOR BY MERGER TO SUNTRUST BANK, SOUTH FLORIDA, NATIONAL ASSOCIATION.

PRINT NAME: Meredith Transntano

JOHN W. WINN, ASSISTANT VICE PRESIDENT

THE

HOME

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT

STATE OF FLORIDA SS COUNTY OF PALM BEACH SS

FOREGOING INSTRUMENT AS ASSISTANT VICE PRESIDENT OF SUNTRUSTBANK, A STATE BANK ORGANIZED UNDER THE LAWS OF GEORGIA, THE SUCCESSOR BY MERGER TO SUNTRUST BANK, SOUTH FLORIDA, NATIONAL ASSOCIATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID ASSOCIATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13

MY COMMISSION EXPIRES: (1. 17. 2006)

PATRICIA ANN WHITE NOTARY PUBLIC STATE OF FLORID. COMMESSION NO. DD164844 MY COMMEDION EXP. NOV. 17,200.

MORTGAGEE'S CONSENT

ARKANSAS STATE OF FLORIDA SS COUNTY OF PALM BEACH SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN AND AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12689 AT PAGE 500 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN

IN WITNESS WHEREOF, THE SAID AGENCY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED AGENT AND ITS AGENCY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ DECEMBER\_\_\_, 2002.

THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES

WITNESS: Signe Cash

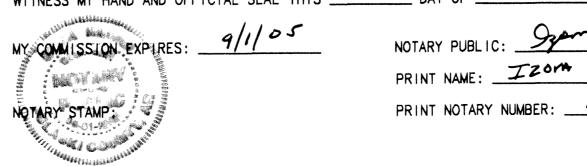
PRINT NAME: J. MARON ORR

DENIS MCCAGHE , AUTHORIZED AGENT ASSISTANT DIRECTOR, LITTLE ROCK COMMERCIAL LOAN SERVICING CENTER

ACKNOWLEDGEMENT TO MORTGAGEE'S CONSENT ARKAHSAS

STATE OF FLORIDA SS COUNTY OF PALM BEACH SS POLASKI

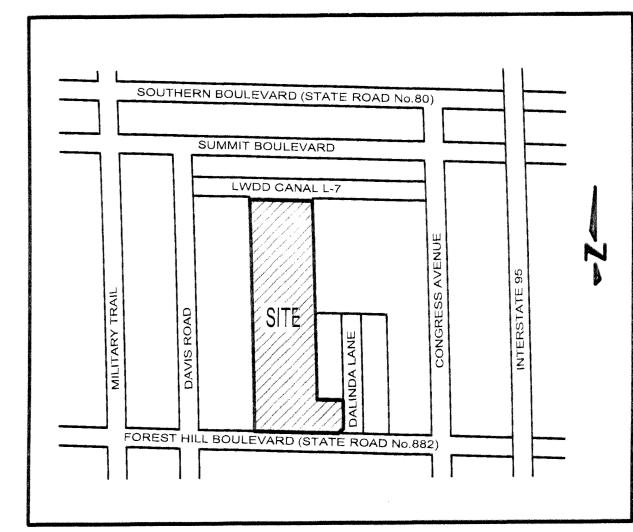
BEFORE ME PERSONALLY APPEARED DENIS McCAGHEY, ASSISTANT DIRECTOR, WHO IS PERSONALLY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN AUTHORIZED AGENT OF THE SMALL BUSINESS ADMINISTRATION, AN AGENCY OF THE GOVERNMENT OF THE UNITED STATES OF AMERICA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH AUTHORIZED AGENT OF SAID AGENCY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID AGENCY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AGENCY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID AGENCY.



**COUNTY ENGINEER** 

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 DAY OF January , 2003, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

GEORGE T. WEBB, P.E. COUNTY ENGINEER



LOCATION MAP NOT TO SCALE

#### SURVEYOR'S NOTES

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.

1. 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.

2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

3. BEARING BASIS: BEARINGS SHOWN HEREON ARE BASED ON PALM BEACH COUNTY PUBLISHED COORDINATES FOR SECTION 7, TOWNSHIP 44 SOUTH, RANGE 43 EAST. THE EAST-WEST CENTER OF THE SECTION IS CALCULATED TO BEAR NORTH 88°20'34" WEST.

COORDINATES SHOWN ARE GRID DATUM: NAD 83, 1990 ADJUSTMENT ZONE: FLORIDA EAST

LINEAR UNIT: US SURVEY FOOT COORDINATE SYSTEM: 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR: 1.000041086

GROUND DISTANCE X AVG. SCALE FACTOR = GRID DISTANCE

### SURVEYOR'S CERTIFICATION

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

12-12-02

MANUEL A. GOT ERREZ, P.S.M. FLORIDA REGISTRATION No. LS 4102



## Keshavarz & Associates, Inc.

CONSULTING ENGINEERS - SURVEYORS

1280 N. Congress Avenue, Suite 206 West Palm Beach, Florida 33409 Tel: (561) 689-8600 Fax: (561) 689-7476 LB 4897 THIS INSTRUMENT WAS PREPARED BY MANUEL A. GUTIERREZ, PSM PROFESSIONAL SURVEYOR AND MAPPER NO. 4102 IN THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. \\KA\FS\SU\641\dwg\641\_PLAT\_SHEET1.dwg 12/12/02 09:30:55 AM EST

CHILDREN'S MANUEL A. SMALL CUSHMAN COUNTY SUNTRUST **GUTIERREZ** COMPANY, BUSINESS ENGINEER BANK P.S.M. SOCIETY **ADMINISTRATION** INC. OF FLORIDA