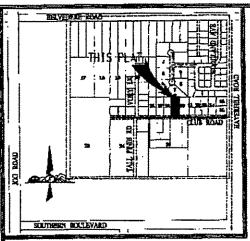


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199

"HAHAMOVITCH ESTATES" A MINOR PLAT

A REPLAT OF LOT 29, "PLAT OF HAVERHILL RIDING ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 1, AUGUST, 2004



LOCATION MAP
NOT TO SCALE

RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE, DONALD E. HAHAMOVITCH AND TINA HAHAMOVITCH, HIS WIFE, AS OWNERS OF THE LAND SHOWN HEREIN AS "HAHAMOVITCH ESTATES", BEING A REPLAT OF LOT 29, "PLAT OF HAVERHILL RIDING ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 29, "PLAT OF HAVERHILL RIDING ESTATES" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 38,175 SQUARE FEET (0.876 ACRES), MORE OR FEWER, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREIN AND HEREBY RESERVED AS FOLLOWS:

- THE INTEREST/EASEMENT AS SHOWN HEREIN IS HEREBY RESERVED TO LOT "A", IT'S SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF "IMPROVEMENT, OVER AND ABOVE LOT "B", AS ACCESS TO LOT "A", AND IS THE PERPETUAL MAINTENANCE, OPERATION OF THE OWNER OF SAID LOT "A", IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA.
- NO VEHICULAR PARKING WILL BE PERMITTED WITHIN THE DEPICTED EASEMENT.
- THE DRAINAGE AND UTILITY EASEMENT AS SHOWN HEREIN IS HEREBY DEDICATED IN PERPETUITY TO LOT "A" FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SERVING LOT "A", INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, AND IS THE PERPETUAL MAINTENANCE, OPERATION OF THE OWNER OF SAID LOT "A", IT'S SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA.

NO BUILDINGS, STRUCTURED TREES OR SHRUBS SHALL BE PLACED WITHIN THE DEPICTED EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND THE TOWN OF HAVERHILL.

IN WITNESS WHEREOF, WE, DONALD E. HAHAMOVITCH AND TINA HAHAMOVITCH, HIS WIFE, DO HEREBY SET OUR HANDS AND SEALS THIS 2nd DAY OF August, 2004.

WITNESS: *Margaret Roman*
Margaret Roman
Tina Hahamovitch, Individually

WITNESS: *Melba Veltman*
Melba Veltman
Donald E. Hahamovitch, Individually

WITNESS: *Margaret Roman*
Margaret Roman
Tina Hahamovitch, Individually

WITNESS: *Melba Veltman*
Melba Veltman
Donald E. Hahamovitch, Individually

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF BROWARD s.s. BEFORE ME PERSONALLY APPEARED DONALD E. HAHAMOVITCH AND TINA HAHAMOVITCH, HIS WIFE, WHO ARE PERSONALLY KNOWN TO ME, OR WHO HAVE PROVIDED SUFFICIENT IDENTIFICATION AND RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF August, 2004.

MY COMMISSION EXPIRES: *None*



LEGEND:

- ACM - ATLANTIC CARIBBEAN BRASS, INC.
- CL - CENTERLINE
- CI - CURVE NUMBER IN CURVE TABLE
- CONC - CONCRETE
- FLD - FLORIDA DEPARTMENT OF TRANSPORTATION
- FND - FLOOD
- F.S. - FLORIDA STATUTE
- L.B. - LICENSE BUSINESS
- O.R.B. - OFFICIAL RECORD BOOK
- O/S - OFFSET
- P.B. - PLAT BOOK
- P.B.C.R. - PALM BEACH COUNTY RECORDS
- P.C.P. - PERMANENT CONTROL POINT
- P.E. - PROFESSIONAL ENGINEER
- P.G. - PAGE
- P.L. - PROPERTY LINE
- P.R.M. - PERMANENT REFERENCE MARK
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- IR - RADIAL BEARING IN CURVE TABLE
- NS - NORTH
- ST - STREET OF WAY
- SEC - SECTION
- W/P - WITH
- W/T - TOWNSHIP
- W - LIMITED ACCESS EASEMENT
- SET P.R.M. ACM L14820 - SET P.R.M. ACM L14820 UNLESS OTHERWISE NOTED
- SET P.C.P. L14820 UNLESS OTHERWISE NOTED
- AREA OF FUTURE DEMOLITION
- CONCRETE

TOWN OF HAVERHILL APPROVAL:

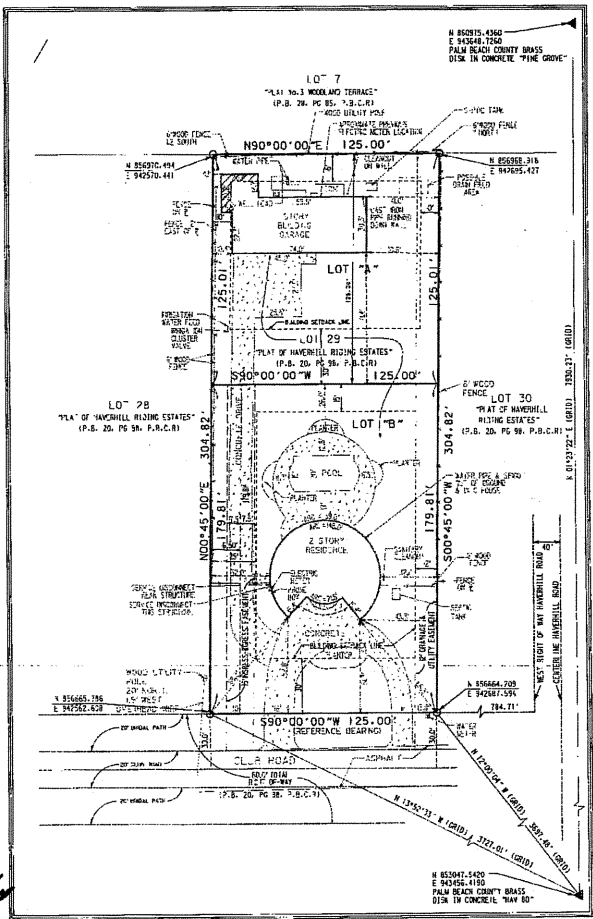
STATE OF FLORIDA COUNTY OF PALM BEACH s.s. THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE TOWN OF HAVERHILL, FLORIDA, AND IN ACCORDANCE WITH SECTION 177.01(2), F.S., TITLE 177, CHAPTER 200A, AND HAS BEEN REVIEWED BY A PROFESSIONAL ENGINEER UNDER CONTRACT WITH THE TOWN OF HAVERHILL IN ACCORDANCE WITH SECTION 177.01(1)(f), F.S.

By: *Richard J. Piccolo*
Richard J. Piccolo
Mayor

By: *Joseph J. ...*
Joseph J. ...
City Engineer

By: *Joseph J. ...*
Joseph J. ...
Municipal Official

ATTEST (AS TO BOTH):
William J. ...
William J. ...
Town Clerk



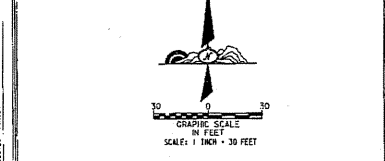
AREA	ACRES	SQUARE FEET
TOTAL	0.876	38,175
A	0.399	15,074
B	0.516	22,501

* MORE OR LESS

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF BROWARD s.s. I, ERIC SCHWARTZ, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE MENTIONED DESCRIBED PROPERTY AND I FIND THE TITLE TO THE PROPERTY IS VESTED TO DONALD E. HAHAMOVITCH AND TINA HAHAMOVITCH, HIS WIFE, THAT THE CURRENT TAXES HAVE BEEN PAID, THAT THERE ARE NO UNPAID TAXES OR UNRECORDED EASEMENTS OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 2nd DAY OF August, 2004.



SURVEYOR'S NOTES:

- COORDINATES SHOWN HEREIN ARE GRID COORDINATES (A) DATUM - NAD 83 (1980 ADJUSTMENT) (B) ZONE - FLORIDA EAST ZONE (C) LINEAR UNIT - U.S. SURVEY FOOT (D) CURVATURE CORRECTION - STATE PLANE TRANSVERSE MERCATOR PROJECTION (E) ALL DISTANCES ARE GROUND (F) CURVATURE CORRECTION - NONE (G) SOUTH 90°00'00" WEST (ASSUMED BEARING) (H) SOUTH BEARING (EAST TO WEST) BEARING ROTATION (PLAT TO GRID) 00°43'21" CLOCKWISE
- BEARINGS SHOWN HEREIN ARE RELATIVE TO AN ASSIGNED DATUM WITH A REFERENCE BEARING OF SOUTH 90°00'00" WEST ALONG THE SOUTH LINE OF LOT 29.
- NO BUILDINGS OR ANY EMBODIMENT OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCUMBRANCES.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONFLICT, 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. IN THOSE PRIORITIES BEING DETERMINED BY THE USE RIGHTS GRANTED.
- THE BUILDING SETBACKS SHALL BE AS SHOWN HEREIN.
- NOTICE THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVISION 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.
- THIS INSTRUMENT IS PREPARED BY CEDRIC ORLY, P.E., IN THE OFFICES OF ATLANTIC - CARIBBEAN MAPPING, INC., 3070 JDC ROAD, GREENACRES, FLORIDA 33467.
- LANDS SHOWN HEREIN WERE SURVEYED BASED UPON ENDREWS' TITLE INSURANCE FUND, INC. COMMITMENT NO. 02-02-02-000000 NUMBER FILED RECORDED 02-10-2004 EFFECTIVE DATE 02-10-2004 AT 11:00 P.M. ISSUED BY WITTE & SCHWARTZ, P.L.L.C. MEMBER NO. 6282.
- THE SURVEY AND ORIGIN POINTS OF THE SURVEY WERE MADE WITHIN THE STATEWORK AND THE ORIGINAL MAPPED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SURVEYOR'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREIN IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPECTIVE DIRECTION AND SUPERVISION THAT SAID SURVEY IS ACCORDANT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT NECESSARY PRECAUTIONS WERE TAKEN TO PREVENT ANY MISTAKES, ERRORS OR OMISSIONS AND ACCORDING TO SECTION 177.01(9)(c), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8-03-04 BY: *Eric Schwartz*
Eric Schwartz, Esq.
Florida Attorney
ATLANTIC CARIBBEAN MAPPING, INC.
LAST FIELD DATE: 09-03-04

