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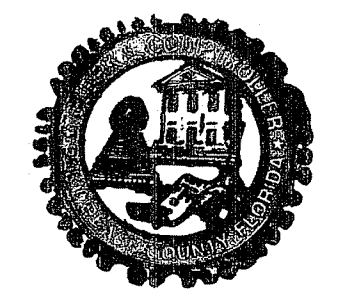
106

SIXTH AVENUE ESTATES

BEING A REPLAT OF A PORTION OF LOT 4, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, (P.B.C.P.R.), BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY, 2016
SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 11:15 PM
THIS 18 DAY OF March
2016, AND DULY RECORDED IN PLAT BOOK NO.
121 ON PAGE 106-107
SHARON R. BOCK, CLERK AND COMPTROLLER
BY *Sharon R. Bock*



SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
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 WITHIN ONE HUNDREDTH (0.01) FOOT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 5J-17.050 THRU 5J-17.052, FLORIDA ADMINISTRATIVE CODE, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH.
DATE 3/10/16
Paul D. Engle
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
955 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF LOT 4 (PLAT BOOK 1, PAGE 4), HAVING A BEARING OF N.90°00'00"E.
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 PALM BEACH COUNTY, FLORIDA.
THE CITY OF BOYNTON BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501
PERMANENT REFERENCE MONUMENTS ARE SHOWN THIS:
NO BUILDINGS OR STRUCTURES SHALL BE PLACED WITHIN EASEMENTS.
THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS WITHOUT CONSENT FROM THE CITY OF BOYNTON BEACH.
LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT FROM THE CITY OF BOYNTON BEACH AND ALL UTILITY COMPANIES OCCUPYING SAME.

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED *Mike Campbell* AND *Scott Sullivan* WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY COMMUNITY HOUSING AND LAND TRUST, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY 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 10th DAY OF March, 2016.

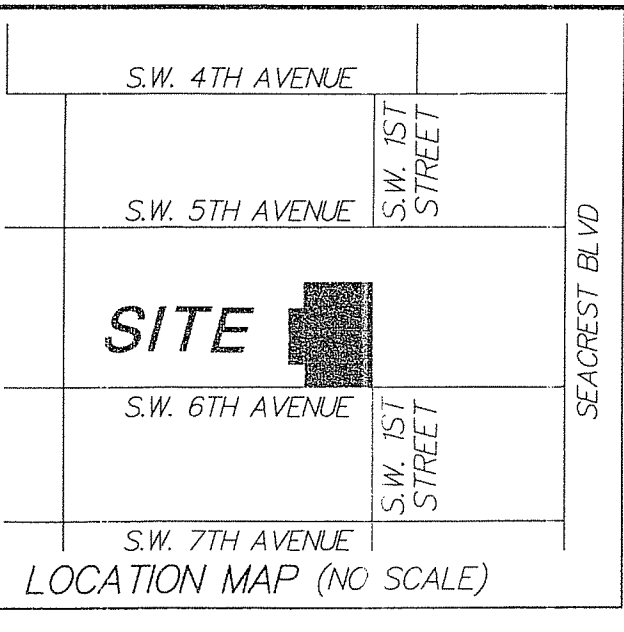
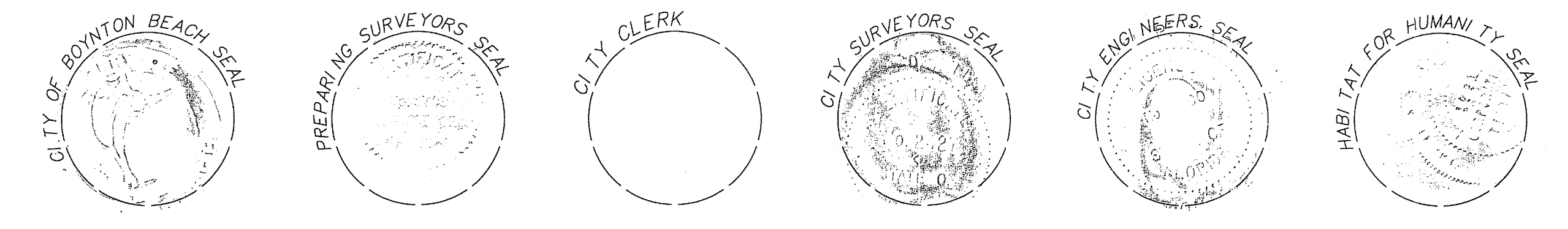
MY COMMISSION EXPIRES: *Mar 31, 2016*
NOTARY PUBLIC
NAME: *Maria Aghuarian*
COMMISSION NO.: *FF123078*

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA) COUNTY OF PALM BEACH)
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH THE 2010 LAND DEVELOPMENT REGULATIONS CHAPTER 2, ARTICLE III, THIS 20 DAY OF *March 2016*, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.08(1), FLORIDA STATUTES.
BY: *Herbert D. Kelley, Jr.*
HERBERT D. KELLEY, JR., PE/PSM
CITY SURVEYOR AND MAPPER
SIXTH AVENUE ESTATES IS HEREBY APPROVED FOR RECORD THIS 17 DAY March 2016
BY: *Andrew P. Mack, P.E.*
ANDREW P. MACK, P.E.
CITY ENGINEER
BY: *Jerry Taylor*
JERRY TAYLOR
MAYOR
ATTEST (AS TO BOTH): *Janet Pyle*
JANET PYLE
INTERIM CITY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, *Lillie Dana Hill*, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY COMMUNITY HOUSING AND LAND TRUST, INC., A FLORIDA CORPORATION NOT FOR PROFIT, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW AS SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATE: *March 10, 2016*
Lillie Dana Hill
NAME: *Lillie Dana Hill*
ATTORNEY STATE OF FLORIDA
LICENSE # *998672*



DESCRIPTION, DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
KNOW ALL MEN BY THESE PRESENTS THAT HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY COMMUNITY HOUSING AND LAND TRUST, INC., A FLORIDA CORPORATION NOT FOR PROFIT, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF A PORTION OF LOT 4, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, (P.B.C.P.R.), BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF LOT 4, SECTION 28, TOWNSHIP 45 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCING AT A POINT ON THE EAST LINE OF LOT 4, BEING 25 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 4, AND THE POINT OF BEGINNING; THENCE N.08°32'W, ALONG THE EAST LINE OF SAID LOT 4, A DISTANCE OF 300.75 FEET TO THE SOUTHEAST CORNER OF MANGO HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGE 55, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.89°56'19"W, ALONG THE SOUTH LINE OF SAID PLAT OF MANGO HEIGHTS, A DISTANCE OF 123.70 FEET; THENCE S.1°08'32"E, PARALLEL TO THE EAST LINE OF SAID LOT 4, A DISTANCE OF 60.04 FEET; THENCE N.89°56'19"W, A DISTANCE OF 18.19 FEET; THENCE S.1°08'32"E, A DISTANCE OF 60.01 FEET; THENCE N.89°56'19"W, A DISTANCE OF 19.53 FEET; THENCE S.1°08'32"E, A DISTANCE OF 120.03 FEET; THENCE S.89°56'19"E, A DISTANCE OF 9.89 FEET; THENCE S.1°08'32"E, A DISTANCE OF 60.83 FEET TO A POINT ON A LINE 25.0 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID LOT 4; THENCE N.90°00'00"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 151.54 FEET TO THE POINT OF BEGINNING.
CONTAINING 44,514 SQUARE FEET OR 1.02 ACRES MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
LOTS 1, 2, 3, 4 AND 5, ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH.
TRACT "A" IS HEREBY RESERVED FOR HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY COMMUNITY HOUSING AND LAND TRUST, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH.
ALL GENERAL UTILITY EASEMENTS (G.U.E.) SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL NOT INTERFERE WITH THE SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
THE SIDEWALK EASEMENT, ALONG THE EAST LINE OF LOTS 1 THROUGH 5, INCLUSIVE, AS SHOWN HEREON IS DEDICATED TO THE CITY OF BOYNTON BEACH FOR PUBLIC ACCESS.
IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND VICE PRESIDENT AND ITS CORPORATE SEAL TO BE FIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF March, 2016.

HABITAT FOR HUMANITY OF SOUTH PALM BEACH COUNTY COMMUNITY HOUSING AND LAND TRUST, INC., A FLORIDA CORPORATION NOT FOR PROFIT
WITNESS: *Michelle Chansey* BY: *Mike Campbell*
PRINT NAME: *Michelle L. Chansey* NAME: *Michael E. Campbell*
PRESIDENT
WITNESS: *Cecilia Rivas-Gonzalez*
PRINT NAME: *Cecilia Rivas-Gonzalez*
WITNESS: *Linda Eisenhower* BY: *Scott Sullivan*
PRINT NAME: *Linda Eisenhower* NAME: *Scott Sullivan*
VICE PRESIDENT
Chairman:
Scott Sullivan
WITNESS: *Jeff Feniger*
PRINT NAME: *Jeff Feniger*

Fla 3/14/16