



# HAVERHILL POINTE

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY  
DAVID P. LINDLEY, PLS  
OF  
**CAULFIELD and WHEELER, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991

**TABULAR DATA**

NAME	SQUARE FEET	ACRES
LOTS 1-24	121,830	2.796
TRACT B-1	5,542	1.398
TRACT B-2	1,537	0.127
TRACT B-3	1,980	0.035
TRACT OS-1	2,250	0.045
TRACT OS-2	1,875	0.052
TRACT OS-3	2,375	0.043
TRACT OS-4	2,125	0.054
TRACT OS-5	2,125	0.049
TRACT OS-6	2,125	0.049
TRACT OS-7	2,133	0.049
TRACT OS-8	505	0.012
TRACT OS-9	35,410	0.813
TRACT RW-1	3,344	0.077
TRACT RW-2	25,648	0.589
TOTAL	210,804	4.839

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:03 PM  
THIS 28 DAY OF JUNE  
A.D. 2016 AND DULY RECORDED  
IN PLAT BOOK 121 ON  
PAGES 154 THRU 155  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY:                       
DEPUTY CLERK



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS THAT D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA AND THE HAVERHILL BAPTIST CHURCH, A FLORIDA CORPORATION NOT FOR PROFIT, OWNERS OF THE LAND AS SHOWN ON THIS PLAT, HAVERHILL POINTE, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHWEST QUARTER (1/4) OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION CONVEYED TO THE COUNTY OF PALM BEACH, FLORIDA BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 1462, PAGE 343, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING IN SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, CONTAINING 210,804 SQUARE FEET OR 4.839 ACRES, MORE OR LESS

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS HAVERHILL POINTE AND FURTHER DEDICATES AS FOLLOWS:

- TRACTS B-1, B-2 AND B-3 AS SHOWN HEREON, ARE HEREBY RESERVED BY HAVERHILL POINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.
- TRACTS OS-1 THROUGH OS-7 AS SHOWN HEREON, ARE HEREBY RESERVED BY THE HAVERHILL BAPTIST CHURCH, A FLORIDA CORPORATION NOT FOR PROFIT, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.
- TRACT OS-8 AS SHOWN HEREON, IS HEREBY RESERVED BY D.R. HORTON, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND/OR ASSIGNS FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.
- TRACT OS-9 AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE HAVERHILL POINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR PUBLIC UTILITY PURPOSES AND PRIVATE DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL. THE MAINTENANCE OF ALL THE DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HAVERHILL POINTE, HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.
- TRACT RW-1 IS DEDICATED TO THE COUNTY OF PALM BEACH AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- TRACT RW-2 AS SHOWN HEREON, IS DEDICATED TO THE AS PUBLIC RIGHT-OF-WAY FOR STREET, DRAINAGE AND UTILITY PURPOSES.
- THE LANDSCAPE BUFFER EASEMENT (L.B.E.) AS SHOWN HEREON IS HEREBY RESERVED FOR THE HAVERHILL POINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.
- THE DRAINAGE EASEMENT (D.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE HAVERHILL POINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL. THE MAINTENANCE OF ALL THE DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF HAVERHILL POINTE, HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL.
- THE TOWN OF HAVERHILL, ITS SUCCESSORS AND/OR ASSIGNS, 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 EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE ABOVE-NAMED D.R. HORTON, INC., A DELAWARE CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 2 DAY OF JUNE 2016

D.R. HORTON, INC.  
A DELAWARE CORPORATION  
BY: Rafael J. Roca  
RAFAEL J. ROCA  
VICE PRESIDENT  
WITNESS: Francis J. Guerra  
PRINT NAME: Francis J. Guerra  
NOTARY PUBLIC

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED RAFAEL J. ROCA WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE PRESIDENT OF D.R. HORTON, INC., A DELAWARE CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 2 DAY OF JUNE 2016  
MY COMMISSION EXPIRES: 7/23/19 Francis J. Guerra  
NOTARY PUBLIC  
COMMISSION NUMBER: FF 222134 Francis J. Guerra  
PRINT NAME

**DEDICATION CONTINUED:**

IN WITNESS WHEREOF, THE ABOVE-NAMED THE HAVERHILL BAPTIST CHURCH, A FLORIDA CORPORATION NOT FOR PROFIT., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS TRUSTEE, THIS 8th DAY OF JUNE 2016

THE HAVERHILL BAPTIST CHURCH,  
A FLORIDA CORPORATION, NOT FOR PROFIT  
WITNESS: Amanda Matthews BY: Ann H. Barker Mike Moore  
PRINT NAME: Amanda Matthews ANN H. BARKER TRUSTEE  
PRINT NAME: Paul Quinn MIKE MOORE TRUSTEE

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED ANN H BARKER WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Drivers license AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS TRUSTEE OF THE HAVERHILL BAPTIST CHURCH, 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 SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 8th DAY OF JUNE 2016  
MY COMMISSION EXPIRES: 7/23/19 Francis J. Guerra  
NOTARY PUBLIC  
COMMISSION NUMBER: FF 222134 Francis J. Guerra  
PRINT NAME

**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
HAVERHILL POINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF MAY 2016.

HAVERHILL POINTE HOMEOWNERS' ASSOCIATION  
A FLORIDA CORPORATION, NOT-FOR-PROFIT  
WITNESS: Paul Quinn BY: Karl Albertson, Jr  
PRINT NAME: Paul Quinn KARL ALBERTSON, JR  
VICE PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED KARL ALBERTSON, JR WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS VICE PRESIDENT OF HAVERHILL POINTE HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 20th DAY OF MAY 2016  
MY COMMISSION EXPIRES: 7/23/19 Francis J. Guerra  
NOTARY PUBLIC  
COMMISSION NUMBER: FF 222134 Francis J. Guerra  
PRINT NAME

**TOWN OF HAVERHILL APPROVAL OF PLAT:**

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17 DAY OF JUNE A.D. 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF HAVERHILL IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: Jay E. Rutan  
JAY E. RUTAN  
TOWN ADMINISTRATOR  
BY: Tom N. Melton  
TOWN ENGINEER

D.R. HORTON, INC. D.R. HORTON, INC. NOTARY TOWN OF HAVERHILL TOWN ENGINEER HAVERHILL POINTE HOMEOWNERS' ASSOCIATION, INC. Haverhill Baptist Church Notary SURVEYOR

**TITLE CERTIFICATION:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Karri Michelle Jessell, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO D.R. HORTON, INC., A DELAWARE CORPORATION AND THE HAVERHILL BAPTIST CHURCH, A FLORIDA CORPORATION NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: June 2, 2016 BY: Karri Michelle Jessell  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
PRINT NAME: Karri Michelle Jessell

**SURVEY NOTES:**

- BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, HAVING A GRID (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) BEARING OF NORTH 01'22'21" EAST.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF HAVERHILL ZONING REGULATIONS.
- 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.
- "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.
- 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 TOWN OF HAVERHILL IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- ALL RECORDING REFERENCES ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

**SURVEYOR'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") HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF HAVERHILL, FLORIDA.  
DATE: 6-8-16

David P. Lindley  
DAVID P. LINDLEY, P.L.S.  
RES. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591