

MIKVAH AITZ CHAIM

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
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STATE OF FLORIDA SS
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
2:26 P.M., THIS 2 DAY OF
January, 2018, AND DULY
RECORDED IN PLAT BOOK 127, AT
PAGE 69-70
SHARON R. BOCK
CLERK & COMPTROLLER,
PALM BEACH COUNTY
BY: Sharon R. Bock
DEPUTY CLERK

SHEET 1 OF 2 SHEETS



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CONGREGATION AITZ CHAIM OF WEST PALM BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "MIKVAH AITZ CHAIM", BEING A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE SOUTH 88°54'59" EAST ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24 FOR 58.00 FEET (THIS AND ALL OTHER DISTANCES ARE GROUND DISTANCES) TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD AS DEDICATED IN OFFICIAL RECORDS BOOK 4726, PAGE 1008, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ON SAID EAST RIGHT-OF-WAY LINE, THE FOLLOWING THREE (3) COURSES AND DISTANCES; 1) NORTH 01°30'50" EAST 166.60 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; 2) NORTH 88°53'42" WEST ON SAID NORTH LINE 8.00 FEET TO THE INTERSECTION WITH A LINE LYING 50.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID NORTHWEST 1/4 OF SECTION 24; 3) NORTH 01°30'50" EAST ON SAID PARALLEL LINE 166.62 FEET TO THE INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH 88°52'24" EAST ON SAID NORTH LINE 488.29 FEET TO THE INTERSECTION WITH THE EAST LINE OF THE WEST 1/2 OF THE EAST 2/5 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 24; THENCE SOUTH 01°29'28" WEST ON SAID EAST LINE 332.86 FEET TO THE AFOREMENTIONED SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 24, SAID LINE ALSO BEING THE NORTH LINE OF "THE GABLES OF WEST PALM BEACH (P.U.D.)", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 63, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°54'59" WEST ON SAID NORTH AND SOUTH LINE 480.43 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 161,310 SQUARE FEET (3.7032 ACRES), MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CONGREGATION AITZ CHAIM OF WEST PALM BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CONGREGATION AITZ CHAIM OF WEST PALM BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "RW", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREET, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF November, 2018.

WITNESS: [Signature]
PRINT NAME: Sharon M. Taylor

WITNESS: [Signature]
PRINT NAME: Don Owen

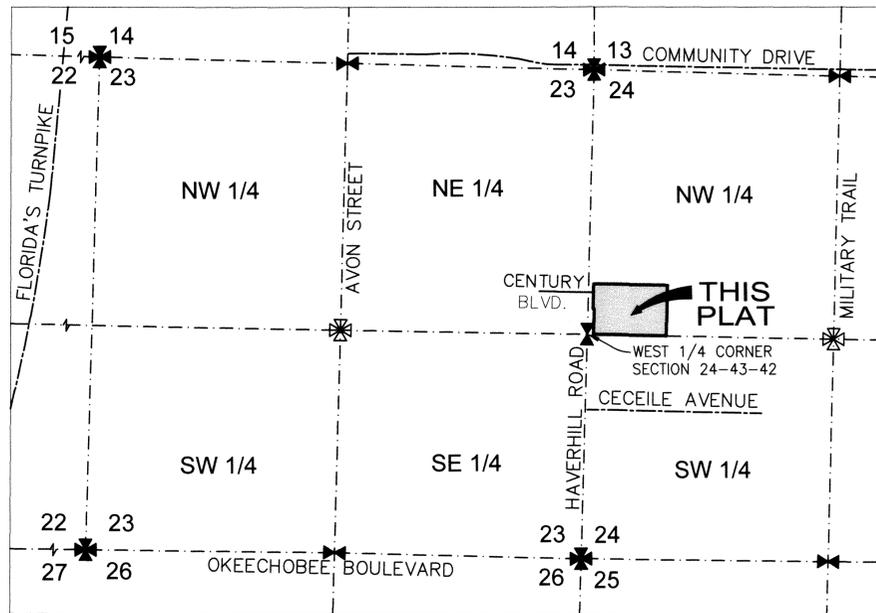
CONGREGATION AITZ CHAIM OF WEST PALM BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION

BY: [Signature]
TITLE: Vice President

CONGREGATION AITZ CHAIM OF WEST PALM BEACH, INC., A FLORIDA NOT FOR PROFIT CORPORATION



SITE INFORMATION
ZONING PETITION CONTROL NUMBER: 1984-00153



LOCATION SKETCH
NOT SCALE

ACKNOWLEDGMENTS:

STATE OF FLORIDA
COUNTY OF Palm Beach S.S.

BEFORE ME PERSONALLY APPEARED Allan Adest WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice President OF CONGREGATION AITZ CHAIM OF WEST PALM BEACH, INC., A FLORIDA NOT FOR PROFIT 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 THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IS 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 21 DAY OF November, 2018.

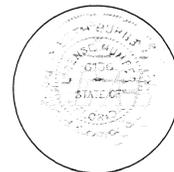
MY COMMISSION EXPIRES: 07/02/2022 [Signature]
NOTARY PUBLIC
COMMISSION NUMBER: 66213724 PRINT NAME: Yvonne Martin



COUNTY ENGINEER



SURVEYOR



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.

COUNTY APPROVAL COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 2nd DAY OF January, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature]
PRINT: DAVID L. RICKS
COUNTY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Palm Beach S.S.

I, MICHAEL S. WEINER, 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 CONGREGATION AITZ CHAIM OF WEST PALM BEACH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 1/2/19

[Signature]
ATTORNEY-AT-LAW
LICENSED IN FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY BETH BURNS, SURVEYOR AND MAPPER NO. LS6136 FOR PULICE LAND SURVEYORS, INC., 5381 NOB HILL ROAD, SUNRISE, FLORIDA 33351

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) ACCORDING TO SECTION 177.091, 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.

[Signature]
BETH BURNS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS6136
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. LB3870