

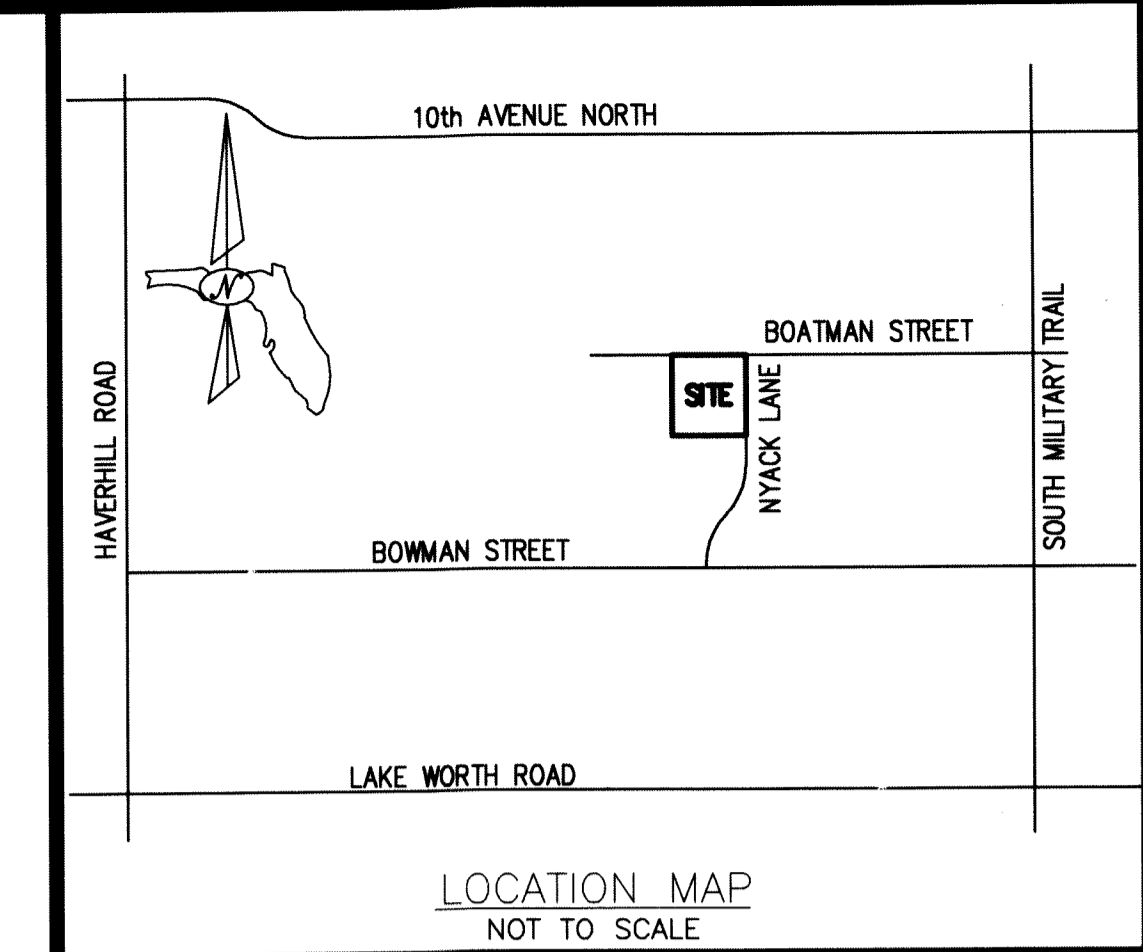
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82

# VILLAS OF BOATMAN

LYING IN THE SOUTHWEST QUARTER (S.W. 1/4), OF THE NORTHEAST QUARTER (N.E. 1/4),  
OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA,

SHEET 1 OF 2



STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 12:52 P.M. THIS 16 DAY OF November A.D. 2020, AND DULY RECORDED IN PLAT BOOK 131 ON PAGES 82 AND 83

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK



COUNTY CLERK & COMPTROLLER'S SEAL

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT CHESED PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS VILLAS OF BOATMAN, LYING IN THE SOUTHWEST QUARTER (S.W. 1/4), OF THE NORTHEAST QUARTER (N.E. 1/4), OF THE SOUTHWEST QUARTER (S.W. 1/4) OF SECTION 24, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE PLAT OF MIL-LAKE ESTATES II, RECORDED IN PLAT BOOK 46, PAGE 43 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID PLAT, S87°33'22"E FOR 190.54 FEET TO THE NORTHWEST CORNER OF THE PLAT OF MANATEE KEY, RECORDED IN PLAT BOOK 101, PAGE 50, OF SAID PUBLIC RECORDS;  
THENCE ALONG THE BOUNDARY OF SAID PLAT OF MANATEE KEY FOR THE FOLLOWING COURSES:

THENCE S01°52'06"W FOR 126.66 FEET;  
THENCE N88°07'54"W FOR 10.70 FEET;  
THENCE S03°35'47"W FOR 143.89 FEET;  
THENCE N88°30'30"W FOR 174.54 FEET TO THE EAST LINE OF SAID PLAT OF MIL-LAKE ESTATES II;  
THENCE ALONG SAID EAST LINE, N01°40'09"E FOR 273.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.144 ACRES, MORE OR LESS.

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

#### 1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR CHESED PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHESED PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. TRACT B:

TRACT B, 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.

#### 3. GENERAL UTILITY EASEMENTS:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS AND THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE 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, TELECOMMUNICATIONS 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 THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF July, 2020.

CHESED PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*  
Aaron M. Taylor  
(PRINT NAME)

WITNESS: *[Signature]*  
William H. Harkin  
(PRINT NAME)

BY: *[Signature]*  
MICHAEL AHARON, MANAGER

### ACKNOWLEDGEMENT

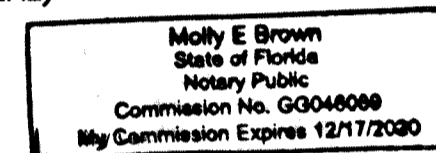
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR    ONLINE NOTARIZATION, THIS 16th DAY OF July, 2020, BY MICHAEL AHARON, AS MANAGER OF CHESED PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS    PERSONALLY KNOWN TO ME OR HAS PRODUCED Florida DL (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: December 17, 2020

(SEAL)

*[Signature]* (SIGNATURE)  
Molly E. Brown (PRINT NAME)  
NOTARY PUBLIC  
# G6046089



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, WILLIAM P. DONEY, 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 IN CHESED PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

DATED: ~~July 2, 2020~~ *[Signature]* BY: *[Signature]*  
October 5, 2020 WILLIAM P. DONEY, ESQ.  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### SURVEYOR & MAPPER'S CERTIFICATE

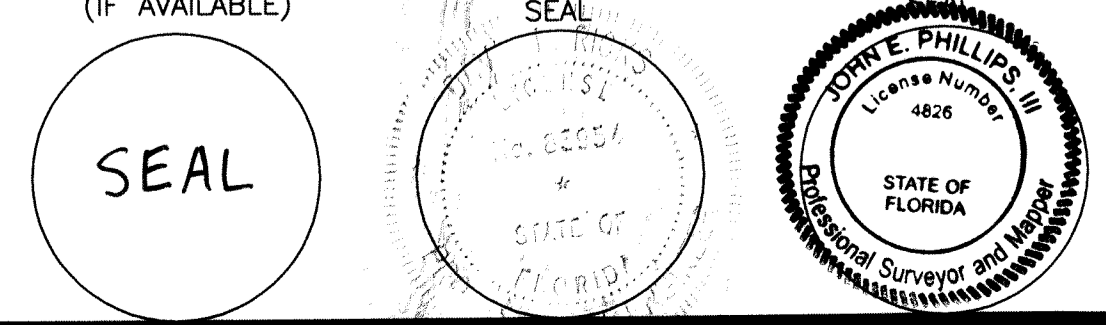
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC.177.091(9), 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.

*[Signature]* DATE 8/2/2020  
JOHN E. PHILLIPS III, P.S.M.  
LICENSE NO. 4826  
STATE OF FLORIDA

CHESED PROPERTIES, LLC  
SEAL  
(IF AVAILABLE)

COUNTY  
ENGINEER'S  
SEAL

SURVEYOR'S



### COUNTY APPROVAL

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 16 DAY OF November 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

*[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON N88°33'22"W (GRID, NAD 83, 1990 ADJUSTMENT) ALONG THE NORTH BOUNDARY OF THE PLAT OF MANATEE KEY, PLAT BOOK 101, PAGE 50.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- STATE PLANE COORDINATES:  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD 83, 1990 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED  
H. SCALE FACTOR - 1.000368  
I. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE  
J. ROTATION EQUATION: NONE
- 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 COORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 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.

### SITE DATA:

ZONING CONTROL NUMBER: 2017-00104

### LEGEND:

- ABBREVIATIONS:**
- |                             |   |
|-----------------------------|---|
| P.O.B. - POINT OF BEGINNING | PBC - PALM BEACH COUNTY                   |
| ORB - OFFICIAL RECORD BOOK  | NAD - NORTH AMERICAN DATUM                |
| D.B. - DEED BOOK            | (G) - GROUND DIMENSION                    |
| P.B. - PLAT BOOK            | 24/44/42 - SECTION 24, TOWNSHIP 44 SOUTH, |
| NO. - NUMBER                | RANGE 42 EAST                             |
| PG. - PAGE                  | LLC - LIMITED LIABILITY COMPANY           |
| R/W - RIGHT-OF-WAY          | NAD - NORTH AMERICAN DATUM                |
| SEC. - SECTION              | LB - LICENSED BUSINESS                    |
| FPL - FLORIDA POWER & LIGHT |   |
| CL - CENTERLINE             |   |
| U.E. - UTILITY EASEMENT     |   |
| R - RADIUS                  |   |
| Δ - CENTRAL ANGLE           |   |
| Λ - ARC LENGTH              |   |

### SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE
- PERMANENT REFERENCE MONUMENT (P.R.M.), NAIL AND DISK STAMPED "PRM LB6473"
- MONUMENT, 1/2" IRON ROD WITH CAP STAMPED "BROWN & PHILLIPS, INC."

### PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4823

**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561-615-3988, 615-3986 FAX

5/2016, original files 18-063, 18-065, 18-066, 18-067, 18-068, 18-069, 18-070, 18-071, 18-072, 18-073, 18-074, 18-075, 18-076, 18-077, 18-078, 18-079, 18-080, 18-081, 18-082, 18-083, 18-084, 18-085, 18-086, 18-087, 18-088, 18-089, 18-090, 18-091, 18-092, 18-093, 18-094, 18-095, 18-096, 18-097, 18-098, 18-099, 18-100, 18-101, 18-102, 18-103, 18-104, 18-105, 18-106, 18-107, 18-108, 18-109, 18-110, 18-111, 18-112, 18-113, 18-114, 18-115, 18-116, 18-117, 18-118, 18-119, 18-120, 18-121, 18-122, 18-123, 18-124, 18-125, 18-126, 18-127, 18-128, 18-129, 18-130, 18-131, 18-132, 18-133, 18-134, 18-135, 18-136, 18-137, 18-138, 18-139, 18-140, 18-141, 18-142, 18-143, 18-144, 18-145, 18-146, 18-147, 18-148, 18-149, 18-150, 18-151, 18-152, 18-153, 18-154, 18-155, 18-156, 18-157, 18-158, 18-159, 18-160, 18-161, 18-162, 18-163, 18-164, 18-165, 18-166, 18-167, 18-168, 18-169, 18-170, 18-171, 18-172, 18-173, 18-174, 18-175, 18-176, 18-177, 18-178, 18-179, 18-180, 18-181, 18-182, 18-183, 18-184, 18-185, 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