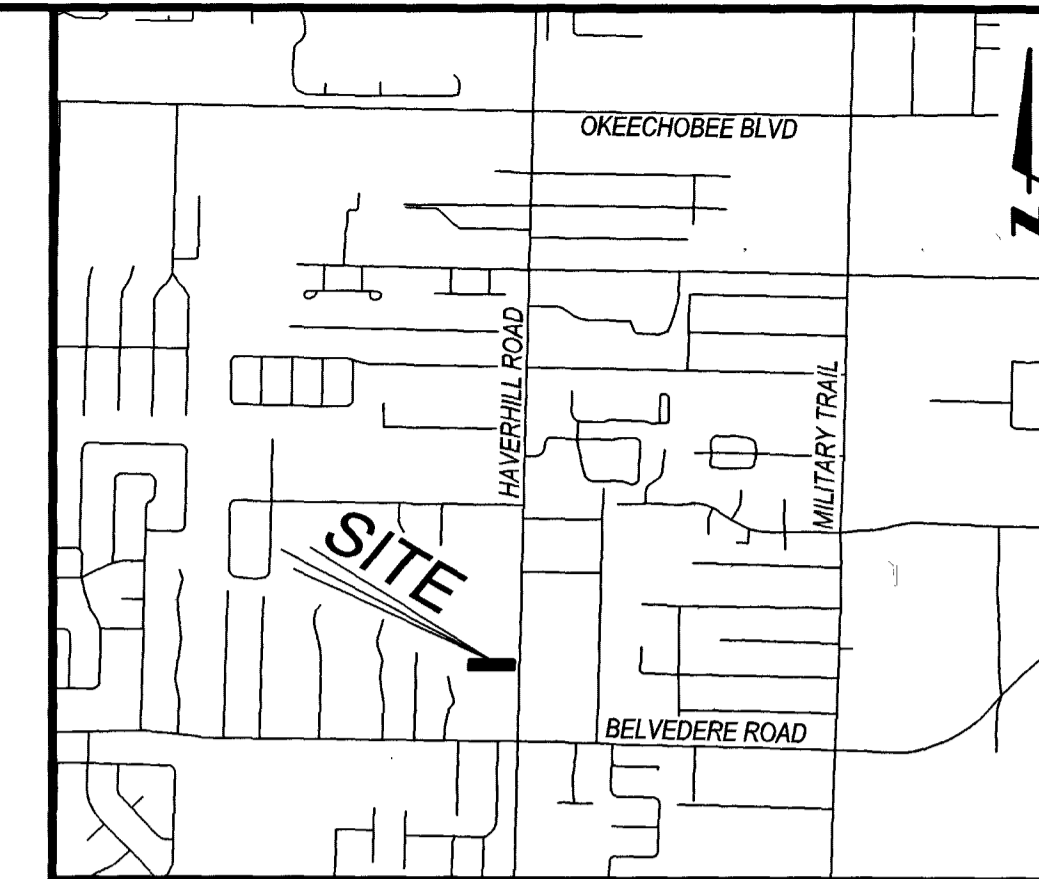


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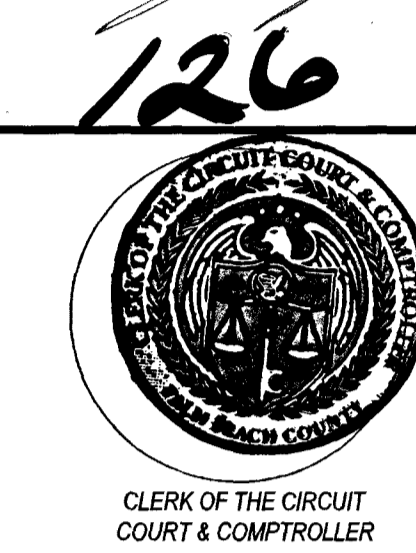
HAVERHILL PALMS

A TRACT OF LAND LYING IN THE SOUTHEAST QUARTER OF SECTION 26,
TOWNSHIP 43 SOUTH RANGE 42 EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR RECORD AT 10:33 AM
THIS 10 DAY OF March, 2023
AND DULY RECORDED IN PLAT BOOK 135 ON PAGE 126-127
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER PALM BEACH COUNTY
BY: *[Signature]*



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DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT 1275 BEACON CIRCLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS "HAVERHILL PALMS", BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 75 FEET OF THE SOUTH 683.41 FEET OF THE EAST 423.80 FEET OF THE SOUTHEAST 1/4 OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE EAST 50 FEET FOR ROAD RIGHT OF WAY.

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

PARCELS 1 AND 2, AS SHOWN HEREON ARE HEREBY RESERVED FOR 1275 BEACON CIRCLE, LLC, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF HAVERHILL, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF 1275 BEACON CIRCLE, LLC, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL, FLORIDA.

THE 18' WIDE ACCESS AND UTILITY EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR 1275 BEACON CIRCLE, LLC, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF HAVERHILL, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF 1275 BEACON CIRCLE, LLC, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL, FLORIDA. THE EASEMENT IS SUBJECT TO AN OVERLYING NON-EXCLUSIVE EASEMENT 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 STORMWATER FACILITIES, 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.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE TOWN OF HAVERHILL, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13th DAY OF February, 2023.

1275 BEACON CIRCLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *[Signature]*
PRINT NAME: FRANK CHEGOLS
WITNESS: *[Signature]*
PRINT NAME: Tabetha Day

BY: *[Signature]*
IGN SHAFT - AUTHORIZED MEMBER

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 32831, PAGE 143, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE DONALD H. KING AND CYNTHIA R. KING, AS TRUSTEES OF THE KING FAMILY REVOCABLE TRUST DO HEREUNTO SET OUR HANDS AND SEALS THIS 13th DAY OF February, 2023.

WITNESS: *[Signature]*
PRINT NAME: Valerie Sam
WITNESS: *[Signature]*
PRINT NAME: Tabetha Day

DONALD H. KING
BY: *[Signature]*
SIGNATURE

WITNESS: *[Signature]*
PRINT NAME: Valerie Sam
WITNESS: *[Signature]*
PRINT NAME: Tabetha Day

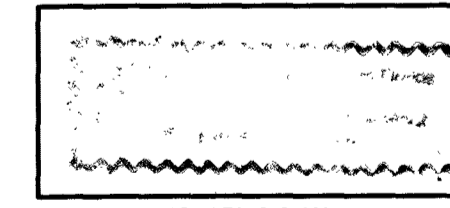
CYNTHIA R. KING
BY: *[Signature]*
SIGNATURE

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 13th DAY OF February, 2023, BY IGN SHAFT AS Principal FOR 1275 BEACON CIRCLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS () PERSONALLY KNOWN TO ME OR HAS PRODUCED () (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3/15/2024 *[Signature]*
SIGNATURE OF NOTARY PUBLIC



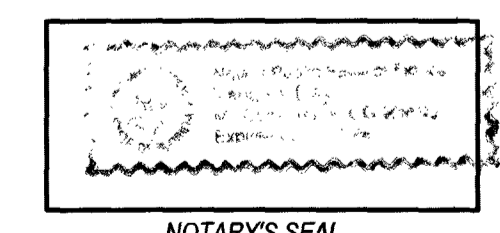
[Signature]
PRINTED NAME OF NOTARY PUBLIC

ACKNOWLEDGEMENT

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF () PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 13th DAY OF February, 2023, BY DONALD H. KING AND CYNTHIA R. KING, AS TRUSTEES OF THE KING FAMILY REVOCABLE TRUST, WHO ARE () PERSONALLY KNOWN TO ME OR HAVE PRODUCED FL Drivers License (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3/15/2024 *[Signature]*
SIGNATURE OF NOTARY PUBLIC



[Signature]
PRINTED NAME OF NOTARY PUBLIC

APPROVAL - TOWN OF HAVERHILL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN OF HAVERHILL, FLORIDA, THIS 9th DAY OF March, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER CONTRACTED BY THE TOWN OF HAVERHILL, IN ACCORDANCE WITH SECTION 177.061(1), FLORIDA STATUTES.

BY: *[Signature]*
JAY ROY, MAYOR
BY: *[Signature]*
TRACEY L. STEVENS, TOWN ADMINISTRATOR
BY: *[Signature]*
TODD N. McLEOD, P.E., TOWN ENGINEER

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, Assured Title Services, LLC, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 1275 BEACON CIRCLE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL ASSESSMENTS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 8th DAY OF February, 2023. BY: *[Signature]*
PRINT NAME: Craig Feldman
(OFFICER) President
(TITLE)

REVIEWING SURVEYORS STATEMENT

IN ACCORDANCE WITH SECTION 177.061(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE TOWN OF HAVERHILL, SECTION 54. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

DATE 2/27/23 BY: *[Signature]*
JOHNY E. PHILLIPS, III, LS#4826
PROFESSIONAL SURVEYOR AND MAPPER

SURVEYOR AND MAPPER'S CERTIFICATE

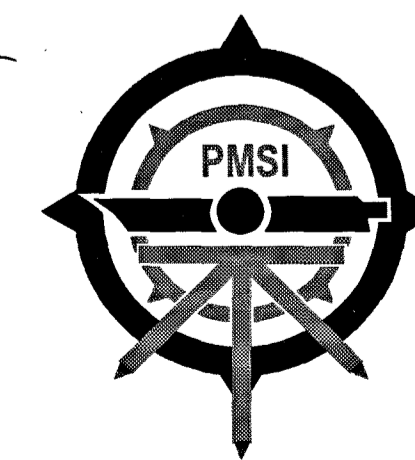
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION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

CERTIFICATE OF AUTHORIZATION LB #8261
DATED THIS 8th DAY OF FEBRUARY 2023. *[Signature]*
DOUG WALKER, PSM
FLORIDA CERTIFICATE NO. LST7211

SURVEYOR AND MAPPER'S NOTES:

- * 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.
- * TABULAR AREA:
TOTAL = 28,032 SQUARE FEET ± OR 0.64 ACRES ±
- * ALL BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM - NAD83 - 1990 ADJUSTMENT, FLORIDA EAST ZONE.
- * THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST BEARS N01°22'22"E AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.
- * COORDINATES SHOWN ARE GRID. DATUM IS NAD 83, 1990 ADJUSTMENT. ZONE IS FLORIDA EAST. COORDINATE SYSTEM IS 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- * DISTANCES ARE IN U.S. SURVEY FOOT

* PREPARING SURVEYOR & MAPPER'S STATEMENT:
THIS INSTRUMENT WAS PREPARED BY DOUG WALKER, P.S.M. # 7211, STATE OF FLORIDA, IN AND FOR THE OFFICES OF PRINCIPAL MERIDIAN SURVEYING, INC., AT 4546 CAMBRIDGE STREET, WEST PALM BEACH, FLORIDA, 33415. CERTIFICATE OF AUTHORIZATION # 8261



PRINCIPAL MERIDIAN SURVEYING INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
PHONE 833.478.7764 / FAX 561.478.1094
WWW.PMSISURVEYING.NET - LB #8261
JOB # 21-0824

- * ABBREVIATIONS:
- PSM = PROFESSIONAL SURVEYOR & MAPPER
- LB = LICENSED BUSINESS
- PB = PLAT BOOK
- ORB = OFFICIAL RECORD BOOK
- PG = PAGE
- SQ. FT. = SQUARE FEET
- PRM = PERMANENT REFERENCE MONUMENT
- LS = LICENSED SURVEYOR
- ID = IDENTIFICATION

