

CFN 20230091835 PL BK 135 PG 135

135



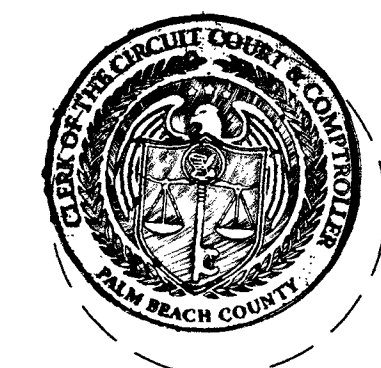
# GRIFFINTOWN

BEING A REPLAT OF A PORTION OF TRACT A, OF HENNESSEY'S REPLAT, OF BLOCK 44, AND PART OF BLOCKS 45 AND 50, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:24 P.M. THIS 20 DAY OF March 2023 AND DULY RECORDED IN PLAT BOOK No. 135 ON PAGE 135-136.  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
PALM BEACH COUNTY  
BY: [Signature]  
DEPUTY CLERK

SHEET 1 OF 2



CLERK OF THE CIRCUIT COURT AND COMPTROLLER

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS GRIFFINTOWN, BEING A REPLAT OF A PORTION OF TRACT A, OF HENNESSEY'S REPLAT, OF BLOCK 44, AND PART OF BLOCKS 45 AND 50, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE 68, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST; THENCE RUN SOUTH 88°53'06" EAST, ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 1605.31 FEET TO THE POINT OF INTERSECTION OF SAID NORTH LINE OF THE AFORESAID SECTION 30 AND THE CENTERLINE OF TALLAHASSEE DRIVE AS SHOWN ON HENNESSEY'S REPLAT, OF BLOCK 44, AND PART OF BLOCKS 45 AND 50, WEST GATE ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE RUN SOUTH 01°06'25" WEST, ALONG SAID CENTERLINE, A DISTANCE OF 1948.55 FEET; THENCE RUN NORTH 88°53'35" WEST, DEPARTING THE AFORESAID CENTERLINE, A DISTANCE OF 30 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID TALLAHASSEE DRIVE, ACCORDING TO SAID HENNESSEY'S REPLAT, AND THE POINT OF BEGINNING; THENCE RUN SOUTH 01°06'25" WEST, ALONG SAID WESTERLY RIGHT OF WAY, A DISTANCE OF 115.00 FEET TO THE NORTHERLY RIGHT-OF-WAY OF SAGINAW AVENUE, ACCORDING TO THE AFORESAID HENNESSEY'S REPLAT; THENCE RUN NORTH 88°53'35" WEST, ALONG SAID NORTH RIGHT-OF-WAY, A DISTANCE OF 177.50 FEET; THENCE RUN NORTH 01°06'25" EAST, ALONG A LINE 177.50 FEET WEST OF AND PARALLEL WITH THE AFORESAID WESTERLY RIGHT-OF-WAY OF AFORESAID TALLAHASSEE DRIVE, A DISTANCE OF 115.00 FEET; THENCE RUN SOUTH 88°53'35" EAST, ALONG A LINE 115.00 FEET NORTH OF AND PARALLEL WITH THE AFORESAID NORTHERLY RIGHT OF WAY OF SAID SAGINAW AVENUE, A DISTANCE OF 177.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 20,412 SQUARE FEET OR 0.4686 ACRES

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

1. 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.
2. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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.

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JONATHAN C. BENITAH, 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 ELITE CAPITAL & DEVELOPMENT 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 RECORDS AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 2/24/2023

BY: [Signature]  
JONATHAN C. BENITAH  
ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NUMBER 016371

### COUNTY APPROVAL

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 DAY OF February, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature] DATED: 3/20/2023

DAVID RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR NOTES

1. BEARINGS SHOWN HEREON ARE GRID BEARINGS. THE BASIS OF BEARING LINE USED IS THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 43 SOUTH, RANGE 43 EAST AND HAVING A MEASURED BEARING OF SOUTH 88°53'06" EAST. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD 83/90 ADJUSTMENT, EAST ZONE) AND WERE ESTABLISHED USING LEICA GNSS SMART ANTENNA AND OBSERVING PERMANENT REFERENCE MONUMENTS FOR 300 EPOCHS.
2. ALL DISTANCES SHOWN ARE GROUND DISTANCES, U.S. SURVEY FEET, UNLESS OTHERWISE NOTED. SCALE FACTOR = 1.000040514480. SCALE FACTOR X GROUND DISTANCE = GRID DISTANCE.
3. NO BUILDINGS 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. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE EASEMENTS OVERLAP.
4. 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.
5. 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.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
7. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

### 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"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

THIS 23 DAY OF FEB., 2023

[Signature]  
MICHAEL J. MILLER, R.L.S.  
LICENSE No. 4034  
STATE OF FLORIDA

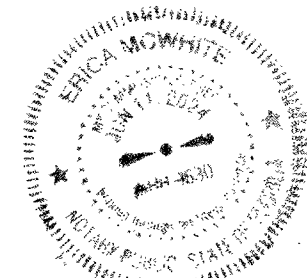
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

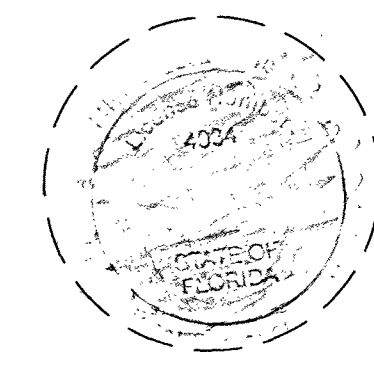
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 24 DAY OF February 2023 BY PHILIPPE O BOUCHER AS PRESIDENT FOR ELITE CAPITAL & DEVELOPMENT INC., A FLORIDA CORPORATION ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 6/11/2024

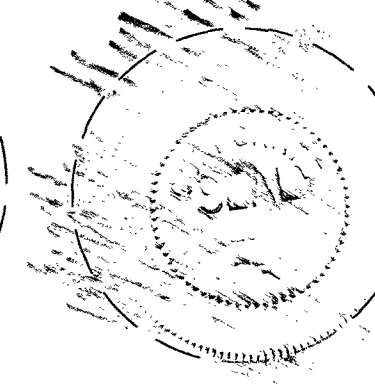
[Signature]  
PRINT NAME: Erica McWhite  
SEAL



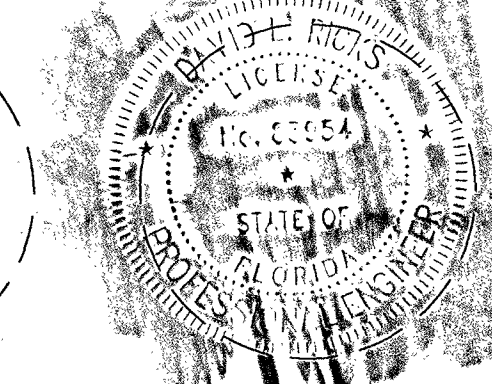
PREPARING SURVEYOR AND MAPPER SEAL



ELITE CAPITAL & DEVELOPMENT SEAL



COUNTY ENGINEER SEAL



PREPARING SURVEYOR & MAPPER'S STATEMENT  
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034  
IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

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|---------------------|--|-----------------|
| SCALE: 1" = 20'     | MILLER LAND SURVEYING<br>1121 LAKE AVENUE<br>LAKE WORTH, FLORIDA 33460<br>PHONE: (561) 586-2669 - FAX: (561) 582-0151<br>www.millersurveying.com<br>e-mail: orders@millersurveying.com | REF: T44/20     |
| DRAWN BY: S.R.L.    |  | PREV. JOB NO'S: |
| FIELD WK: J.W./B.M. |  | JOB NO. Y220101 |
| DATE: 03/10/2022    |  | L-2314-A        |