

# HAVERHILL COURTS

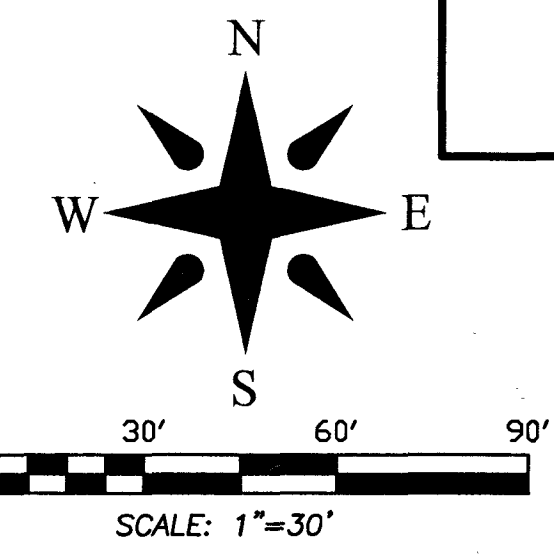
BEING A REPLAT OF A PORTION OF TRACT 8, MODEL LAND COMPANY, SUBDIVISION OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 77, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA.

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TABULAR DATA		
TRACT A	25,258,189 SQUARE FEET	0.5798 ACRES
TRACT B	30,374,642 SQUARE FEET	0.6973 ACRES
TRACT R	25,005,562 SQUARE FEET	0.5740 ACRES
TRACT W-1	7,929,914 SQUARE FEET	0.1820 ACRES
TRACT W-2	20,789,750 SQUARE FEET	0.4773 ACRES
LOTS	109,569,518 SQUARE FEET	2.5154 ACRES
TOTAL AREA OF PLAT	218,927,575 SQUARE FEET	5.026 ACRES

NE CORNER SECTION 35,  
TOWNSHIP 43 SOUTH,  
RANGE 42 EAST  
(NOT RECOVERED)  
N:85295.643  
E:943581.553  
(P.B.C. PUBLISHED POSITION)

THIS INSTRUMENT PREPARED BY:  
ROBERT J. CAJAL IN THE OFFICE OF  
WALLACE SURVEYING CORPORATION  
5553 VILLAGE BOULEVARD  
WEST PALM BEACH, FLORIDA 33407



SHEET 3 OF 4

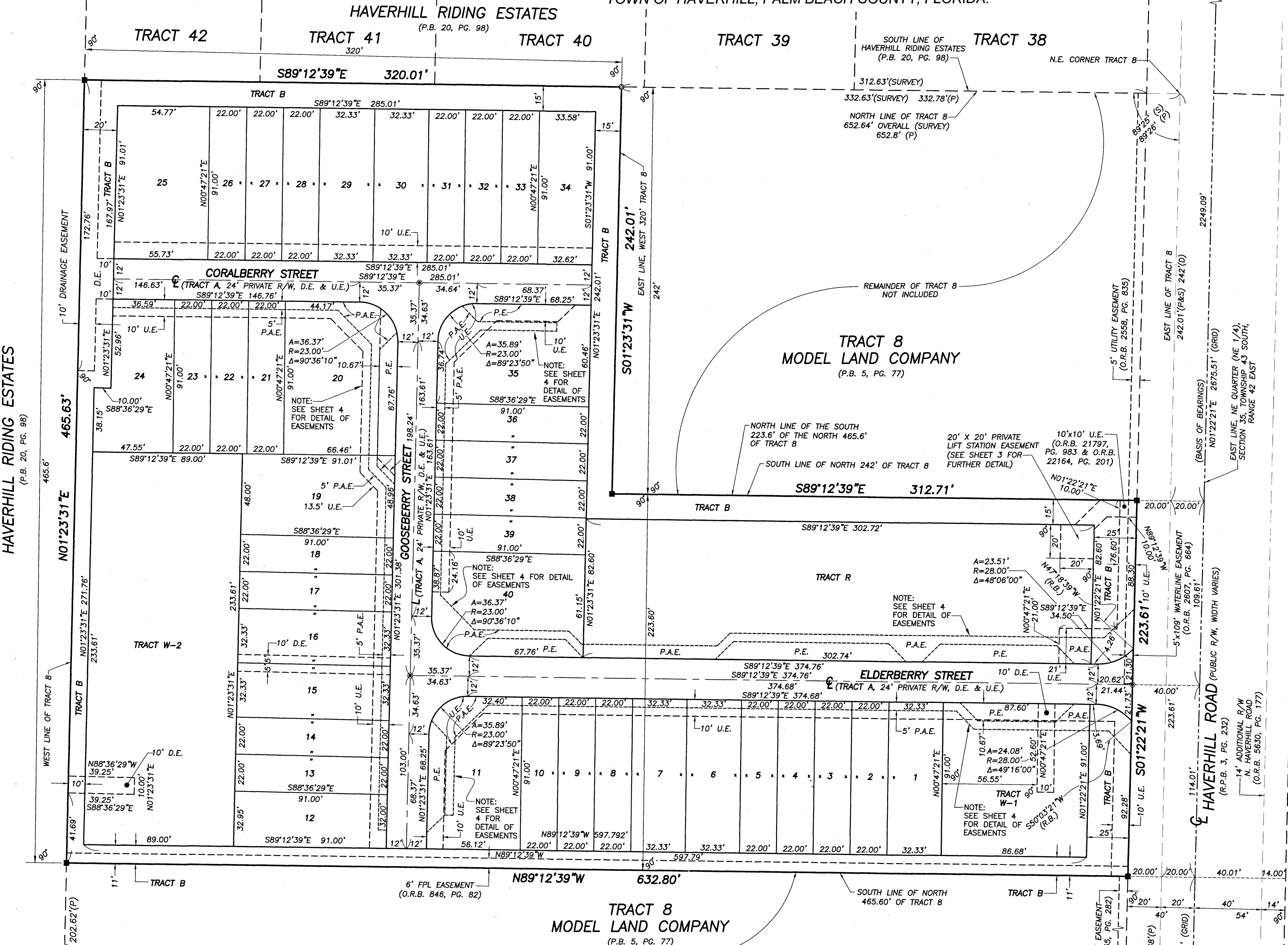
### ABBREVIATIONS AND SYMBOLS

- = SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. LB #4569"
- = SET MAG NAIL WITH DISK STAMPED "P.R.M. LB #4569"
- = SET MAG NAIL WITH DISK STAMPED "P.C.P. LB #4569"
- A.K.A. = ALSO KNOWN AS
- C/L = CENTERLINE
- C.L.F. = CHAIN LINK FENCE
- D.B. = DEED BOOK
- D.E. = DRAINAGE EASEMENT
- L.A.E. = LIMITED ACCESS EASEMENT
- LB. = LICENSED BUSINESS
- L.B. = LANDSCAPE BUFFER
- NAD = NORTH AMERICAN DATUM
- (N.R.) = NOT RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- (P) = PLAT BOOK 5, PAGE 77
- P.A.E. = PEDESTRIAN ACCESS EASEMENT
- P.B. = PLAT BOOK
- P.B.C. = PALM BEACH COUNTY
- P.C. = POINT OF CURVATURE
- P.E. = PARKING EASEMENT
- PG(S) = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- (R.B.) = RADIAL BEARING
- R.P.B. = ROAD PLAT BOOK
- RGE. = RANGE
- R/W = RIGHT OF WAY
- (S) = SURVEY DATUM
- SEC. = SECTION
- TWP. = TOWNSHIP
- U.E. = UTILITY EASEMENT
- A = ARC LENGTH
- Δ = CENTRAL ANGLE
- R = RADIUS
- N = NORTHING
- E = EASTING
- W.C. = WITNESS CORNER
- 35/43/42 = SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST

- SURVEYOR'S NOTES:**
- COORDINATES SHOWN HEREON ARE GRID.
  - DATUM = NAD 83, 1990 ADJUSTMENT.
  - ZONE = FLORIDA EAST.
  - LINEAR UNIT = U.S. SURVEY FEET AS MEASURED ON HORIZONTAL PLANE.
  - COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.
  - ALL DISTANCES SHOWN HEREON ARE GROUND, UNLESS NOTED OTHERWISE.
  - SCALE FACTOR = 1.000035585
  - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.
  - BEARINGS SHOWN HEREON ARE GRID (NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT) AND ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, WHICH BEARS NORTH 01°22'21" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  - 6' WIDE EASEMENTS REFERENCED AS EASEMENT #2 AND #3 BENEFITING FPL AND AT&T (FKA SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY) RECORDED IN O.R.B. 846, PG. 82, HAVE BEEN RELEASED IN O.R.B. 34235, PG. 482, PUBLIC RECORDS OF PALM BEACH COUNTY.
  - 6' WIDE EASEMENT BENEFITING FPL AND AT&T (FKA SOUTHERN BELL TELEPHONE & TELEGRAPH COMPANY) RECORDED IN O.R.B. 946, PG. 483, HAS BEEN RELEASED IN O.R.B. 34235, PG. 486, PUBLIC RECORDS OF PALM BEACH COUNTY.

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4961  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 | (561) 640-4551

FIELD:	JOB No.: 18-1447.7	F.B.	PG.
OFFICE: R.C.	DATE: JANUARY 2023	DWG. No.:	18-1447-2
C/K'D:	REF.: 18-1447-1.DWG	SHEET	3 OF 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 Palm Beach County.