# PALM BEACH MEMORIAL PARK REPLAT

RECORDED IN PLAT BOOK 23, PAGE 179, AND

A REPLAT OF A PORTION OF PLAT A OF PALM BEACH MEMORIAL PARK

RECORDED IN PLAT BOOK 25, PAGE 226 ALL IN THE PALM BEACH COUNTY PUBLIC RECORDS, AND

A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

> THIS INSTRUMENT PREPARED BY DAVID E. ROHAL

# CAULFIELD & WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991

ACKNOWLEDGEMENT:

STATE OF SOUTH CAYOLING

COUNTY OF CYCAYLESTOYN

TITLE CERTIFICATION:

**COUNTY APPROVAL:** 

ACCORDANCE WITH SEC. 177.081(1), F.S.

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me by means of  $\mathbb X$  physical presence or [ ] online notarization, this 2 day of **February**, 2024, by timothy a. birch, as EXECUTIVE VICE PRESIDENT OF NORTHSTAR CEMETERY SERVICES OF FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION.

I. KARRI MICHELLE JESSELL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT

HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS

BUSINESS IN THE STATE OF FLORIDA; 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;

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN

HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN

THAT THERE ARE NO MORTGAGES OF RECORD: AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE

VESTED IN NORTHSTAR PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO

ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

ACCORDANCE WITH SEC. 177.071(2), F.S., THIS \_ ZO\_ DAY OF \_ MAKCH

KATIE STANDIFER Votary Public - State of South Carolina October 18, 2032

COMMISSION NUMBER:

KARRI MICHELLE JESSEL

COUNTY ENGINEER

ATTORNEY AT LAW

STATE OF FLORIDA

FLORIDA BAR #123757



DEDICATION AND RESERVATION: KNOW ALL MEN BY THESE PRESENTS THAT NORTHSTAR PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS PALM BEACH MEMORIAL PARK REPLAT, BEING A REPLAT OF A PORTION OF LINCOLN MEMORIAL GARDENS, RECORDED IN PLAT BOOK 23, PAGE 179, AND A REPLAT OF A PORTION OF PLAT A OF PALM BEACH MEMORIAL PARK, RECORDED IN PLAT BOOK 25, PAGE 226, ALL IN THE PALM BEACH COUNTY PUBLIC RECORDS, AND A PORTION OF THE NW 1/4 OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

HYPOLUXO ROAD

W. GATEWAY BOULEVARD

NORTH

OCATION MAP

BEGINNING AT THE SOUTHEAST CORNER OF HY-CREST CENTER AS RECORDED IN PLAT BOOK 64, PAGE 177 OF SAID PUBLIC RECORDS; THENCE SOUTH 02°04'18" WEST ALONG THE SOUTHERLY PROLONGATION OF THE EAST LINE OF SAID HY-CREST CENTER AND ALONG THE WEST LINE OF THAT 80 FOOT RIGHT-OF-WAY LINE OF SEACREST BOULEVARD. A DISTANCE OF 1.391.26 FEET: THENCE NORTH 87°55'42" WEST. A DISTANCE OF 92.00 FEET; THENCE SOUTH 02°04'18" WEST. A DISTANCE OF 93.00 FEET: THENCE NORTH 87°55'42" WEST, A DISTANCE OF 81.83 FEET; THENCE NORTH 00°37'03" EAST, A DISTANCE OF 156.13 FEET; THENCE NORTH 87°55'42" WEST, A DISTANCE OF 33.81 FEET; THENCE NORTH 00°37'03" EAST, A DISTANCE OF 2.74 FEET; THENCE NORTH 87°55'42" WEST, A DISTANCE OF 326.39 FEET; THENCE SOUTH 00°37'03" WEST, A DISTANCE OF 12.00 FEET; THENCE NORTH 87°55'42" WEST, A DISTANCE OF 148.72 FEET: THENCE SOUTH 00°37'03" WEST, A DISTANCE OF 19.03 FEET: THENCE NORTH 87°55'42" WEST, A DISTANCE OF 176.24 FEET TO THE EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 9/ INTERSTATE 95, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP OF SECTION 93220-2564. DATED AUGUST 11, 2019; THENCE NORTH 00°36'31" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1,174.86 FEET TO THE SOUTHWEST CORNER OF SAID HY-CREST CENTER; THENCE SOUTH 89°20'12" EAST ALONG THE SOUTH LINE OF SAID HY-CREST CENTER, A DISTANCE OF 344.36 FEET; THENCE NORTH 03°02'48" EAST ALONG THE SOUTH LINE OF SAID HY-CREST CENTER, A DISTANCE OF 160.14 FEET; THENCE SOUTH 89°20'12" EAST ALONG THE SOUTH LINE OF SAID HY-CREST CENTER, A DISTANCE OF 545.42 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1.127.550 SQUARE FEET (25.884 ACRES). MORE OR LESS.

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

#### DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR NORTHSTAR PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NORTHSTAR PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2024.

NORTHSTAR PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY

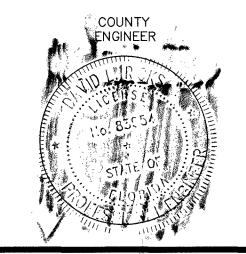
> BY: NORTHSTAR CEMETERY SERVICES OF FLORIDA, LLC A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA ITS SOLE MEMBER

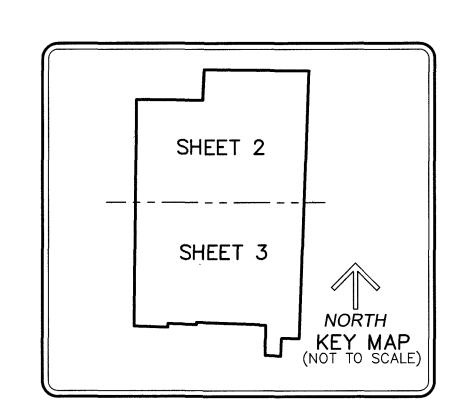
> > TIMOTHY A. BIRCH, EXECUTIVE VICE PRESIDENT

AUTHORIZED TO DO BUSINESS IN FLORIDA

NORTHSTAR CEMETERY SERVICES OF FLORIDA, LLC



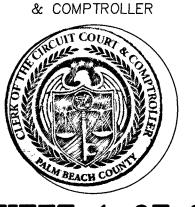




STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 3:20 P. M. THIS 21 DAY OF March A.D. 2024 AND DULY RECORDED IN PLAT BOOK \_\_\_\_\_\_ ON PAGES 107 THROUGH 109

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER

CLERK OF THE CIRCUIT COURT



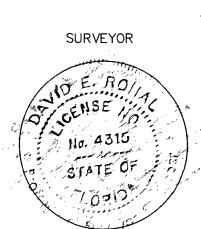
## SURVEYOR AND MAPPER'S NOTES:

- 1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS AND WATER MANAGEMENT MAINTENANCE 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
- 2. "THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED IN. OVER, UNDER OR UPON THE INGRESS AND EGRESS EASEMENT OR WATER MANAGEMENT MAINTENANCE EASEMENTS AS SHOWN HEREON, INCLUDING THE EXISTING EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 7110, PAGES 1227 THROUGH 1238, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS AND UNTIL APPROVED, IN PERMIT FORM, BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT."
- 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.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF SOUTH 02°04'18" WEST ALONG THE NORTH-SOUTH QUARTER (1/4) SECTION LINE OF SECTION 9, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 6. COORDINATES SHOWN ON THIS PLAT BOUNDARY WERE DERIVED FROM COORDINATES PUBLISHED BY PALM BEACH COUNTY RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- 6. "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.
- 7. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

## 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 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.

DAVID E. ROHAL PROFESSIONAL LAND SURVEYOR NO. 4315 STATE OF FLORIDA CAULFIELD & WHEELER, INC. 7900 GLADES ROAD, SUITE 100 BOCA RATON, FL 33434 CERTIFICATE OF AUTHORIZATION NO. LB 3591



SITE DATA CONTROL NUMBER 1983-00115