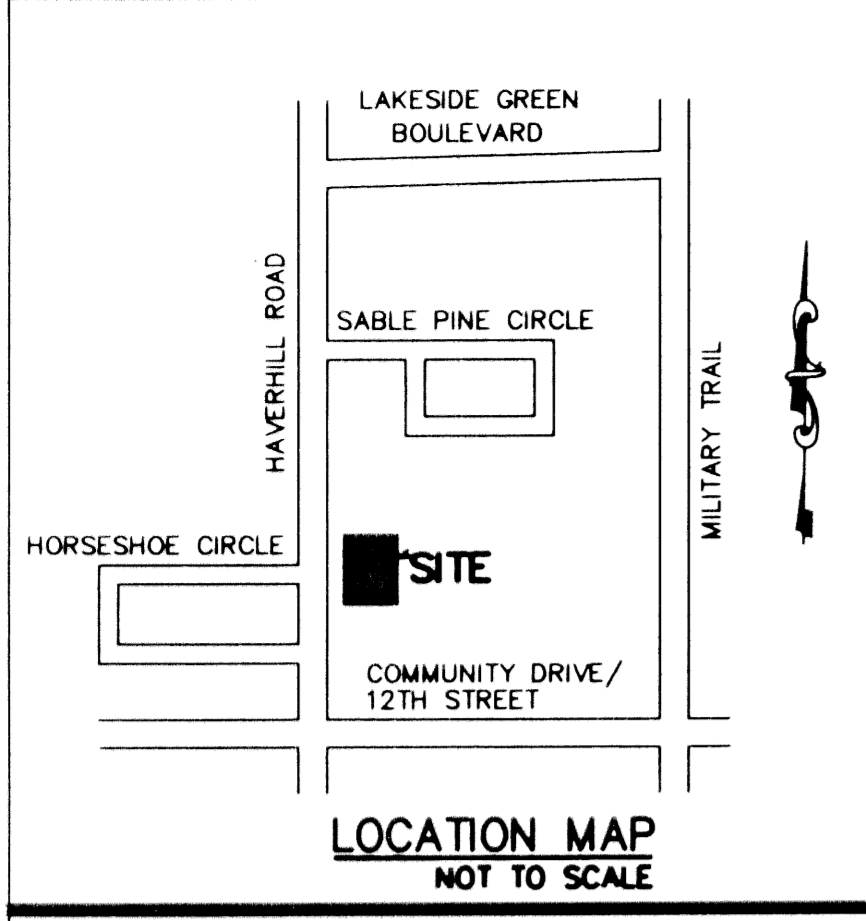


# H A V E R L A N D

A PORTION OF DORFMAN P.U.D., BEING A PORTION OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
OCTOBER - 2000



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:58 P.M.  
THIS 11th DAY OF September  
A.D. 2002 AND DULY RECORDED  
IN PLAT BOOK 46 ON  
PAGES 29 AND 30

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *Shirley L. McToldy, et*  
DEPUTY CLERK

SHEET 1 OF 2

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT JEANNETTE ZUPNIK, OWNER OF THE LAND SHOWN HEREON AS HAVERLAND A PORTION OF DORFMAN P.U.D., BEING A PORTION OF SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "F", "PALM LAKES APARTMENT COMPLEX", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 66, PAGES 90 THROUGH 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE N01°29'17"E ALONG THE EAST RIGHT-OF-WAY LINE OF "HAVERRILL ROAD", AS RECORDED IN OFFICIAL RECORD BOOK 5402, PAGE 662 OF SAID PUBLIC RECORDS, A DISTANCE OF 480.00 FEET; THENCE S88°34'18"E, ALONG THE SOUTH LINE OF "PINERIDGE AT HAVERHILL, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 11 OF SAID PUBLIC RECORDS, A DISTANCE OF 412.00 FEET TO THE NORTHWEST CORNER OF TRACT "F" OF SAID "PALM LAKES APARTMENT COMPLEX"; THENCE S01°29'17"W ALONG THE BOUNDARY LINE OF SAID "PALM LAKES APARTMENT COMPLEX", A DISTANCE OF 480.00 FEET; THENCE N88°34'18"W ALONG A BOUNDARY LINE OF SAID "PALM LAKES APARTMENT COMPLEX", A DISTANCE OF 412.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 197,760 SQUARE FEET/4.54 ACRES, MORE OR LESS.

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

### 1. P.B.C. UTILITY EASEMENTS

THE P.B.C. UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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.

### 2. LIFT STATION EASEMENT

THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATIONS AND RELATED APPURTENANCES. THESE EASEMENTS MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

### 3. TRACT A

TRACT A AS SHOWN HEREON IS HEREBY RESERVED TO THE OWNER OF TRACT "A", THEIR SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### TABULAR DATA

TOTAL AREA THIS PLAT	4.54 ACRES
LAND USE: MRS	
PETITION NO. PDD 85-171E	

### DEDICATION AND RESERVATIONS CONTINUED:

### 4. LANDSCAPE BUFFER EASEMENTS

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE ARE HEREBY RESERVED FOR THE OWNER OF TRACT "A", THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 5. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, I JEANNETTE ZUPNIK DO HEREUNTO SET MY HAND AND SEAL THIS 5th DAY OF August, 2002.

WITNESS: *Todd B. Melton* PRINT *Todd B. Melton*  
WITNESS: *Eric Coppen* PRINT *Eric Coppen*  
BY: *Jeannette Zupnik* JEANNETTE ZUPNIK

### NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID  
DATUM = NAD 83 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FEET  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.0000364  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990  
ADJUSTMENT, FLORIDA EAST ZONE.

N01°29'17"E(PLAT BEARING) 00°00'06" = BEARING ROTATION  
N01°29'23"E(GRID BEARING) (PLAT TO GRID)  
WEST LINE THIS PLAT CLOCKWISE

### ACKNOWLEDGMENT:

STATE OF MARYLAND  
COUNTY OF MONTGOMERY)

BEFORE ME PERSONALLY APPEARED JEANNETTE ZUPNIK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ~~AND~~ ~~RESPECTIVELY AS IDENTIFICATION~~, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 5th DAY OF August, 2002.

MY COMMISSION EXPIRES: *11/14/04*  
*Alberta Maschal*  
NOTARY PUBLIC  
PRINTED NAME *Alberta Maschal*  
PRINTED COMMISSION NUMBER *NA*

### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 1st DAY OF August, 2002.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT  
ATTEST: *Peter L. Pimentel* PETER L. PIMENTEL, SECRETARY BOARD OF SUPERVISORS  
BY: *Pamela M. Rauch* PAMELA M. RAUCH, PRESIDENT BOARD OF SUPERVISORS

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF BROWARD)

I, JOHN W. PERLOFF, PA, 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 JEANNETTE ZUPNIK; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 8/8/02  
EFFECTIVE DATE: 7/10/02

*John W. Perloff*  
JOHN W. PERLOFF  
ATTORNEY AT LAW  
LICENSED IN FLORIDA 0613592

### COUNTY ENGINEER:

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 3 DAY OF September, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *George T. Webb*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE:

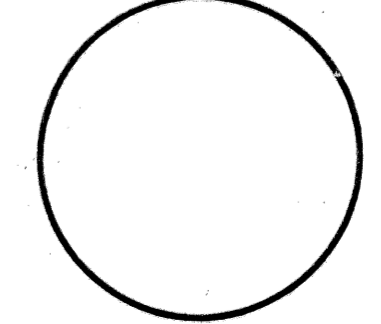
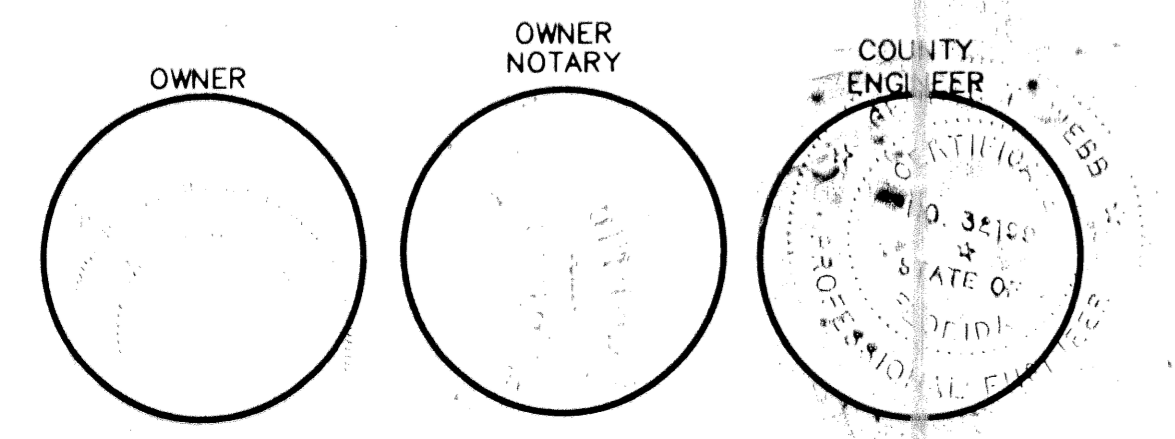
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 8/5/02

*David P. Lindley*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

NORTHERN PALM BEACH  
COUNTY IMPROVEMENT DISTRICT

SURVEYOR



SUBDIVISION HAVERLAND  
BOOK 90 PAGE 29  
FLOOD ZONE B FLOOD MAP # 155 B  
QUAD # 20 ZONING RE  
SR 01-1866 ZIP CODE 33409  
TAZ 169 DORFMAN  
PUD NAME