

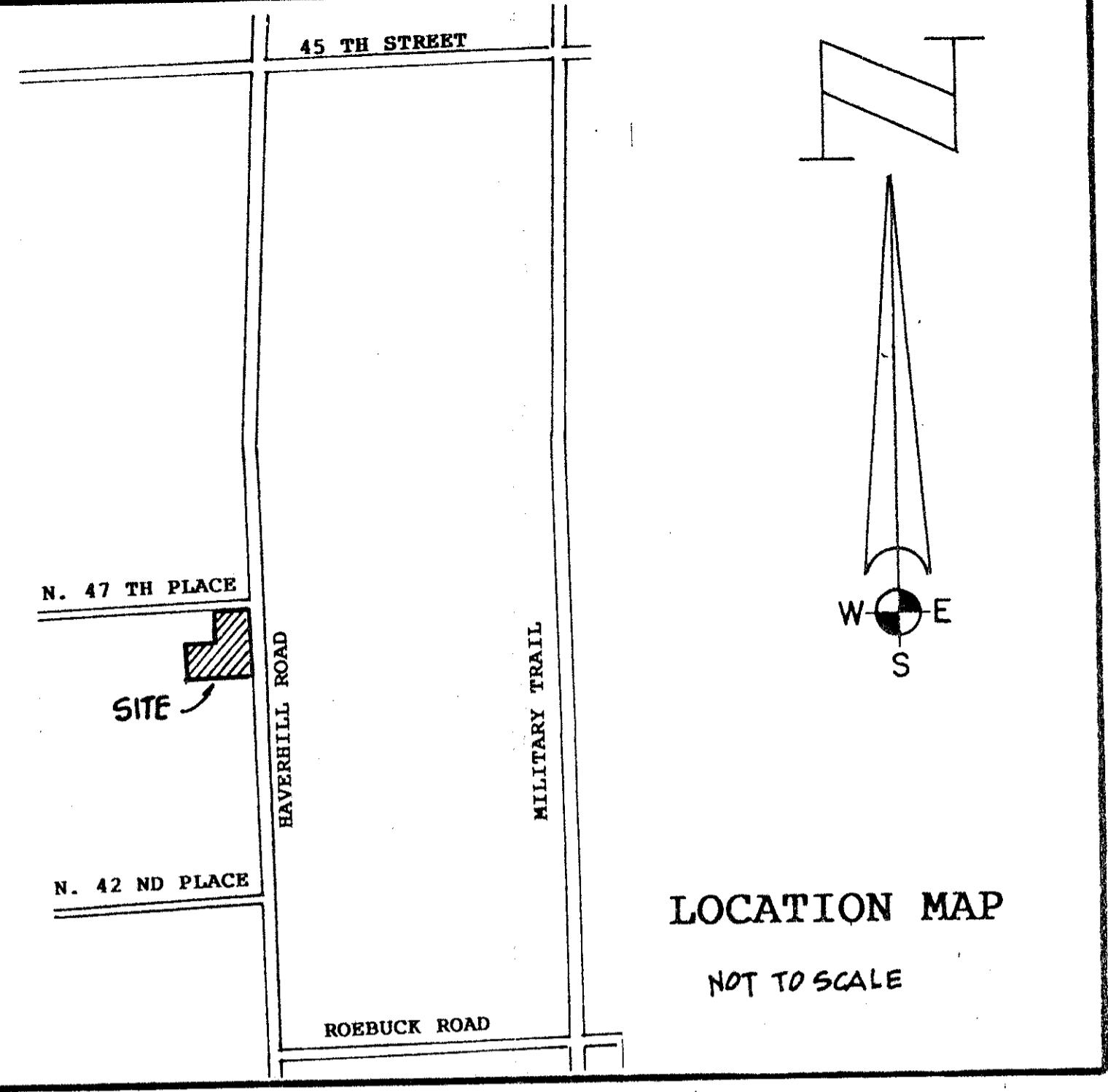
PLAT OF GALILEE

A PLANNED UNIT DEVELOPMENT

BEING A REPLAT OF A PORTION OF TRACT 16, SUBDIVISION OF SECTION 11, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PLAT BOOK 20, PAGE 53, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

AUGUST, 1993.



SURVEYOR'S NOTES

- Bearing Base Reference: East line of Section 11, Township 43 South, Range 42 East, Palm Beach County, Florida which is referenced to State Plane Coordinates and bears North 01 29'02" East.
- Building Setback lines shall be no less than required by Palm Beach County Building and Zoning regulations.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this County.
- No Buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits as required for such encroachment.
- In those cases where easements overlap, drainage shall have first priority, utilities shall have second priority, access shall have third priority, and all other easements shall be subordinate to these with their priorities determined by the use of rights granted.
- Abbreviations:
C/L = Centerline
COR. = Corner
FND. = Found
P.B. = Plat Book
PG. = Page
P.O.B. = Point of Beginning.
P.R.M. = Denotes Permanent Reference Monument with disk LS 2608 unless otherwise indicated and is shown thus:
RGE. = Range
SEC. = Section
TR. = Tract
TWP. = Township
- The Drainage Easement as recorded in Official Record Book 6558, Page 1911, has been abandoned and said abandonment is recorded in Official Record Book 8300, Page 1447, Public Records of Palm Beach County, Florida.

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME personally appeared Barnett Guthartz, who is personally known to me, ~~or has produced~~ as identification and did not take oath, and who executed the foregoing instrument as President of 4685 Haverhill, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 13th day of April 1994.
My Commission Expires: 5-1-95
Carol J. Pignatelli
Notary Public

Notary Public
My Commission Expires: 5-1-95



DEDICATION

KNOW ALL MEN BY THESE PRESENTS that 4685 Haverhill, Inc., a Florida Corporation, licensed to do business in Florida, owner of the land shown hereon, being a Replat of a portion of Tract 16, Subdivision of Section 11, Township 43 South, Range 42 East, as recorded in Plat Book 20, Page 53, Palm Beach County, Florida; and being in Section 11, Township 43 South, Range 41 East, Palm Beach County, Florida, shown hereon as GALILEE, a Planned Unit Development, being more particularly described as follows:

The North one-half, less the West 244 feet thereof, of Tract 16, and the South one-half of Tract 16, Plat of the Subdivision of Section 11, Township 43 South, Range 42 East, as recorded in Plat Book 20, Page 53, Public Records of Palm Beach County, Florida, less East 20 feet of Tract 16 for Haverhill Road right-of-way and also less additional right-of-way as recorded in Official Record Book 6411, Page 584, Public Records of Palm Beach County, Florida, more particularly described as follows:

Beginning at the Southwest corner of Tract 16, Subdivision of Section 11, Township 43 South, Range 42 East, as recorded in Plat Book 20, Page 53, Palm Beach County, Florida; thence N. 01 degrees 31'16" E., along the West line of said Tract 16, a distance of 317.68 feet; thence S. 88 degrees 28'32" E., along the South line of North half of said Tract 16, a distance of 244.00 feet; thence N. 01 degrees 31'16" E., along the East line of the West 244 feet of said Tract 16, a distance of 317.65 feet; thence S. 88 degrees 28'10" E., along the North line of Tract 16 and the South right-of-way line of 47th Place, a distance of 338.14 feet; thence S. 43 degrees 29'34" E., a distance of 35.34 feet; thence S. 01 degrees 29'02" W., along a line parallel with and 55 feet westerly of as measured at right angles to the East line of said Section 11, a distance of 610.25 feet; thence N. 88 degrees 28'55" W., along the South line of said Tract 16, a distance of 607.53 feet to the Point of Beginning.

CONTAINING IN ALL 7.07 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Utility Easements:

The utility easement as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other facilities.

The lift station easement as shown hereon is hereby reserved by 4685 Haverhill, Inc., its successors and/or assigns, for the construction and maintenance of Lift Station and related facilities, without recourse to Palm Beach County.

2. Limited Access Easement:

The limited access easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

3. Landscape Buffer Easement:

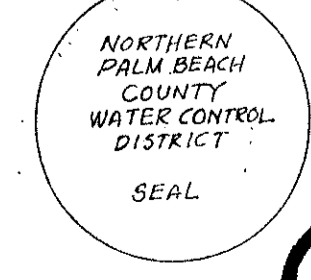
The Landscape Buffer Easement as shown hereon, is hereby reserved by 4685 Haverhill, Inc., its successors and assigns, for Landscape and Buffer purposes and is the perpetual maintenance obligation of said Corporation, its successors and assigns without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 12th day of August, 1994.

4685 Haverhill, Inc., a Florida Corporation
licensed to do business in the State of Florida.

BY: *Barnett Guthartz*
Barnett Guthartz, President

WITNESS: *Joseph Abbott*
WITNESS: *Robert L. Quinn*



ACKNOWLEDGMENT

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
The Northern Palm Beach County Water Control District hereby acknowledges that there are no dedications to, nor any maintenance obligations being incurred by said DISTRICT on this PLAT.

Date: 6/14/94 BY: *William L. Kerslake*
William L. Kerslake, President
Board of Supervisors

Attest: *Peter L. Pimentel*
PETER L. PIMENTEL, SECRETARY

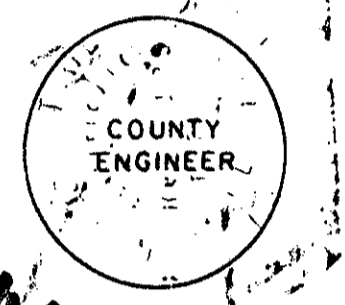
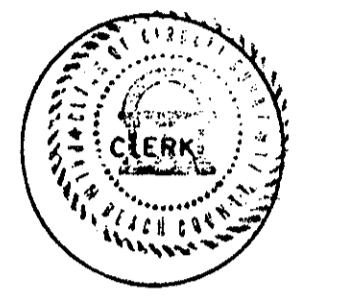
COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA:

This Plat is hereby approved for record this 19 day of July 1994.
BY: *Mary McCarthy*
Mary McCarthy, Chair

ATTEST:
DOROTHY H. WILKEN, Clerk
BY: *Wills Cowart*
Deputy Clerk

COUNTY ENGINEER:
This plat is hereby approved for record this 19 day of July 1994.
BY: *George T. Webb*
George T. Webb, P.E.
County Engineer



PET. 89-35A
\$ 2163.33 Aug. 1-11
\$ 2163.37 Aug. 12-11

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

We, STEWART TITLE OF PALM BEACH COUNTY as duly licensed 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 to 4685 Haverhill, Inc., that the current taxes have been paid; and that there are no mortgages of record; and that there are no other encumbrances of record.

Dated: 4-28-94 BY: *James W. Gustafson, V.P.*
James W. Gustafson, V.P.

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, 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.

DATE: 4-08-94
DONALD D. DANIELS, INC.
Donald D. Daniels
Donald D. Daniels
Professional Land Surveyor
License No. 2608, State of Florida



73/13

This Instrument was prepared by: DONALD D. DANIELS
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 2608

REF. 20-53	Donald D. Daniels, Inc.	SCALE: N.S.
OFFICE: DEB	PROFESSIONAL LAND SURVEYORS	NO.: 90-004
DATE: AUG, 1993	725 N. A1A • Suite C141 • Jupiter, FL 33477 • 407-747-9894	SHT. 1 OF 2

GALILEE

TSZ 174

Surveyor of Galilee
BACK TS
FLOOR JOBS B
ROAD # 3C
89-35
ZIP CODE 33417
114312