

CLUB ESTATES REPLAT LOTS 8A & 13A

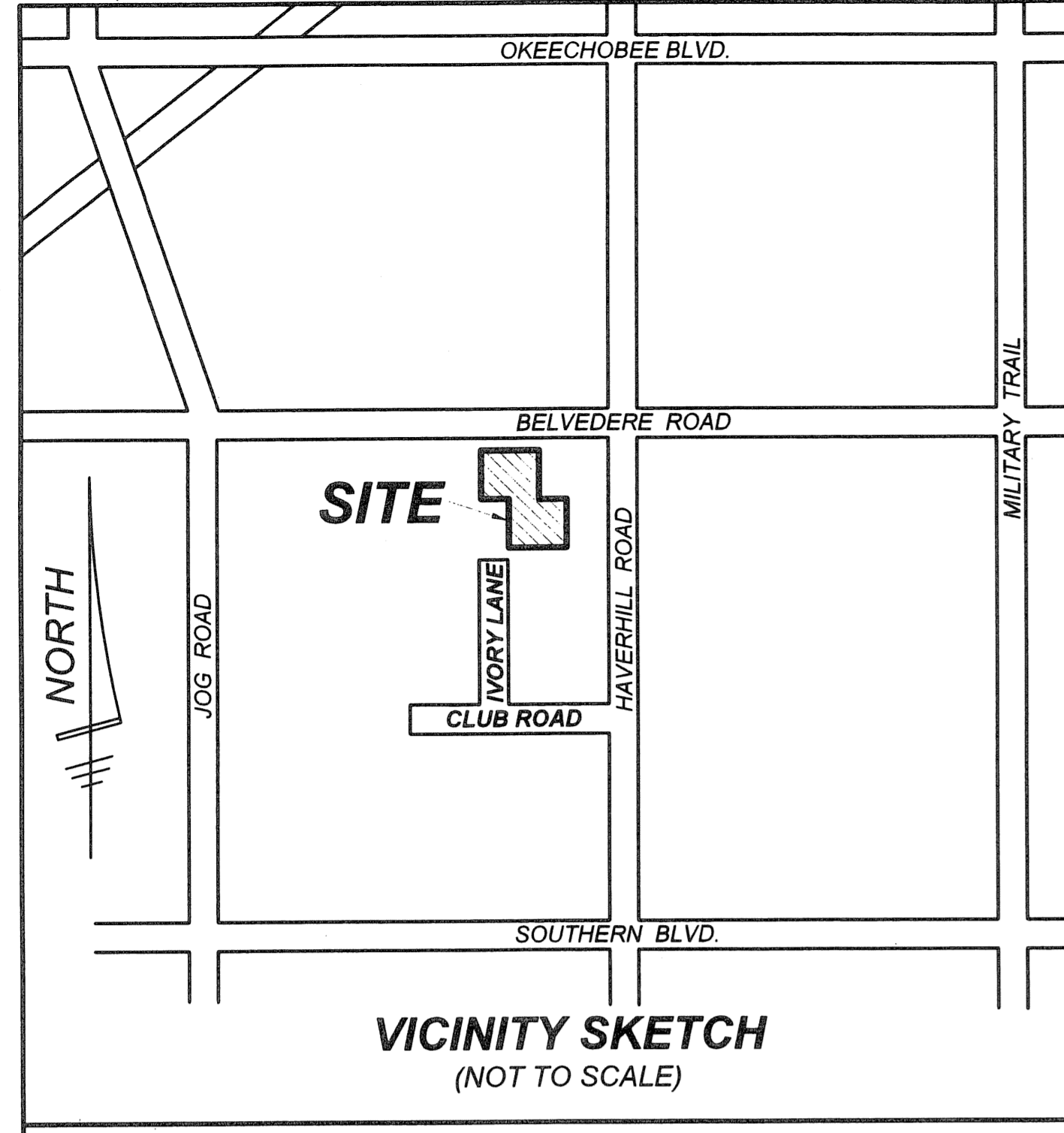
Being a replat of a portion of Lot 8, HAVERHILL RIDING ESTATES, and also being a replat of a portion of Lot 13, CLUB ESTATES according to the plats thereof, recorded in Plat Book 20, Page 98 and Plat Book 22, Page 25, respectively, Public Records of Palm Beach County, Florida, lying in Section 35, Township 43 South, Range 42 East, Town of Haverhill, Palm Beach County, Florida.

June, 2006

00022.007

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on 17 day of June, 2006
and duly recorded in Public Records of Palm Beach County, Florida, Book 25-40, Page 108
by Alexis E. Johnson

SHEET 1 OF 2



IN WITNESS WHEREOF, We James A. Coody and Louise P. Coody and Mervyl A. Sloan, do hereunto set our hands this 26 day of June, 2006.

WITNESS: Ann M Keating
Ann M Keating
Printed Name
BY: James A. Coody
James A. Coody
WITNESS: Sue Harris
Sue Harris
Printed Name
BY: Louise P. Coody
Louise P. Coody
WITNESS: Ann M Keating
Ann M Keating
Printed Name
BY: Mervyl A. Sloan
Mervyl A. Sloan
WITNESS: Sue Harris
Sue Harris
Printed Name
WITNESS: David K Lowe
David K Lowe
Printed Name
WITNESS: Katie Arbogast
Katie Arbogast
Printed Name

TITLE CERTIFICATION

I, Kenneth R. Crease, Esquire, 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 to James A. Coody and Louise P. Coody and Mervyl A. Sloan; 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 created by this plat.

Dated this 26 day of JUNE, 2006.

Kenneth R. Crease
Kenneth R. Crease, Esquire
Printed Name
Address 15000 Pine Lakes Blvd
5th Floor Palm Beach, FL 33401
Attorney-at-Law licensed in Florida
Florida Bar No. 422340

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) and monuments according to Sec. 177.091 (9) F.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 ordinances of the Town of Haverhill, Palm Beach County, Florida.

Craig L. Wallace
Craig L. Wallace
Professional Surveyor and Mapper
Florida Certificate No. 3357

TOWN OF HAVERHILL TOWN COUNCIL APPROVAL

This plat is hereby approved for record this 11th day of July, 2006.

BY: Joseph S. Krill
Joseph S. Krill
Mayor, Town of Haverhill
BY: Janice C. Rutan
Janice C. Rutan
Assistant Town Administrator/Town Clerk,
Town of Haverhill

TOWN OF HAVERHILL TOWN ENGINEER APPROVAL

This plat is hereby approved for record pursuant to the Town of Haverhill Subdivision Ordinance 54-9(C), and in accordance with Section 177.071(2), F.S., this 13th day of July, 2006.

BY: Jeffrey D. Renault
Jeffrey D. Renault, P.E.
Town Engineer

NOTES

- Bearings shown hereon are based on the North line of the Northeast quarter of Section 35, Township 43 South, Range 42 East, which is assumed to bear N 90°00'00" W and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable town and county approvals or permits as required for such encroachments.
- 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.
- This instrument prepared by: Robert J. Cajal
Wallace Surveying Corporation
5553 Village Boulevard
West Palm Beach, Florida 33407
561/640-4551

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that James A. Coody and Louise P. Coody and Mervyl A. Sloan, owners of the land shown hereon being in Section 35, Township 43 South, Range 42 East, Palm Beach County, Florida, shown hereon as CLUB ESTATES LOT 13A REPLAT, being a replat of a portion of Lot 8, HAVERHILL RIDING ESTATES, and also being a replat of a portion of Lot 13, CLUB ESTATES, according to the plats thereof, recorded in Plat Book 20, Page 98, and Plat Book 22, Page 25, respectively, Public Records of Palm Beach County, Florida, lying in Section 35, Township 43 South, Range 42 East, Town of Haverhill, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

A parcel of land being a replat of a portion of Lot 8, HAVERHILL RIDING ESTATES, and also being a replat of a portion of Lot 13, CLUB ESTATES, according to the plats thereof, recorded in Plat Book 20, Page 98, and Plat Book 22, Page 25, respectively, Public Records of Palm Beach County, Florida, lying in Section 35, Township 43 South, Range 42 East, Town of Haverhill, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 35; thence North 90° 00'00" West along the North line of the Northeast quarter of said Section, (the North line of the Northeast quarter of said Section 35 is assumed to bear North 90° 00' 00" West and all other bearings are relative thereto) a distance of 1451.90 feet; thence departing said North line, South 00° 58' 00" West, along the Northerly prolongation of the East line of said Lot 8 a distance of 83.01 feet to the Northeast corner of said Lot 8; thence continue South 00° 58' 00" West, along said East line, a distance of 373.73 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue along said East line, South 00° 58' 00" West a distance of 210.02 feet to the Southeast corner of said Lot 8, (said corner also lying on the North line of said Lot 13); thence South 99° 54' 11" East along the North line of said Lot 13 a distance of 30.04 feet to the Northwest corner of the East 100 feet of said Lot 13; thence South 00° 58' 00" West along the West line of said East 100 feet, a distance of 100.00 feet to the Southwest corner of the East 100.00 feet of said Lot 13; thence North 89° 54' 11" West along the South line of said Lot 13, a distance of 95.01 feet to the Southwest corner of said Lot 13; thence North 00° 58' 00" East along the West line of Lot 13, a distance of 100.00 feet to the Northwest corner of said Lot 13, said corner also being on the South line of said Lot 8; thence North 89° 54' 11" West, along said South line, a distance of 65.07 feet to the Southwest corner of said Lot 8; thence North 00° 58' 00" East along the West line of said Lot 8 a distance of 210.02 feet; thence departing said West line, South 89° 54' 11" East, parallel with said South line of Lot 8, a distance of 130.04 feet to the East line of said Lot 8 and the POINT OF BEGINNING.

Containing in all 36,807,869 square feet or 0.845 acre, more or less.

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

LOTS

Lots 8A and 13A, as shown hereon, are hereby reserved for James A. Coody, Louise P. Coody and Mervyl A. Sloan, their successors and assigns, for residential purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said James A. Coody, Louise P. Coody and Mervyl A. Sloan, their successors and assigns, without recourse to Town of Haverhill.

UTILITY EASEMENTS

The utility easements 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 utilities.

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared James A. Coody, who is personally known to me or has produced as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 26 day of June, 2006.
My Commission Expires: 1/12/2010
My Commission No.: DD486463
Edrie Sue Harris
Signature of Notary Public
Edrie Sue Harris
Printed Name of Notary Public

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Louise P. Coody, who is personally known to me or has produced 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 26 day of June, 2006.
My Commission Expires: 1/12/2010
My Commission No.: DD486463
Edrie Sue Harris
Signature of Notary Public
Edrie Sue Harris
Printed Name of Notary Public

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE ME personally appeared Mervyl A. Sloan, who is personally known to me or has produced as identification, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 26th day of June, 2006.
My Commission Expires: 11-21-09
My Commission No.: DD365828
Jane Rogers-Liwe
Signature of Notary Public
Jane Rogers-Liwe
Printed Name of Notary Public

NOTARY SEAL/STAMP	NOTARY SEAL/STAMP	NOTARY SEAL/STAMP	TOWN ENGINEER:	TOWN CLERK:	SURVEYOR:

CLUB ESTATES REPLAT LOTS 8A & 13A

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4009
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB No.: 82-442 "H"	F.B.:	PG.:
OFFICE: R.C.	DATE: MARCH, 2004	DWG. No.:	82-442-4
CK'D:	REF: 82-442P3.ZAK	SHEET	1 OF 2