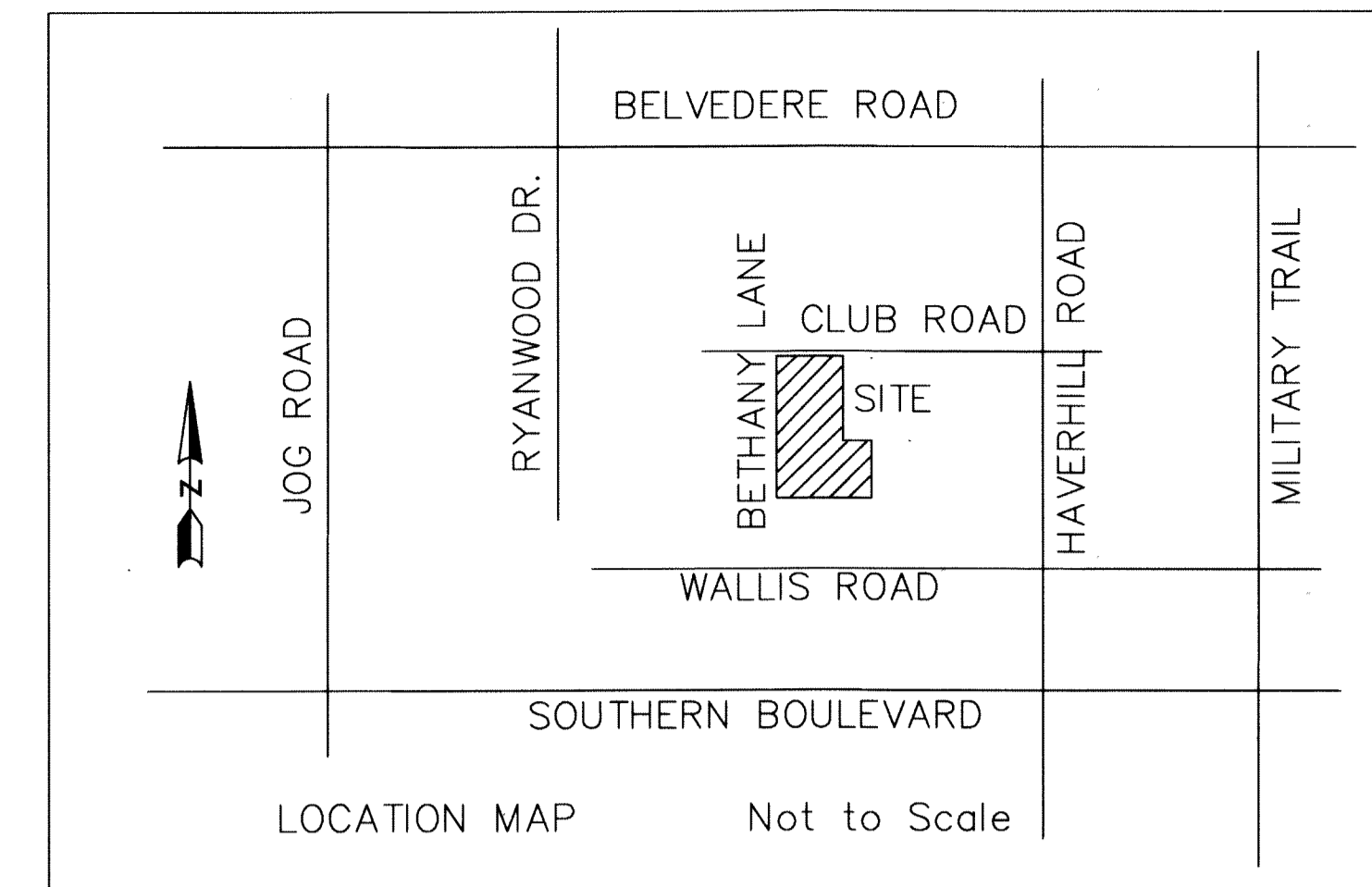


20170191476

BETHANY ESTATES

BEING A REPLAT OF A PART OF THE NORTH HALF OF TRACT 25 OF THE PLAT OF HAVERHILL RIDING ESTATES IN PLAT BOOK 20, PAGE 98 SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2



197

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 12:20 PM THIS 30 DAY OF May 2017, AD AND DULY RECORDED

IN PLAT BOOK 123
AT PAGE 197-198

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Opal McCaslin*
DEPUTY CLERK



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT BENITO CHIARA, OWNER OF THE LAND AS SHOWN HEREON AS "BETHANY ESTATES" IN SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF TRACT 25 OF HAVERHILL RIDING ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

THE EASTERLY 171.19 FEET OF THE WESTERLY 191.19 FEET OF THE NORTH HALF OF TRACT 25, LESS THE NORTH 215 FEET OF THE EASTERLY 51.66 FEET THEREOF AND ALSO LESS THE SOUTH 127.78 FEET THEREOF,

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE NORTH HALF OF TRACT 25, HAVERHILL RIDING ESTATES AS RECORDED IN PLAT BOOK 20, PAGE 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 25; THENCE N89°15'00"E, ALONG THE NORTH LINE OF SAID TRACT 25 AND THE SOUTH LINE OF CLUB ROAD, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°15'00"E, A DISTANCE OF 119.53 FEET TO A POINT; THENCE S 00°00'00"E, A DISTANCE OF 215.00 FEET; THENCE N 89°15'00"E, A DISTANCE OF 51.66 FEET TO THE EAST LINE OF THE WESTERLY 191.19 FEET OF SAID TRACT 25; THENCE S 00°00'00"E, A DISTANCE OF 125.14 FEET; THENCE S 89°21'28" W, ALONG A LINE PARALLEL WITH AND 127.78 FEET NORTH OF THE SOUTH LINE OF THE NORTH HALF OF SAID TRACT 25, A DISTANCE OF 171.19 FEET; THENCE N 00°00'00" E, ALONG A LINE 20 FEET EAST AND PARALLEL WITH THE WEST LINE OF SAID TRACT 25, A DISTANCE OF 339.82 FEET TO THE POINT OF BEGINNING. CONTAINING 47,109 SQUARE FEET OR 1.08 ACRES MORE OR LESS.

HAS CAUSED THE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNERS OF LOT 1 AND LOT 2 OF BETHANY ESTATES AND THE ADJOINING PROPERTY OWNERS LYING SOUTH OF BETHANY ESTATES AND LYING EAST OF AND ADJACENT TO BETHANY LANE FOR PRIVATE STREET ACCESS, DRAINAGE AND UTILITY INSTALLATION AND MAINTENANCE. THE MAINTENANCE OF SAID ROAD IS THE SOLE OBLIGATION OF SAID OWNERS OF LOT 1 AND LOT 2, ON A PRO-RATA BASIS, WITHOUT RECOURSE TO THE TOWN OF HAVERHILL. NO BUILDINGS, STRUCTURES OF ANY KIND, LANDSCAPING, WALLS OR FENCES SHALL BE PLACED WITHIN THE LIMITS OF TRACT "A".

2. THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC STREET, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY TOWN OF HAVERHILL, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, I, BENITO CHIARA, DO HEREBY SET MY HAND AND SEAL THIS 26 DAY OF May 2017

WITNESS: *Brett A. Leone*
PRINTED NAME: Brett A. Leone

BY: *Benito Chiara*
BENITO CHIARA, OWNER

WITNESS: *Kevin Degnan*
PRINTED NAME: KEVIN DEGNAN

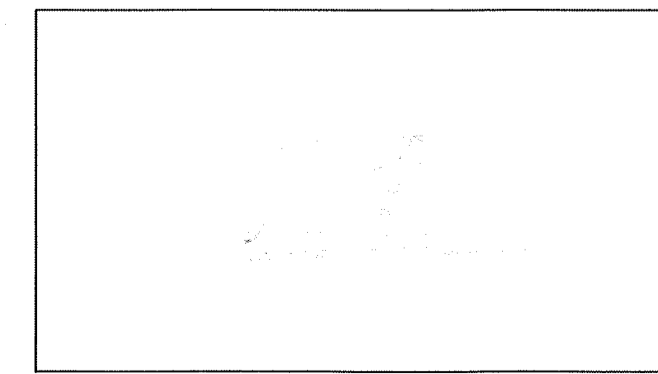
ACKNOWLEDGMENT,
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED, BENITO CHIARA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FLORIDA DRIVER LICENSE, AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26 DAY OF May 2017

MY COMMISSION EXPIRES: 6/5/19
COMMISSION NUMBER: 230278

Kevin Degnan
PRINTED NAME: KEVIN DEGNAN
NOTARY PUBLIC



NOTARY

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, KEVIN DEGNAN, ESQ. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEARBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE NAME OF BENITO CHIARA; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL TOWN SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: May 26, 2017 *Kevin Degnan*
KEVIN DEGNAN, ESQ.

TOWN ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO TOWN OF HAVERHILL SUBDIVISION ORDINANCE CHAPTER 54-9(c), AND IN ACCORDANCE WITH SEC. 177.071 (2) F.S.

THIS 30 DAY OF May 2017 BY: *Todd M. McCleod*
TODD M. McCLEOD, P.E.
TOWN ENGINEER

TOWN OF HAVERHILL APPROVAL:

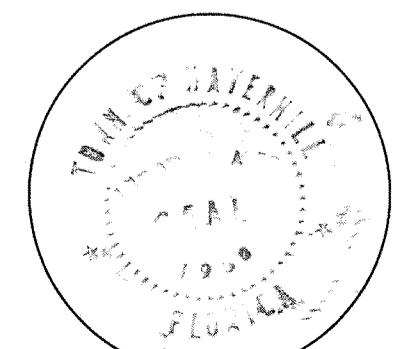
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO TOWN OF HAVERHILL ORDINANCE CHAPTER 54, AND IN ACCORDANCE WITH SEC. 177.071 (2) F.S. THIS 26 DAY OF May 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY TOWN OF HAVERHILL IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

BY: *Jay P. Foy*
JAY P. FOY, M.S.P.

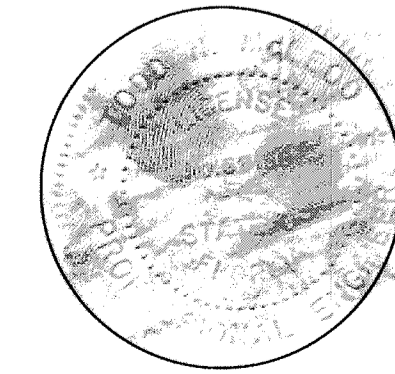
REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF HAVERHILL, FLORIDA. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.

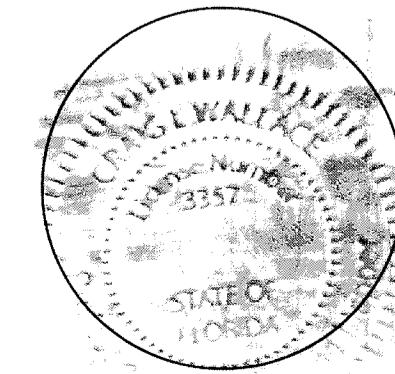
DATED THIS 30 DAY OF MAY 2017 BY: *Craig A. Wallace*
CRAIG A. WALLACE, PSM
FLORIDA CERTIFICATE NO. 3357



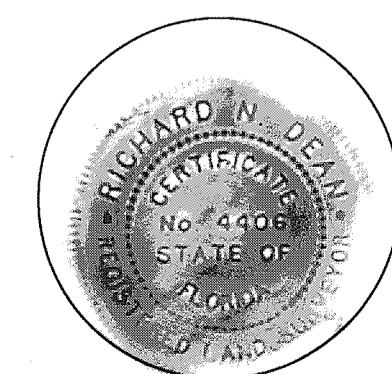
TOWN OF HAVERHILL



TOWN ENGINEER



REVIEWING SURVEYOR



PLATTING SURVEYOR

SITE DATA:

CONTROL NUMBER	
LOT "A"	25,220 SQ. FT.
LOT "B"	21,896 SQ. FT.
TOTAL AREA	47,116 SQ. FT.

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE ASSUMED, BASED UPON THE NORTH LINE OF TRACT 25 OF HAVERHILL RIDING ESTATES, WHICH BEARS N 89°15'00"E.
- DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS 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, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT OR TRACT "A" WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE 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 RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS OF THE TOWN OF HAVERHILL, FLORIDA.

SURVEYOR'S CERTIFICATION:

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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9) 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 THE TOWN OF HAVERHILL, FLORIDA.

BY: *Richard N. Dean*
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 5/30/17

THIS INSTRUMENT PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409

Dean Surveying & Mapping, Inc.

"The Measuring Line Shall Go Forth" Jeremiah 31:39

4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409

Tel: (561) 625-8748 Facsimile: (561) 626-4558

FIELD: N/A	DATE: 11/2016
DRAWN: N/A	SCALE: N/A
SHEET: 1 of 2	JOB No.: 016-716