

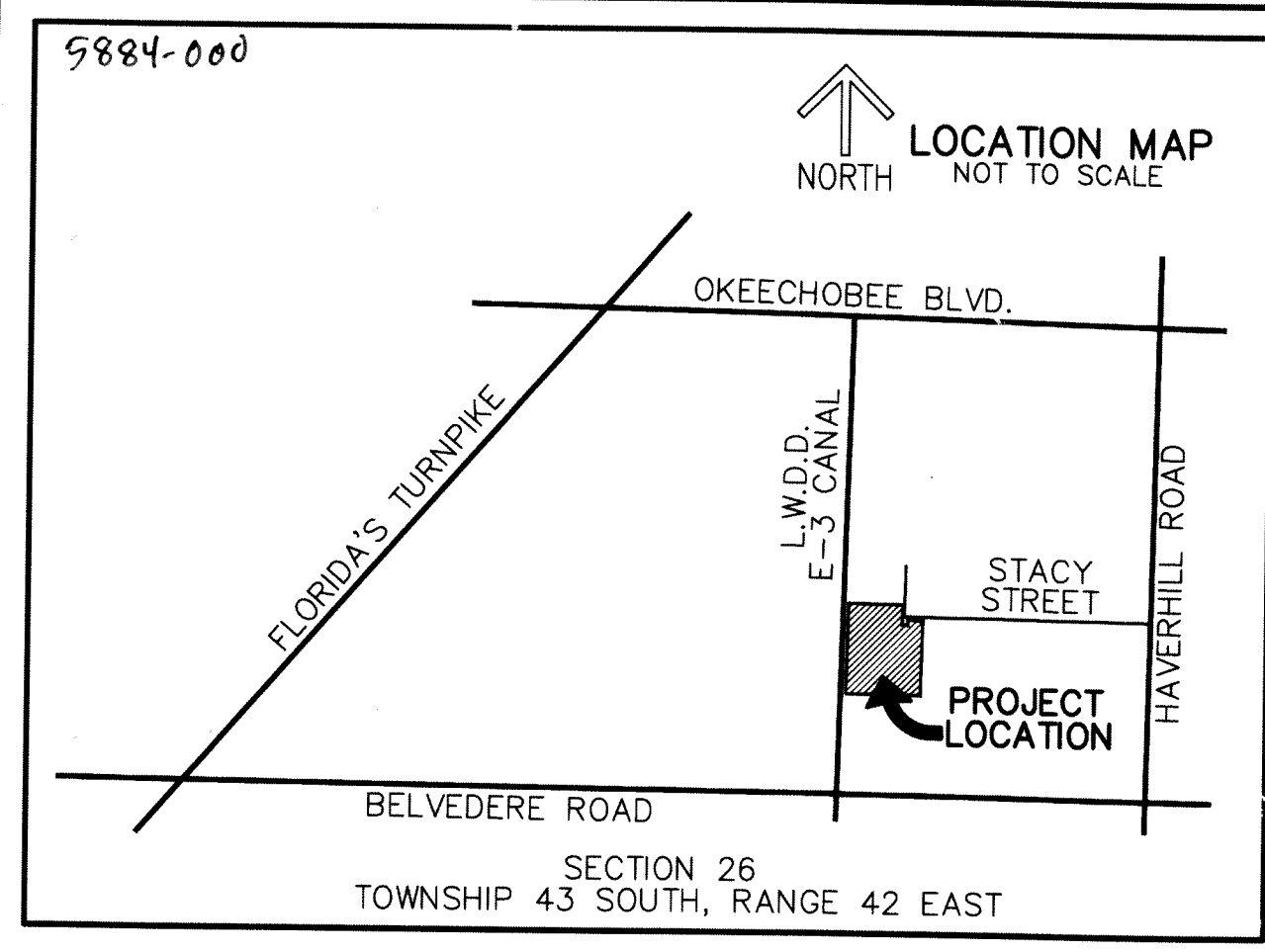
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:37 P.M.
THIS 20 DAY OF July
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 184 ON
PAGES 37 AND 40
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *Missi P. Henderson*
DEPUTY CLERK



RESIDENCES AT HAVERHILL

BEING A REPLAT OF ALL OF LOT 20, TOGETHER WITH
PORTIONS OF LOTS 21 THROUGH 26 AND STACY ROAD,
ALL OF HAVERHILL ACRES,
AS RECORDED IN PLAT BOOK 20, PAGE 75 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
LYING IN SECTION 26, 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
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CUTLER RIDGE HOUSING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS RESIDENCES AT HAVERHILL, BEING A REPLAT OF ALL OF LOT 20, TOGETHER WITH PORTIONS OF LOTS 21 THROUGH 26 AND STACY ROAD, ALL OF HAVERHILL ACRES, AS RECORDED IN PLAT BOOK 20, PAGE 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 26, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 26; THENCE N.89°26'35"W. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 467.53 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-3 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS; THENCE S.01°22'02"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 852.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID HAVERHILL ACRES; THENCE S.89°26'40"E. ALONG SAID SOUTH LINE, A DISTANCE OF 647.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 20; THENCE N.01°22'02"E. ALONG THE EAST LINE OF SAID LOT 20, A DISTANCE OF 645.69 FEET TO THE NORTHEAST CORNER OF SAID LOT 20; THENCE N.89°25'49"W. ALONG THE SOUTH RIGHT-OF-WAY LINE OF STACY ROAD, AS SHOWN ON SAID HAVERHILL ACRES, A DISTANCE OF 130.00 FEET; THENCE S.01°22'02"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF STACY ROAD, AS MODIFIED BY ROADWAY ABANDONMENT RECORDED IN OFFICIAL RECORD BOOK 29105, PAGE 019 OF SAID PUBLIC RECORDS; THENCE N.88°37'58"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 50.00 FEET; THENCE N.01°22'02"E. ALONG THE WEST RIGHT-OF-WAY LINE OF SAID STACY ROAD, A DISTANCE OF 230.89 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING A TOTAL OF 513,440 SQUARE FEET/11.787 ACRES MORE OR LESS.

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

1. PARCEL A
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY CUTLER RIDGE HOUSING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CUTLER RIDGE HOUSING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 29026 PAGES 574 THROUGH 582, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. UTILITY EASEMENTS
THE UTILITY EASEMENTS 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC ROADS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE 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, TELECOMMUNICATIONS 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 PALM BEACH COUNTY, 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, NDG CUTLER RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THIS 20 DAY OF April 2017.

WITNESS: *Robby Black*
PRINT NAME: **ROBBY BLACK**
WITNESS: *Marsha Friedman*
PRINT NAME: **MARSHA FRIEDMAN**

CUTLER RIDGE HOUSING PARTNERS, LTD.
A FLORIDA LIMITED PARTNERSHIP
BY: NDG CUTLER RIDGE, LLC
A FLORIDA LIMITED LIABILITY COMPANY
GENERAL PARTNER
BY: *Robert G Hoskins*
ROBERT G HOSKINS
MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED ROBERT G HOSKINS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *N/A* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF NDG CUTLER RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF CUTLER RIDGE HOUSING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF April 2017
MY COMMISSION EXPIRES: JUNE 18, 2019
COMMISSION NUMBER: #FF 241863
Lara L Block
NOTARY PUBLIC
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF Palm Beach
I, *SCOTT L. McMULLER* 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 CUTLER RIDGE HOUSING PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP; 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; 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: JUNE 1, 2017
Scott McMiller
NAME
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 20 DAY OF June 2017, 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

NOTES COORDINATES, BEARINGS AND DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 (90/98 ADJUSTMENT)
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0003416
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
BEARINGS AS SHOWN HEREON ARE GRID DATUM,
NAD 83 (90/98 ADJUSTMENT), FLORIDA EAST ZONE.

SURVEYOR & MAPPER'S NOTES:

1. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. 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 ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S 88°42'56"E. ALONG THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL POINTS "OKEE DREX" AND "OKEE FIRE", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM ALONG EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90/98 ADJUSTMENT).
5. "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.
6. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

SURVEYOR & 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.
DATED: 6/20/17
David P. Lindley
DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005

