

PLAT OF COVENANT GARDENS

A SUBDIVISION OF PART OF STATE LOT 22
IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, BELLE GLADE
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

APRIL 1998

DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

KNOW ALL MEN BY THESE PRESENTS THAT

NOAH DEVELOPMENT CORPORATION, OWNER OF THE LAND SHOWN HEREON, IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS COVENANT GARDENS, DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN THE EAST ONE-HALF OF STATE LOT 22, SECTION 31, TOWNSHIP 43 SOUTH, RANGE 37 EAST, CITY OF BELLE GLADE, PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE WEST 25 FEET OF THE ROYAL PALM SUBDIVISION AS RECORDED IN PLAT BOOK 16, PAGE 41, OFFICIAL RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 22; THENCE S 00° 00' 00" E ALONG THE EASTERLY LINE OF SAID STATE LOT 22 FOR A DISTANCE OF 200.00' TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE S 00° 00' 00" E ALONG THE EAST LINE OF SAID STATE LOT 22 FOR A DISTANCE OF 263.34 FEET; THENCE LEAVING SAID EASTERLY LINE OF STATE LOT 22 S 89° 46' 05" E A DISTANCE OF 25.00 FEET TO A POINT; THENCE S 00° 00' 00" E A DISTANCE OF 640.00 FEET TO A POINT; THENCE N 89° 46' 05" W A DISTANCE OF 55.00 FEET TO A POINT; THENCE N 00° 00' 00" W A DISTANCE OF 32.00 FEET TO A POINT; THENCE N 89° 46' 05" W A DISTANCE OF 151.33 FEET TO A POINT; THENCE S 00° 04' 14" W A DISTANCE OF 37.00 FEET TO A POINT; THENCE N 89° 46' 05" W A DISTANCE OF 125.00 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF NW 9TH STREET; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY N 00° 04' 14" E A DISTANCE OF 808.58 FEET TO A POINT; THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE OF NW 9TH STREET S 89° 43' 26" E A DISTANCE OF 125.00 FEET TO A POINT; THENCE N 00° 04' 14" E A DISTANCE OF 100.00 FEET TO A POINT; THENCE S 89° 43' 26" E A DISTANCE OF 180.26 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 6.305 ACRES, MORE OR LESS.

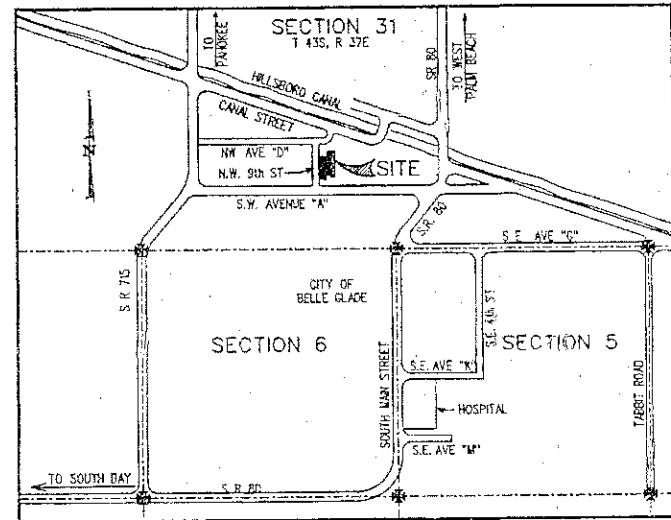
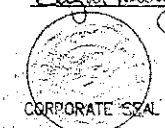
SUBJECT TO EASEMENTS, RESERVATIONS, AND RESTRICTIONS, OF RECORD.

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

- UTILITY EASEMENTS. THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE MAINTENANCE AND CONSTRUCTION OF PUBLIC UTILITIES AND CABLE TELEVISION FACILITIES.
- DRAINAGE EASEMENTS. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BELLE GLADE FOR THE PURPOSES OF ACCESS, CONSTRUCTION, OPERATION, AND MAINTENANCE OBLIGATION OF THE CITY OF BELLE GLADE.
- STREETS. THE STREETS SHOWN HEREON ARE HEREBY DEDICATED FOR INGRESS/EGRESS, DRAINAGE AND UTILITY PURPOSES TO THE CITY OF BELLE GLADE FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

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 29TH DAY OF APRIL, 1998.

ATTEST: *[Signature]* BY: *[Signature]*
JOHN B. BROWN, EXECUTIVE DIRECTOR



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

I, THOMAS MONTGOMERY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY TO BE VESTED TO NOAH DEVELOPMENT CORP. THAT THE CURRENT TAXES HAVE BEEN PAID, AND I FIND THAT THE PROPERTY IS SUBJECT TO A MORTGAGE IN FAVOR OF THE STATE OF FLORIDA DEPT. OF COMMUNITY AFFAIRS WITH NO OTHER ENCUMBRANCES OF RECORD EXCEPT AS EXPRESSED ON THIS PLAT.

DATE: *[Signature]*
THOMAS MONTGOMERY, ATTORNEY AT LAW
ADDRESS: 1 S.E. AVENUE E
BELLE GLADE, FLORIDA 33430

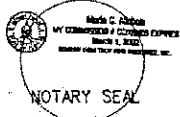
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) S.S.

BEFORE ME PERSONALLY APPEARED JOHN B. BROWN, TO ME WELL KNOWN, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE DIRECTOR NOAH DEVELOPMENT CORP., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT 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 OF DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29TH DAY OF April, 1998.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC



TOWN APPROVALS:

CITY OF BELLE GLADE)
COUNTY OF PALM BEACH) S.S.

CITY COMMISSION:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30TH DAY OF April, 1998.

BY: *[Signature]*
STEVE WEEKS, MAYOR

ATTEST: *[Signature]*

CLERK: *[Signature]*
BY: *[Signature]*
DEBRA R. BUFF, CITY CLERK

CITY MANAGER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30TH DAY OF April, 1998.

BY: *[Signature]*
LOMAX HARRELL, CITY MANAGER



SURVEYOR'S CERTIFICATE:



THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION AND SUPERVISION; THAT SAID SURVEY COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY CHAPTER 472.027 FLORIDA STATUTES & CHAPTER 21H-6 RULES OF THE BOARD OF PROFESSIONAL LAND SURVEYORS; THAT PERMANENT REFERENCE MONUMENTS (PRM's) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (PCP's) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BELLE GLADE CITY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF BELLE GLADE, FLORIDA.

[Signature]
RICHARD D. ADAMS, JR.
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA CERTIFICATE NO. 3366

SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF STATE LOT 22 I.E. N 0° 00' 00" W
- U.E. DENOTES UTILITY EASEMENT
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT, SHOWN THUS:
P.C.P. DENOTES PERMANENT CONTROL POINT, SHOWN THUS:
Δ DENOTES CENTRAL ANGLE
R DENOTES RADIUS
L DENOTES ARC LENGTH
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON ANY UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHEN EASEMENTS OF DIFFERENT TYPES CROSS, DRAINAGE EASEMENTS SHALL HAVE 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 THE USE RIGHTS GRANTED.
- THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CITY OF BELLE GLADE CURRENT ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT RECORDED ON THIS PLAT, WHICH MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- THIS INSTRUMENT WAS PREPARED UNDER THE DIRECTION OF RICHARD D. ADAMS, JR., 201 SW PORT ST. LUCIE BOULEVARD, SUITE 104, PORT ST. LUCIE, FLORIDA 34984

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COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 1:39 PM THIS 30TH DAY OF April 1998, AND DULY RECORDED IN THE PLAT BOOK NO. 82 ON PAGES 90-91
DORTHY H. WILKEN
CLERK CIRCUIT COURT

[Signature]
Leigh A. Stalle, D.C.

Atlantic Land Design
RICHARD D. ADAMS, JR.
Professional Surveyor and Mapper
WEYANT & ASSOCIATES
CONSULTING ENGINEERS

JOB NO. 92396PT