

# ALVAREZ TRACT

BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 25 TOWNSHIP 43 SOUTH, RANGE 42 EAST TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA

THE EAST 208 FEET OF THE WEST 550 FEET OF THE NORTH 208 FEET OF THE SOUTH 1421 FEET OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ALSO KNOWN AS LOTS 51 AND 52, HAVERDALE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 941, PAGE 166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THIS PRESENT THAT YANIEL & SON CONSTRUCTION, LLC., A FLORIDA LIMITED LIABILITY CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "ALVAREZ TRACT", BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBE AS FOLLOWS:

THE EAST 208 FEET OF THE WEST 550 FEET OF THE NORTH 208 FEET OF THE SOUTH 1421 FEET OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, ALSO KNOWN AS LOTS 51 AND 52, HAVERDALE PARK, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN DEED BOOK 941, PAGE 166, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

THE 15' (FIFTEEN) WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE SOUTH PLAT LIMIT LINE, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, YANIEL & SON CONSTRUCTION, LLC., A FLORIDA LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ATTESTED BY ITS Yaniel A. Alvarez AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6 DAY OF December, 2024

YANIEL & SON CONSTRUCTION, LLC., A FLORIDA LIMITED LIABILITY CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Gloria Diaz

BY: [Signature]

PRINT NAME: Gloria Diaz

PRINT NAME: Yaniel A. Alvarez

WITNESS: [Signature]

PRINT NAME: Gairol D. Pires

ATTEST: [Signature] TITLE Notary Public  
(signature) / print name

### ACKNOWLEDGEMENT

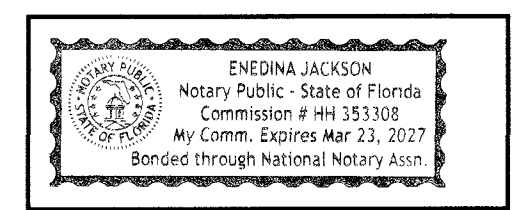
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 6 DAY OF December, 2024 BY Yaniel A. Alvarez AS Manager FOR Yaniel's Son Construction, LLC ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  IDENTIFICATION.

MY COMMISSION EXPIRES:

[Signature]  
SIGNATURE OF NOTARY

NOTARY PUBLIC, Erodina Jackson  
PRINTED NAME



STATE OF FLORIDA

NOTARY'S SEAL

### REVIEWING SURVEYORS STATEMENT

IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES, THIS PLAT HAS BEEN REVIEWED FOR CONFORMANCE WITH CHAPTER 177, PART 1, FLORIDA STATUTES AND THE REQUIREMENTS OF THE CODE OF ORDINANCES OF THE TOWN OF HAVERHILL, SECTION 54, THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS OR MONUMENTS AT LOT CORNERS.

DATE 12/13/24

BY: [Signature]  
JOHN E. PHILLIPS, III, LS#4826  
PROFESSIONAL SURVEYOR AND MAPPER

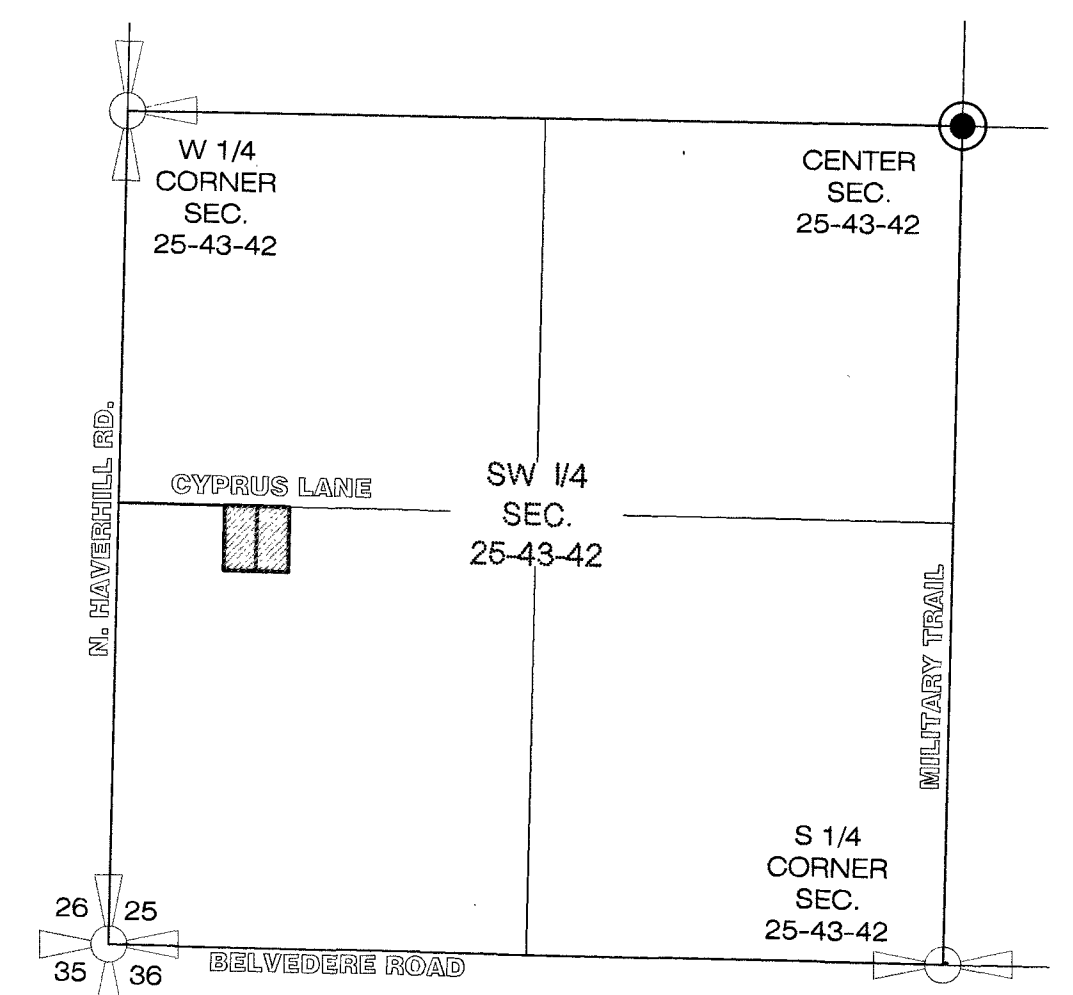
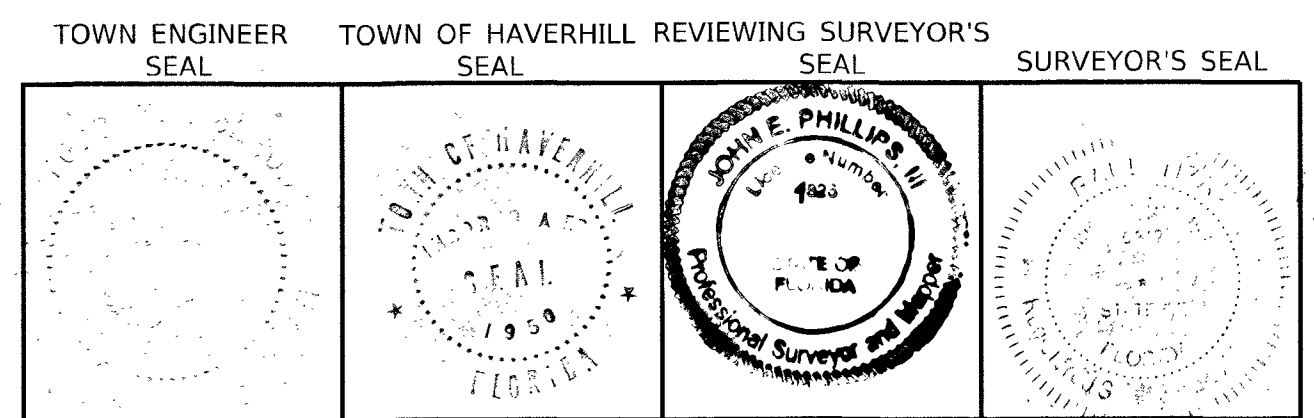
### TOWN OF HAVERHILL APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18<sup>th</sup> DAY OF DEC, 2024, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE TOWN OF HAVERHILL IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: [Signature] JAY FOY, MAYOR

BY: [Signature] TRACEY L. STEVENS, TOWN ADMINISTRATOR

BY: [Signature] TODD N. MCLEOD, P.E., TOWN ENGINEER

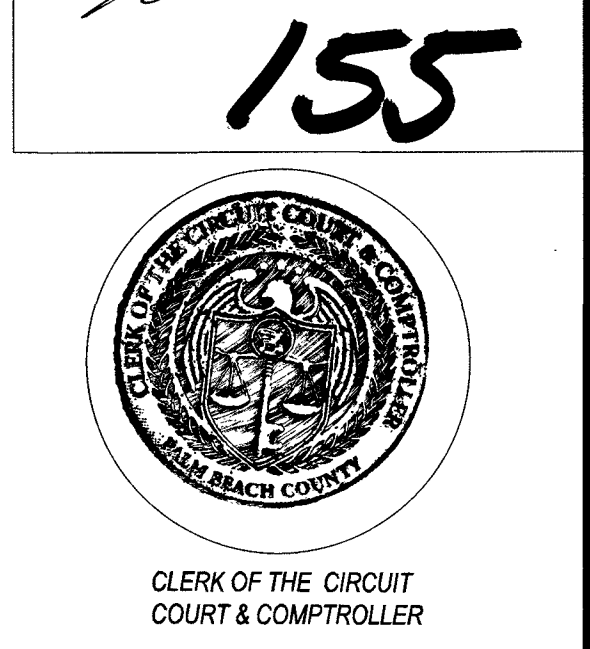


STATE OF FLORIDA  
PALM BEACH COUNTY

THIS PLAT HAS BEEN FILED FOR RECORD AT 2:44 THIS 19 DAY OF December, 2024 AND DULY RECORDED IN PLAT BOOK 138 ON PAGE 155

JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT & COMPTROLLER PALM BEACH COUNTY

BY: [Signature] DEPUTY CLERK



LOCATION NOT TO SCALE

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, Erodina Jackson 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 YANIEL & SON CONSTRUCTION, LLC., A FLORIDA LIMITED LIABILITY CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/14/24 BY: [Signature] ATTORNEY AT LAW Florida Land Title, Inc. MEMBER OF THE FLORIDA BAR LICENSE NUMBER: \_\_\_\_\_

### NOTES:

- ALL BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM N.A.D. 83; 1990 ADJUSTMENT, FLORIDA EAST ZONE.
- THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST BEARS N 88° 50' 44" W AND ALL BEARINGS SHOWN ARE RELATIVE THERETO AS A BASIS OF BEARINGS FOR THIS PLAT.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE TOWN APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF HAVERHILL ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- 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 THIS COUNTY.

### 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, ACCORDING TO SEC. 177.091(9), F.S. AND, FURTHER, THAT THE SURVEY DATA COMPILES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF HAVERHILL, AND PALM BEACH COUNTY, FLORIDA.

BY: [Signature]  
RAUL TIZA, P.S.M.  
LICENSE NO. LS6942  
STATE OF FLORIDA  
RT GEOSOLUTIONS, INC.  
815 N. HOMESTEAD BLVD. #445  
HOMESTEAD, FL 33030  
CERTIFICATION OF AUTHORIZATION NO. LB8029

09/17/2024  
DATE