

**TOWN OF HAVERHILL  
NOTICE OF PUBLIC HEARING TO CONSIDER  
APPLICATION FOR VOLUNTARY ANNEXATION**

PUBLIC HEARINGS will be held on the following proposed Voluntary Annexation Ordinance No. 522 according to the following public hearing schedule:

**PUBLIC HEARINGS SCHEDULE:**

Local Planning Agency Public Hearing to be held at 6:00 p.m. on Thursday, March 28, 2024

Town Council First Reading of Ordinance/Transmittal Hearing to be held at 6:00 p.m. on Thursday, March 28, 2024, or immediately following the Local Planning Agency Public Hearing

Town Council Second Reading and Adoption of Ordinance date is to be determined.

All public hearings will be held at the Town of Haverhill Town Hall located at 4585 Charlotte Street, Haverhill, Florida 33417 for the purpose of adopting said Ordinance No. 522. The Ordinance in its entirety, including the complete legal description of the property to be annexed along with a map showing the proposed annexation area, may be inspected at the Haverhill Town Hall, 4585 Charlotte Street, Haverhill, Florida 33417 or obtained via mail or e-mail by contacting the Town Administrator at (561) 689-0370, Ext. 1 or [tstevens@townofhaverhill-fl.gov](mailto:tstevens@townofhaverhill-fl.gov) between the hours of 7:30 a.m. and 4:00 p.m. Monday thru Friday, except legal holidays. All interested parties are invited to be heard with respect to the proposed Ordinance(s). The Ordinance may be postponed, continued, or withdrawn without prior notice.

Although the Public Hearings will be held on site at the Town Hall, 4585 Charlotte Street, Haverhill, Florida, participation at this hearing may be through audio Communications Media Technology (CMT) by calling 1-877-953-1152 and using participant code 7404157#. Public comment will be accepted via e-mail [tstevens@townofhaverhill-fl.gov](mailto:tstevens@townofhaverhill-fl.gov) up until noon on the day of the Public Hearing or by participating in the audio CMT and commenting when the Mayor opens the floor to Public Comment and the call is unmuted. Phone-in participants shall be permitted to speak for 3 minutes after stating their name and address for the record. Documentary evidence shall be limited to items on the published agenda and must be submitted to the Town Administrator at [tstevens@townofhaverhill-fl.gov](mailto:tstevens@townofhaverhill-fl.gov) by noon the day of the hearing.

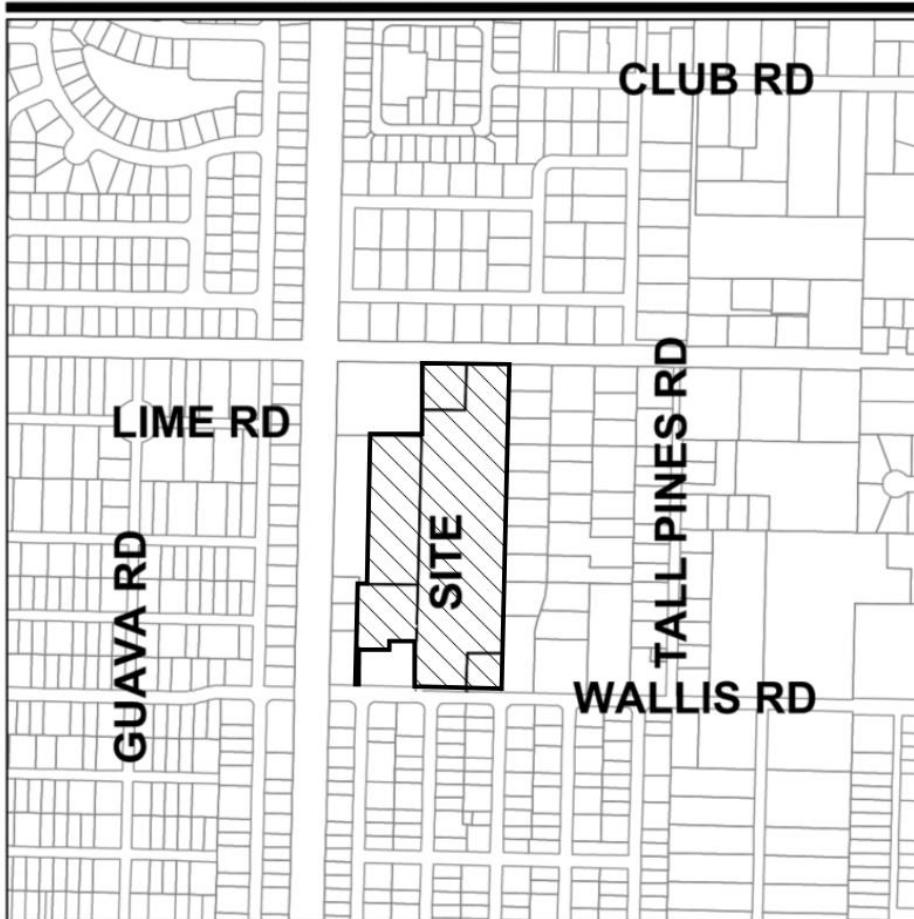
**ORDINANCE NO. 522**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, PURSUANT TO AN APPLICATION FOR VOLUNTARY ANNEXATION FILED WITH THE TOWN BY MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AS AGENT, ANNEXING WITHIN THE CORPORATE AREA OF THE TOWN OF HAVERHILL, FLORIDA, FIVE (5) PARCELS OF REAL PROPERTY COMPRISING A TOTAL OF 12.553 ACRES, SAID REAL PROPERTY BEING LOCATED IN UNINCORPORATED PALM BEACH COUNTY APPROXIMATELY 0.22 MILES NORTH OF SOUTHERN BOULEVARD, 0.91 MILES WEST OF MILITARY TRAIL, AND 2.30 MILES EAST OF THE FLORIDA TURNPIKE, AS MORE PARTICULARLY DESCRIBED HEREIN AND AS DEPICTED ON THE SURVEY AND MAP ATTACHED HERETO; DECLARING THAT THE VOLUNTARY ANNEXATION APPLICATION BEARS THE SIGNATURES OF THE OWNERS OF THE REAL PROPERTY TO BE ANNEXED HEREBY; FINDING THAT THE AREA TO**

**BE ANNEXED IS CONTIGUOUS TO THE TOWN, REASONABLY COMPACT AND WILL NOT RESULT IN THE CREATION OF ANY ENCLAVES, AND IS IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; AMENDING APPENDIX A OF SECTION 1.02 OF ARTICLE I OF THE TOWN CHARTER BY REDEFINING THE CORPORATE LIMITS AND BOUNDARIES OF THE TOWN TO INCLUDE THE ANNEXED REAL PROPERTY IN THE TOWN'S OFFICIAL BOUNDARY MAP; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF STATE, THE PALM BEACH COUNTY CLERK OF COURT, THE COUNTY ADMINISTRATOR FOR PALM BEACH COUNTY AND OTHERS, AND PROVIDING FOR A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

Description of area to be Annexed: The area to be annexed is located in unincorporated Palm Beach County approximately 0.22 miles North of Southern Boulevard, 0.91 miles West of Military Trail, and 2.30 miles East of the Florida Turnpike, as depicted on the survey and shown by the location map below. The ordinance and complete legal description by metes and bounds may be obtained from the office of the Town Administrator.

## LOCATION MAP



**PLEASE TAKE NOTICE AND BE ADVISED** that if any interested person desires to appeal any decision made by the Town Council with respect to any matter considered at the public hearings on the proposed Ordinance(s), such person will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The Town of Haverhill will provide reasonable accommodations for disabled individuals requesting special assistance to attend or participate in the meetings; provided, however, that a request for such assistance must be made to the Office of the Town Administrator, Tracey Stevens, at (561) 689-0370, Ext. 1, at least three (3) business days prior to the scheduled meeting.

**ATTEST:** Tracey L. Stevens, MMC  
Town Administrator

Posted at Haverhill Town Hall and on Town of Haverhill Website: February 20, 2024

Publish: Palm Beach Post – Publishing dates to be determined once Second Reading/Final Adoption Hearing date is determined



**TOWN OF HAVERHILL  
ANNEXATION  
EXECUTIVE SUMMARY**  
January 19, 2024

**Initiating Government:** Town of Haverhill  
**Contact Person:** Tracey L. Stevens, Town Administrator  
 4585 Charlotte Street  
 Haverhill, FL 33417  
**Phone:** (561) 689-0370 Ext 1  
**Email:** tstevens@townofhaverhill-fl.gov

**PROPOSED ANNEXATION**

The applicant (Meritage Homes) has submitted an application for a voluntary annexation of approximately 12.553 acres of land from Palm Beach County to the Town of Haverhill. The application includes 5 parcels that are proposed to be redeveloped into a single development. All five parcels are contiguous with each other and abut the Town of Haverhill to the south. See page 2 of this letter for a map and parcel details. A summary of the request is provided below:

<b>Annexation Name</b>	Wallis Rd. Property
<b>Annexation Type</b>	Voluntary
<b>Acres</b>	12.553
<b>Applicant</b>	Meritage Homes
<b>Location</b>	Approximately 0.22 miles north of Southern Blvd.; 0.91 miles west of S. Military Trail; 2.30 miles east of the Florida Turnpike
<b>Parcel Control Numbers</b>	00-42-43-35-02-005-0030
	00-42-43-35-02-005-0010
	00-42-43-35-02-005-0020
	00-42-43-35-02-006-0070
	00-42-43-35-02-006-0010
<b>Existing Use</b>	Residential & Vacant
<b>Proposed Use</b>	Townhomes
<b>County Future Land Use</b>	LR-2, Low Density Residential, 2 units/acre
<b>County Zoning</b>	RM, Multifamily Residential
<b>Town Future Land Use (proposed*)</b>	High Density Residential; 8 units/acre
<b>Town Zoning (proposed*)</b>	R-3 Medium Density Residential

The applicant has indicated their intent to file a Future Land Use amendment and rezoning in order to establish the Town of Haverhill FLU and zoning designation.

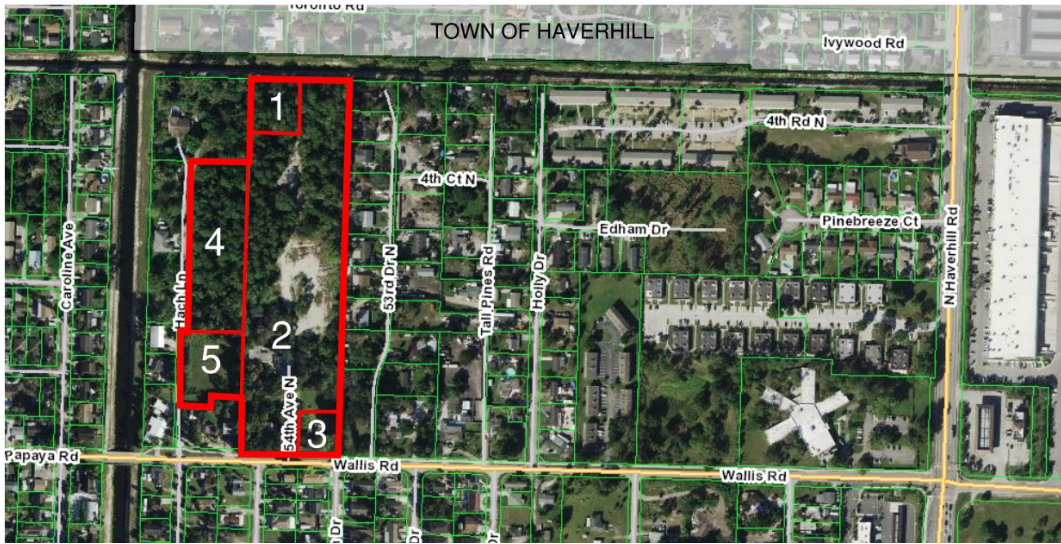


Table 1: Subject Site Details

MAP LABEL	PCN	ADDRESS	ACREAGE	ZONING	FLU	PROPOSED ZONING	PROPOSED FLU	OVERLAY
1	00-42-43-35-02-005-0030	467 54 <sup>TH</sup> AVE N	0.64 AC	RM, Multifamily Residential (Palm Beach County)	LR-2, Low Density Residential, 2 Units per Acre (Palm Beach County)	R-3 Medium Density Residential (Town of Haverhill)	High Density Residential, Not to exceed 8.0 DU/AC (Town of Haverhill)	PBI Airport Overlay
2	00-42-43-35-02-005-0010	5383 WALLIS RD	7.89 AC	RM, Multifamily Residential (Palm Beach County)	LR-2, Low Density Residential, 2 Units per Acre (Palm Beach County)	R-3 Medium Density Residential (Town of Haverhill)	High Density Residential, Not to exceed 8.0 DU/AC (Town of Haverhill)	PBI Airport Overlay
3	00-42-43-35-02-005-0020	5373 WALLIS RD	0.43 AC	RM, Multifamily Residential (Palm Beach County)	LR-2, Low Density Residential, 2 Units per Acre (Palm Beach County)	R-3 Medium Density Residential (Town of Haverhill)	High Density Residential, Not to exceed 8.0 DU/AC (Town of Haverhill)	PBI Airport Overlay
4	00-42-43-35-02-006-0070	396 HACH LN	2.41 AC	RM, Multifamily Residential (Palm Beach County)	LR-2, Low Density Residential, 2 Units per Acre (Palm Beach County)	R-3 Medium Density Residential (Town of Haverhill)	High Density Residential, Not to exceed 8.0 DU/AC (Town of Haverhill)	PBI Airport Overlay
5	00-42-43-35-02-006-0010	304 HACH LN	1.19 AC	RM, Multifamily Residential (Palm Beach County)	LR-2, Low Density Residential, 2 Units per Acre (Palm Beach County)	R-3 Medium Density Residential (Town of Haverhill)	High Density Residential, Not to exceed 8.0 DU/AC (Town of Haverhill)	PBI Airport Overlay



## **ANNEXATION PROCESSING**

### **Date/time/location schedule for Local Planning Agency Meeting**

March 28, 2024 | 6:00 PM | 4585 Charlotte Street Haverhill, FL 33417

### **Date/time/location schedule for Governing Body (Town Council) First Reading / Transmittal**

March 28, 2024 | 6:00 PM | 4585 Charlotte Street Haverhill, FL 33417

### **Date/time/location schedule for Governing Body (Town Council) Second / Final Reading/Adoption**

To Be Determined

**ORDINANCE NO. 522**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, PALM BEACH COUNTY, FLORIDA, PURSUANT TO AN APPLICATION FOR VOLUNTARY ANNEXATION FILED WITH THE TOWN BY MERITAGE HOMES OF FLORIDA, INC., A FLORIDA CORPORATION, AS AGENT, ANNEXING WITHIN THE CORPORATE AREA OF THE TOWN OF HAVERHILL, FLORIDA, FIVE (5) PARCELS OF REAL PROPERTY COMPRISING A TOTAL OF 12.553 ACRES, SAID REAL PROPERTY BEING LOCATED IN UNINCORPORATED PALM BEACH COUNTY APPROXIMATELY 0.22 MILES NORTH OF SOUTHERN BOULEVARD, 0.91 MILES WEST OF MILITARY TRAIL, AND 2.30 MILES EAST OF THE FLORIDA TURNPIKE, AS MORE PARTICULARLY DESCRIBED HEREIN AND AS DEPICTED ON THE SURVEY AND MAP ATTACHED HERETO; DECLARING THAT THE VOLUNTARY ANNEXATION APPLICATION BEARS THE SIGNATURES OF THE OWNERS OF THE REAL PROPERTY TO BE ANNEXED HEREBY; FINDING THAT THE AREA TO BE ANNEXED IS CONTIGUOUS TO THE TOWN, REASONABLY COMPACT AND WILL NOT RESULT IN THE CREATION OF ANY ENCLAVES, AND IS IN ACCORDANCE WITH THE VOLUNTARY ANNEXATION PROVISIONS OF SECTION 171.044, FLORIDA STATUTES; AMENDING APPENDIX A OF SECTION 1.02 OF ARTICLE I OF THE TOWN CHARTER BY REDEFINING THE CORPORATE LIMITS AND BOUNDARIES OF THE TOWN TO INCLUDE THE ANNEXED REAL PROPERTY IN THE TOWN'S OFFICIAL BOUNDARY MAP; PROVIDING FOR TRANSMITTAL TO THE FLORIDA DEPARTMENT OF STATE, THE PALM BEACH COUNTY CLERK OF COURT, THE COUNTY ADMINISTRATOR FOR PALM BEACH COUNTY AND OTHERS, AND PROVIDING FOR A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING FOR CORRECTION OF SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

**WHEREAS**, there has been filed with the Town Administrator of the Town of Haverhill, Florida, an Application for Voluntary Annexation ("**Application**") by Meritage Homes of Florida, Inc., a Florida corporation ("**Petitioner**"), as agent for and on behalf of the owners of five (5) parcels of property totaling approximately 12.553 acres of real property, as more particularly described on **Exhibit A** attached hereto and made a part hereof, (collectively the "**Property**"); and

**WHEREAS**, the Petitioner desires that the Property be annexed into the Town of Haverhill, Florida (the "**Town**") pursuant to the provisions for voluntary annexation, as set forth in Section 171.044, Florida Statutes; and

**WHEREAS**, the Town Council, as the governing body for the Town, has determined that the Application bears the signatures of all owners of the Property proposed to be annexed in the Town; and

**WHEREAS**, it has been determined that the Property is reasonably compact and contiguous to the corporate areas of the Town, and it has further been determined that the annexation of the Property will not result in the creation of any enclaves; and

**WHEREAS**, the Town has provided preliminary notification to Palm Beach County (the “**County**”) as required by County Ordinance Number 2007-018 and section 7.1 of the County Charter, and the County has responded in writing to the proposed annexation of the Property in a letter dated June 30, 2023, objecting to the proposed annexation of the Property; and

**WHEREAS**, the Town has heretofore determined that the Property to be annexed meets the requirements of Section 171.044, Florida Statutes; and

**WHEREAS**, the proposed annexation of the Property is in the best interest of the health, safety and welfare of the residents and citizens of the Town, and is in accordance with State and local laws.

**NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF HAVERHILL, FLORIDA:**

**SECTION 1.** The foregoing recitals are true and correct and incorporated herein by reference.

**SECTION 2.** That the Town Council finds that the Application bears the signature of the owners of the Property seeking annexation into the Town.

**SECTION 3.** The Town Council hereby finds that (a) the provisions for voluntary annexation, including notice, as set forth in Section 171.044, Florida Statutes have been met; (b) the Property to be annexed is contiguous to the Town and reasonably compact; and (c) the annexation of the Property will not result in the creation of any enclaves.

**SECTION 4.** The Town Council hereby annexes into the Town the approximately 12.553-acre Property, situated and lying in the County as more particularly described in **Exhibit A**, attached hereto and made a part hereof. The survey depicting the Property affected by this Ordinance is attached as **Exhibit B** and the location map depicting the area to be annexed is attached as **Exhibit C**, both of which are incorporated herein by reference.

**SECTION 5.** That Appendix A of Section 1.02 of Article I of the Charter, which contains the legal description of the Town’s incorporated municipal boundaries, is hereby amended to include the annexed Property, and the boundary lines of the Town are hereby redefined to include the Property into the Town’s Boundary Map.

**SECTION 6.** In accordance with Section 171.044(3), Florida Statutes, within seven (7) days after adoption, the Town Administrator shall file a certified copy of this Ordinance with the Clerk of the Circuit Court, the County Administrator for the County, and the Florida Department of State.



**SECTION 7.** In accordance with Section 171.091, Florida Statutes, within thirty (30) days of adoption of this Ordinance, the Town Administrator shall file a certified copy of this Ordinance and all other necessary documents with the Florida Office of Economic and Demographic Research, along with a statement specifying the population census effect and the affected land area, in addition to the Florida Department of State. The Town Administrator shall also ensure that a copy of the Ordinance is provided to the Palm Beach County Property Appraiser and Supervisor of Elections.

**SECTION 8.** In accordance with Sections 186.901, Florida Statutes, within thirty (30) days of final passage of this Ordinance, the Town Administrator shall ensure that a copy of this Ordinance along with a statement as to the population census effect of this annexation is provided to the Executive Office of the Governor, Office of Planning and Budgeting, Revenue and Economic Analysis Unit.

**SECTION 9.** After adoption of this Ordinance, the Town Administrator shall ensure that a copy of this Ordinance is provided to the agencies which may be affected by the Property's annexation into the Town, which may include the following:

- Palm Beach County Emergency Management
- EMS/9-1-1 Management
- Florida Power & Light
- National Flood Insurance Program
- AT&T
- Xfinity
- UF Bureau of Economic & Business Resources
- Palm Beach County Utilities
- Palm Beach County Sheriff's Office
- Palm Beach County Fire-Rescue

**SECTION 10.** That upon this Ordinance becoming effective, the Property shall be entitled to all of the franchises, privileges, immunities, debts, obligations, liabilities, ordinances, regulations, codes and laws to which lands and/or citizens in the Town are now or may be subjected to.

**SECTION 11.** That the annexation of the Property, including adjacent roads, alleys, or the like, if any, shall not be deemed as an acceptance by the Town of any maintenance responsibility for such roads, alleys, or the like, unless otherwise specifically initiated by the Town pursuant to current requirements and conditions.

**SECTION 12.** The Mayor and Town Administrator are hereby authorized and directed to do all things necessary to give effect to this Ordinance; and authority is hereby granted to codify Section 4 of this Ordinance.

**SECTION 13.** If any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent

jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 14.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 15.** Any typographical and/or scribes' errors, which do not affect the intent of this Ordinance, may be corrected by the Town Administrator, or his or her designee, without the necessity of public hearing, or Town Council approval, by filing the corrected or re-codified copy of the same with the Town Clerk.

**SECTION 16.** This Ordinance shall take effect immediately upon adoption at second reading.

**PASSED AND APPROVED FOR TRANSMITTAL ON FIRST READING** this 28<sup>th</sup> day of March, 2024.

**THE SECOND AND FINAL READING** was held this \_\_\_\_\_ day of \_\_\_\_\_, 2024. Council member \_\_\_\_\_ offered the foregoing Ordinance and moved its adoption. The Motion was seconded by Council member \_\_\_\_\_, and upon being put to a vote, the vote was as follows:

<b>JAY G. FOY, Mayor</b>	_____
<b>LAWRENCE GORDON, Vice Mayor</b>	_____
<b>DENNIS WITHINGTON, Council Member</b>	_____
<b>RAYMOND CARANCI, Council Member</b>	_____
<b>DR. TERESA JOHNSON, Council Member</b>	_____

The Mayor thereupon declared this Ordinance approved and duly adopted by the Town Council of the Town of Haverhill, Florida.

**ATTEST:** **TOWN OF HAVERHILL, FLORIDA**

\_\_\_\_\_  
**Tracey L. Stevens, Town Administrator**

\_\_\_\_\_  
**Jay G. Foy, Mayor**

**EXHIBIT A**

**Legal Description**

**DESCRIPTION**

THAT PORTION OF TRACT 5, BOULEVARD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER THEREOF THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 190.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH AND PARALLEL TO THE EAST LINE THEREOF, A DISTANCE OF 150.00 FEET TO A POINT; THENCE EAST AND PARALLEL WITH THE SOUTH LINE THEREOF A DISTANCE OF 130.00 FEET TO THE EAST LINE THEREOF; THENCE SOUTH ALONG THE EAST LINE THEREOF A DISTANCE OF 150.00 FEET TO THE SOUTH LINE THEREOF; THENCE WEST ALONG THE SOUTH LINE THEREOF 130.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

THE EAST 190 FEET OF THE SOUTH 552.11 FEET OF THE NORTH 824.36 FEET OF TRACT 6, BOULEVARD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

A PARCEL OF LAND IN TRACT 6, BOULEVARD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 6, BOULEVARD ESTATES , ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 21, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 824.36 FEET, LESS THE WEST 100 FEET AND LESS THE SOUTH 20 FEET ALSO LESS A PARCEL OF LAND IN TRACT 6, BOULEVARD ESTATES, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, RECORDED IN PLAT BOOK 21, PAGE 44, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 170 FEET OF THE SOUTH 190 FEET OF THE EAST 210 FEET, LESS THE WEST 110 FEET OF THE NORTH 35 FEET THEREOF, SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH

PARCEL 1:

TRACT 5, BOULEVARD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE NORTH 145 FEET OF THE SOUTH 150 FEET OF THE EAST 130 FEET; LESS AND EXCEPT THE NORTH 174.25 FEET OF THE WEST HALF OF SAID TRACT 5; AND ALSO LESS AND EXCEPT THE SOUTH 5 FEET FOR ROAD RIGHT-OF-WAY CONVEYED TO PALM BEACH COUNTY BY RIGHT-OF-WAY DEED RECORDED IN O.R.BOOK 891, PAGE 596.

PARCEL 2:

THE NORTH 174.25 FEET OF THE WEST HALF OF TRACT 5, BOULEVARD ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALSO KNOWN AS:

THAT PORTION OF TRACT 5 AND 6, BOULEVARD ESTATES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 44, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM THE SOUTH QUARTER OF SECTION 35, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N 01° 29' 11" E, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 1386.71 FEET; THENCE, S 89° 03' 21" E, ALONG A LINE 20 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF TRACT 6 OF SAID PLAT, A DISTANCE OF 165.02 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID PARALLEL LINE, N 01° 29' 11" E, ALONG A LINE 100.01 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID TRACT 6, A DISTANCE OF 379.86 FEET; THENCE DEPARTING SAID PARALLEL LINE, S 89° 03' 21" E, A DISTANCE OF 30.02 FEET TO A POINT OF INTERSECTION WITH A LINE 130.02 FEET EAST OF AND PARALLEL TO SAID WEST LINE OF TRACT 6; THENCE N 01° 29' 11" E, ALONG SAID PARALLEL LINE A DISTANCE OF 552.13 FEET; THENCE S 89° 03' 21" E, A DISTANCE OF 190.01 FEET TO A POINT OF INTERSECTION WITH EAST LINE OF SAID TRACT 6 AND WEST LINE OF TRACT 5; THENCE N 01° 29' 11" E, ALONG SAID WEST LINE OF TRACT 5, A DISTANCE OF 272.26 FEET TO THE NORTHWEST CORNER OF SAID TRACT 5; THENCE S 89° 03' 21" E, ALONG THE NORTH LINE OF SAID TRACT 5, A DISTANCE OF 320.04 FEET TO THE NORTHEAST CORNER OF TRACT 5. THENCE DEPARTING SAID NORTHEAST CORNER OF TRACT 5, S 01° 29' 11" W, ALONG THE EAST LINE OF SAID TRACT 5, A DISTANCE OF 1219.25 FEET TO A POINT 5.00 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT 5; THENCE N 89° 03' 21" W, ALONG A LINE 5.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 5 A DISTANCE OF 320.04 FEET;

THENCE N 01° 29' 11" E, A DISTANCE OF 185.01 TO A POINT ON A LINE 190.00 FEET NORTH OF A PARALLEL TO THE SOUTH LINE OF TRACT5; THENCE ALONG SAID PARALLEL LINE, N 89° 03' 21" W, A DISTANCE OF 100.01 FEET; THENCE S 01° 29' 11" W, A DISTANCE OF 35.00 FEET TO A POINT ON A LINE 155.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 5; THENCE ALONG SAID PARALLEL LINE, N 89° 03' 21" W, A DISTANCE OF 110.02 FEET. THENCE, S 01° 29' 11" W, A DISTANCE OF 135.01 FEET TO A POINT ON A LINE 20.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID TRACT 5; THENCE N 89° 03' 21" W, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

ALL ABOVE CONTAINING 546,817 SQUARE FEET/12.5532 ACRES, MORE OR LESS.



DATE	
BY	

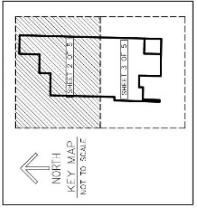
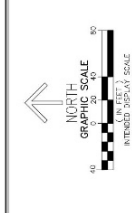
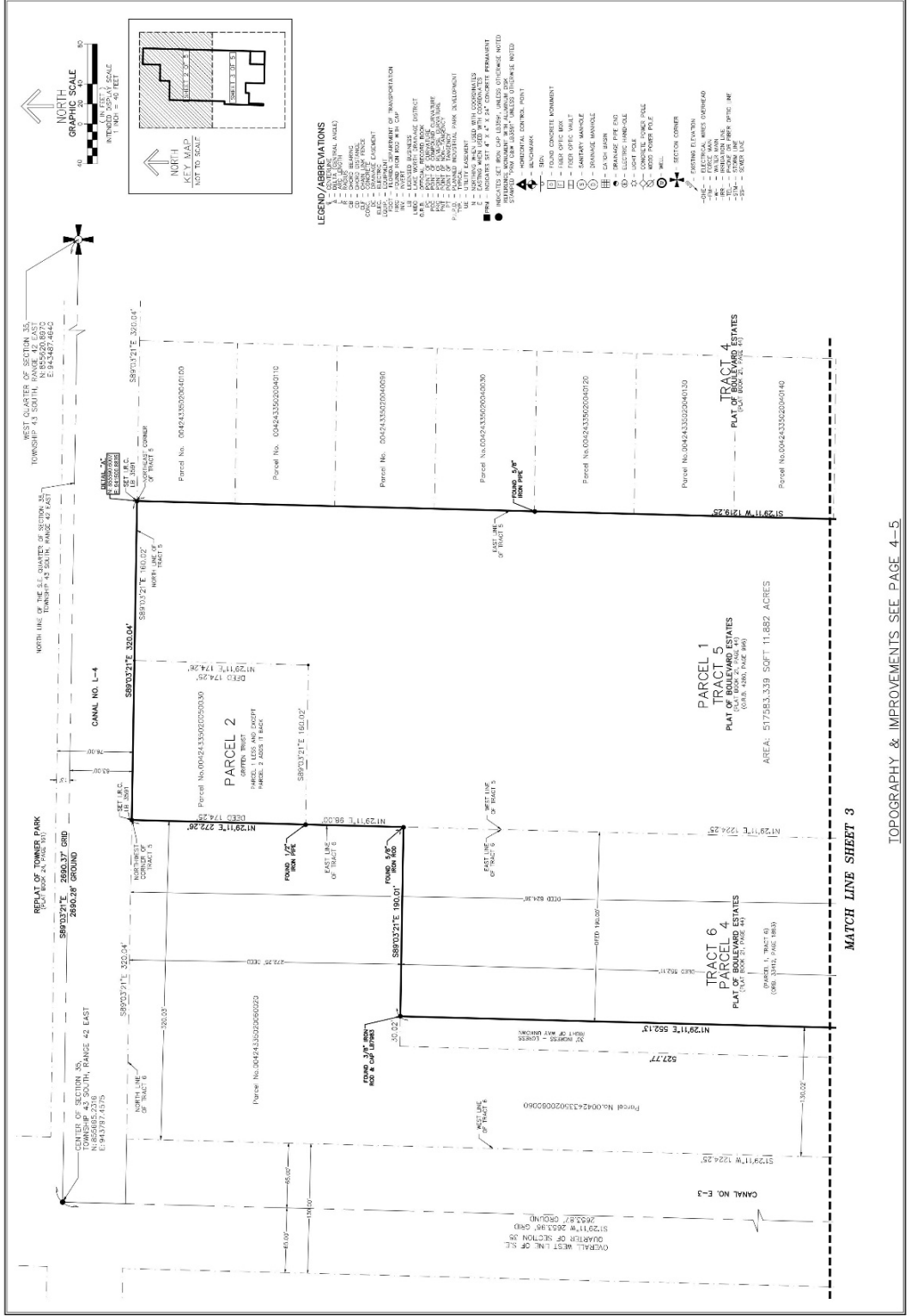


**CALFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING, LAND SURVEYING  
 5705 S. 220th Street, Suite 100  
 Fort Lauderdale, FL 33316  
 PHONE: 954-562-9997 / FAX: 954-570-1432

**PALM BEACH COUNTY, FLORIDA**  
**ALTA/SPLS LAND TITLE SURVEY**

DATE	02/27/23
BOOK	21-144
PAGE	12
SCALE	AS SHOWN

JOB # 10199  
 SHEET 2  
 OF 5 SHEETS



- LEGEND / OBSERVATIONS**
- 1 - SURVEY MONUMENT
  - 2 - SURVEY MONUMENT
  - 3 - SURVEY MONUMENT
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TOPOGRAPHY & IMPROVEMENTS, SEE PAGE 4-5

MATCH LINE SHEET 3

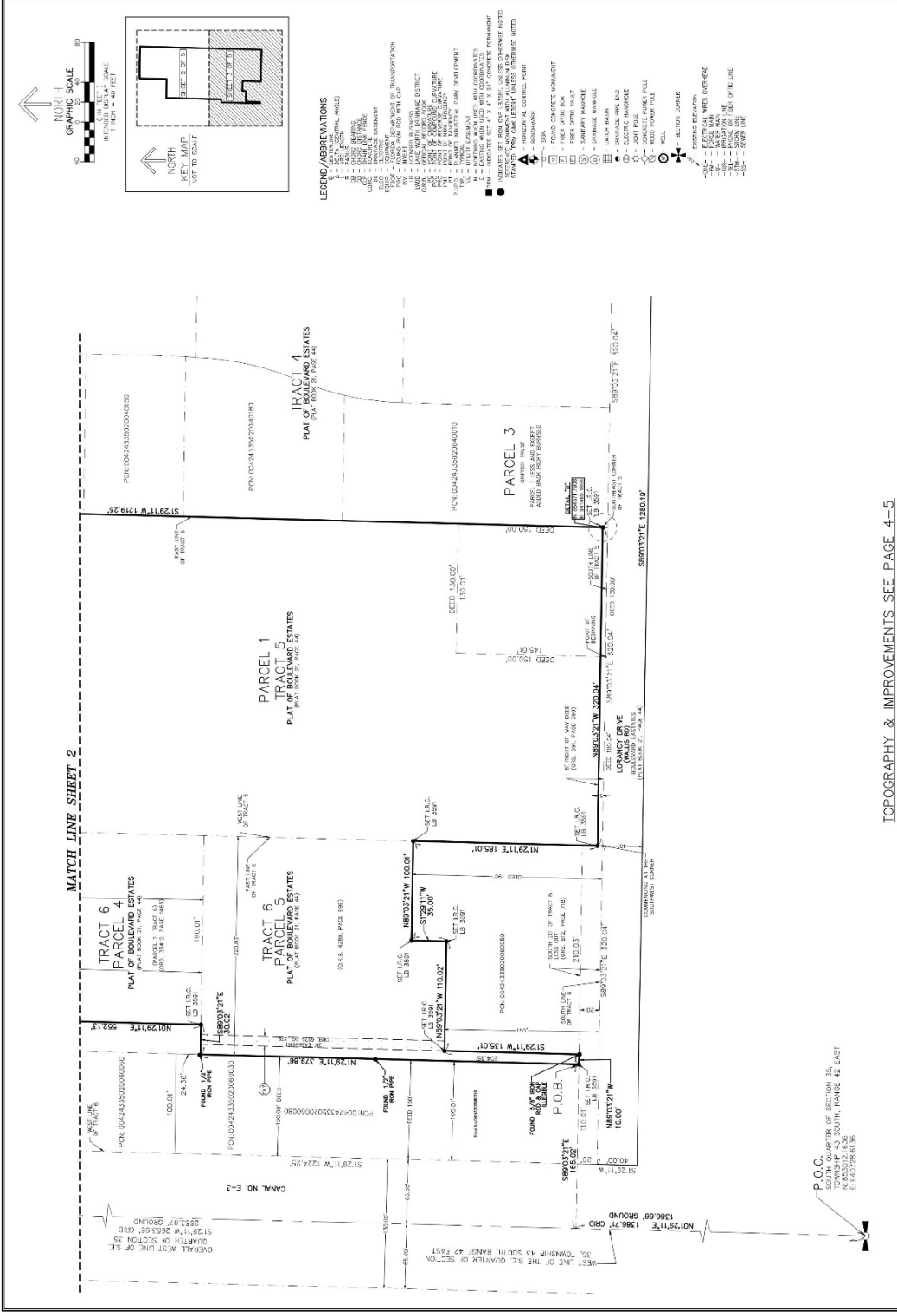
NO.	REVISIONS	DATE	BY

**CAUFIELD & WHEELER, INC.**  
 CIVIL ENGINEERING & LAND PLANNING  
 1200 GLENDALE BLVD., SUITE 100  
 PALM BEACH, FLORIDA 33480  
 PHONE: (561) 835-7272  
 FAX: (561) 835-7273

**ALTA/NSPS LAND TITLE SURVEY**  
 PALM BEACH COUNTY, FLORIDA

DATE: 07/27/21
DRAWN BY: JME
FILE NO.: 18-000000000000000000
SCALE: 1"=40'

SHEET 5 OF 5  
 JOB # 10195  
 PART 3



TOPOGRAPHY & IMPROVEMENTS SEE PAGE 4-5



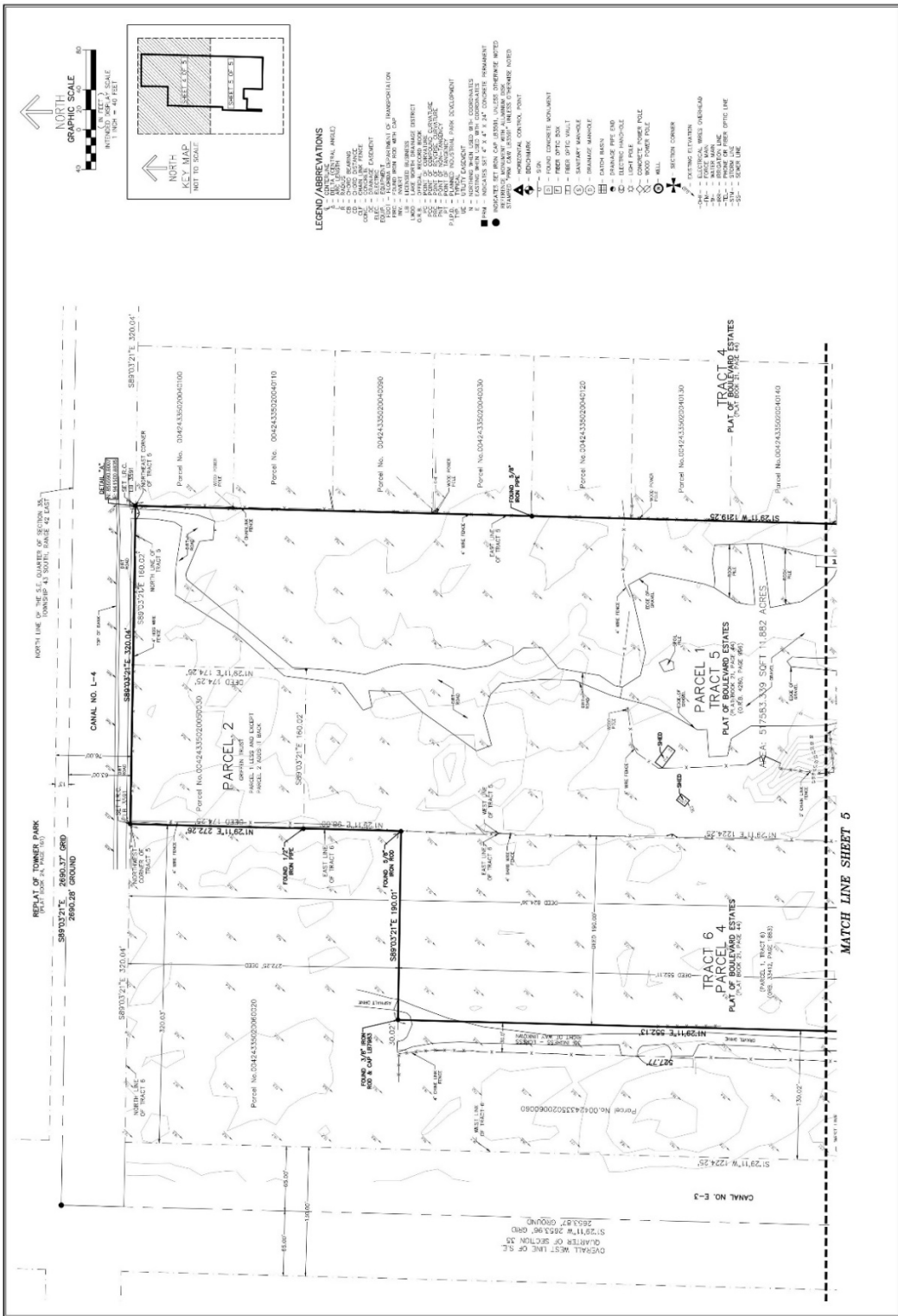
DATE	BY

**CALFIELD & WHEELER, INC.**  
 LAND SURVEYING & ENGINEERING  
 7500 BAY MEADOWS DRIVE, SUITE 100  
 PALM BEACH, FLORIDA 33410  
 PHONE: (561) 852-4499 / FAX: (561) 750-4152

ALTA/NSPS LAND TITLE SURVEY  
 PALM BEACH COUNTY, FLORIDA

DATE: 02/27/20  
 SURVEYED BY: JLC  
 P.L.C. NO.: 15026  
 SCALE: 1"=400'

JOB # 10158  
 SHEET # 4  
 OF 5 SHEETS





**EXHIBIT C**

**Location Map**

**LOCATION MAP**

