

# -Gardens Of Ben Gurion-

-Lying In Section 14, Township 42 South, Range 41 East, Palm Beach County, Florida-  
 -Being A Replat Of Portion Of Shalom Memorial Park, P. B. 31, Pp. 194 & 195, Public Records, Palm Beach County, Florida-

April, A.D., Nineteen Hundred Eighty Seven

## Dedication:

State of Florida )  
 ) ss  
 County of Palm Beach)

**Know all men by these presents**, that Menorah Partnership, A Florida General Partnership, owner of the land shown hereon as "Gardens Of Ben Gurion", said lands lying in Section 14, Township 42 South, Range 41 East, Palm Beach County, Florida, said lands being a replat of a portion of Shalom Memorial Park, according to the Plat thereof, as recorded in Plat Book 31, Pages 194 and 195, Public Records, Palm Beach County, Florida, and being more particularly described as follows:

**Beginning** at the Southeast Corner of Parcel "A", Gardens Of Hebron And Mt. Carmel, according to the Plat thereof, as recorded in Plat Book 32, Pages 183 through 185, inclusive, Public Records, Palm Beach County, Florida; Thence, North 90°00'00" West, along the South boundary of said Gardens Of Hebron And Mt. Carmel, a distance of 480.00 feet; Thence, South 00°00'00" East, continuing along the boundary of said Gardens Of Hebron And Mt. Carmel, a distance of 50.00 feet; Thence, North 90°00'00" West, continuing along the boundary of said Gardens Of Hebron And Mt. Carmel, a distance of 64.50 feet; Thence, North 00°00'00" East, continuing along the boundary of said Gardens Of Hebron And Mt. Carmel, and along the West line of Garden Of Rueben, 1st Addition, according to the Plat thereof, as recorded in Plat Book 31, Pages 247 through 249, inclusive, Public Records, Palm Beach County, Florida, and along the West line of Garden Of Rueben according to the Plat thereof, as recorded in Plat Book 31, Pages 241 through 246, inclusive, Public Records, Palm Beach County, Florida, a distance of 556.00 feet; Thence, North 90°00'00" West, departing the West line of said Garden Of Rueben, a distance of 170.37 feet to the intersection thereof with the West line of the lands described in Official Records Book 3713, Page 1201 et. seq.; Thence, South 00°00'00" East, along said West line, a distance of 562.00 feet to the Southwest corner of said lands described in Official Records Book 3713, Page 1201; Thence, North 90°00'00" East, along the South line of lands described in Official Records Book 3713, Page 1201, a distance of 715.00 feet to the intersection thereof with the West line of Memorial Park Road, as shown on said Shalom Memorial Park; Thence, North 00°00'20" West, along the East line of said lands described in Official Records Book 3713, Page 1201, and along the West line of said Memorial Park Road, a distance of 56.00 feet to the point of beginning (P.O.B.)

**Containing 2.82 Acres**, more or less.

**Has Caused The Same**, to be surveyed and platted, and does hereby make the following dedications and reservations:

1. Tract "A", as shown hereon, is hereby reserved by Menorah Partnership, A Florida General Partnership, for gravesites and all other proper purposes, and is the perpetual maintenance obligation of said Partnership, its successors and assigns, without recourse to Palm Beach County.
2. The Drainage Easement, as shown hereon, is hereby reserved unto Menorah Partnership, A Florida General Partnership for the purpose of construction and maintenance of drainage facilities, and is the perpetual maintenance obligation of said Partnership, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
3. The foot paths, as shown hereon, are hereby reserved unto Menorah Partnership, A Florida General Partnership for the purpose of pedestrian access to the gravesites, and are the perpetual maintenance obligation of said Partnership, its successors and assigns, without recourse to Palm Beach County.

**In Witness Whereof**, Menorah Partnership, A Florida General Partnership has caused these presents to be signed by Mark Weissman, its General Partner, on behalf of the partnership, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1988.

**Menorah Partnership**  
 By: Its General Partner

Witness: Rosemary Barletta

By: Mark Weissman, General Partner

Witness: \_\_\_\_\_

## Acknowledgement:

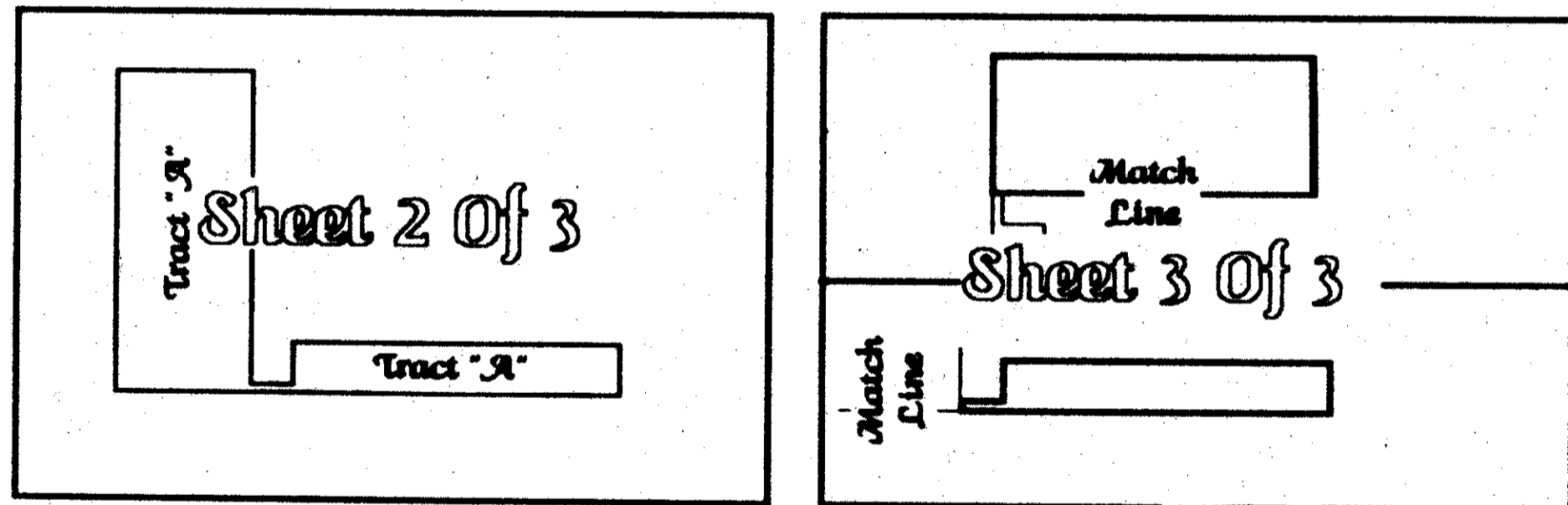
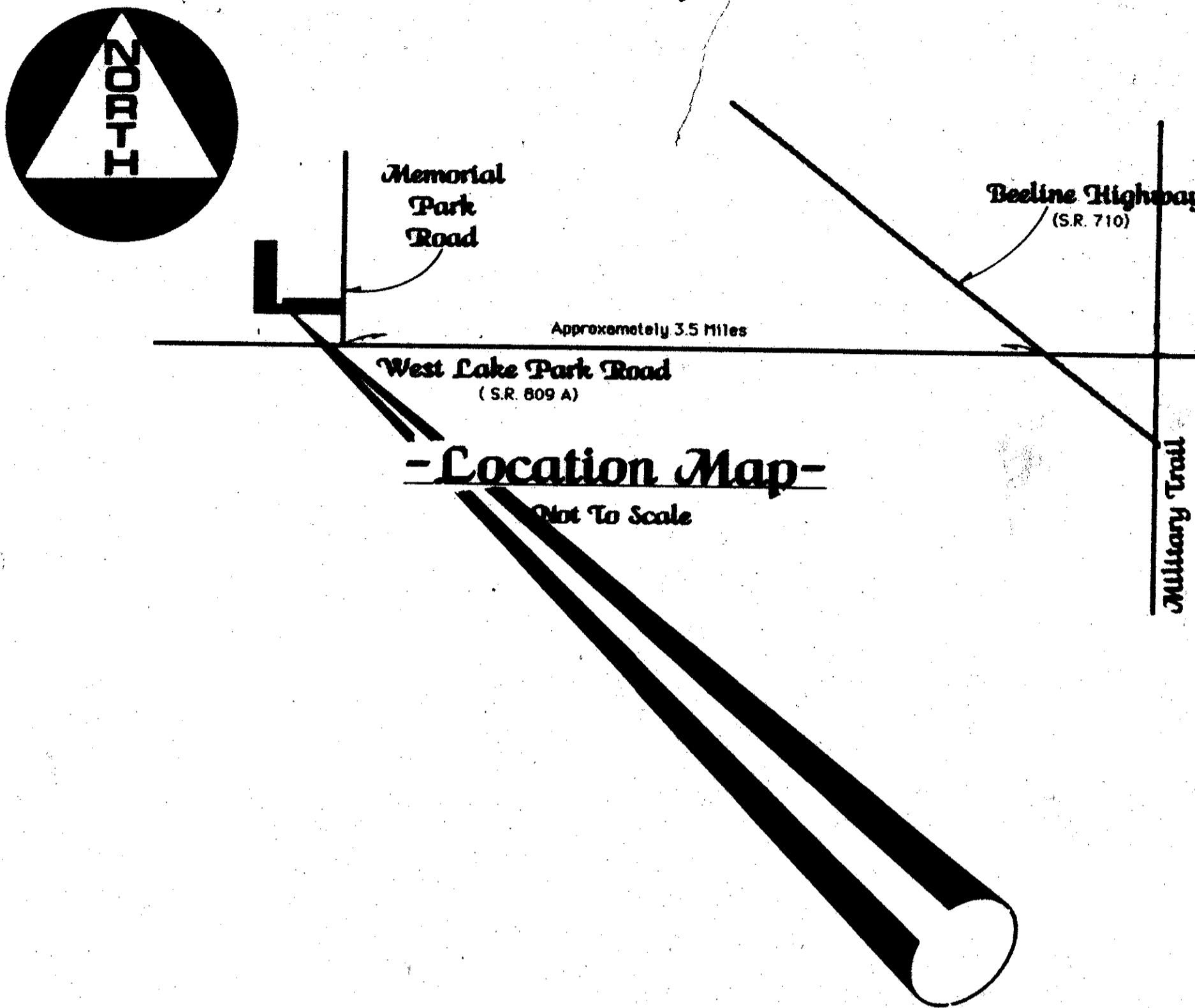
State of Florida )  
 ) ss  
 County of Palm Beach)

**Before Me**, personally appeared Mark Weissman, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as General Partner of Menorah Partnership, and acknowledged to and before me that he executed said instrument for the purposes expressed therein.

**Witness My Hand** and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1988.

My Commission Expires: \_\_\_\_\_

Notary Public



## Surveyor's Notes:

1. Bearings shown hereon are based on the bearing datum of North 90°00'00" East, along the South line of the Plat of Shalom Memorial Park, according to the Plat thereof, as recorded in Plat Book 31, Pages 194 and 195, on file in the office of the Clerk Of The Circuit Court, in and for the Public Records of Palm Beach County, Florida.
2.  Denotes a Permanent Reference Monument (P.R.M.)
3.  Denotes a Permanent Control Point (P.C.P.)

## General/Easement Notes & Restrictive Covenants:

- (As required by Palm Beach County)
1. Setback lines, shall be as required by current Palm Beach County Zoning Regulations.
  2. There shall be no buildings, or any kind of construction placed on utility or drainage easements. Construction upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other Building and Zoning Codes and / or Ordinances of Palm Beach County.
  3. There shall be no trees, or shrubs, placed on utility easements which are provided for water and sewer use or upon drainage, maintenance or maintenance access easements.
  4. Landscaping on other utility easements shall be allowed only after consent of all utility companies occupying same.
  5. In instances where drainage and utility easement intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.
  6. 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.

## Title Certification:

State of Florida )  
 ) ss  
 County of Palm Beach)

**I, Scott J. Fuerst**, Esquire, of the Law Firm of Ruden, Barnett, McClosky, Smith, Schuster & Russell, P.A., 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 to Menorah Partnership, A Florida General Partnership; that the current taxes have been paid; and that I find that the property is free of encumbrances.

**Ruden, Barnett, McClosky, Smith, Schuster & Russell, P.A.**

Dated: this 27<sup>th</sup> day of April, A.D., 1988

By: Scott J. Fuerst  
 Scott J. Fuerst, Esquire, for the Firm

## Surveyor's Certification:

State of Florida )  
 ) ss  
 County of Palm Beach)

**I Hereby 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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 Palm Beach County, Florida; and further, that the boundary survey encompassing the property shown hereon, is in compliance with Chapter 21HH-6, F.A.C.

**Bench Mark Land Surveying & Mapping, Inc.**

Dated: this 25 day of April, A.D., 1988

By: Wm. R. Van Campen  
 Wm. R. Van Campen, R.L.S.  
 Florida Registration No. 2424

## County Approvals:

State of Florida )  
 ) ss  
 County of Palm Beach)

### Board of County Commissioners:

This Plat is hereby approved for record this 27<sup>th</sup> day of JULY, A.D., 1988.

By: Carol A. Roberts  
 Carol A. Roberts, Chair, Board of County Commissioners  
 Palm Beach County, Florida

### Attest:

John B. Dunkle, Clerk

By: John B. Dunkle

### County Engineer:

This Plat is hereby approved for record this 27<sup>th</sup> day of JULY, A.D., 1988.

By: Herbert F. Kahlert  
 Herbert F. Kahlert, P.E.  
 Certificate No. 12284  
 County Engineer, Palm Beach County, Florida

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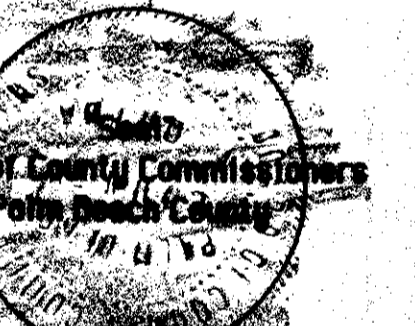
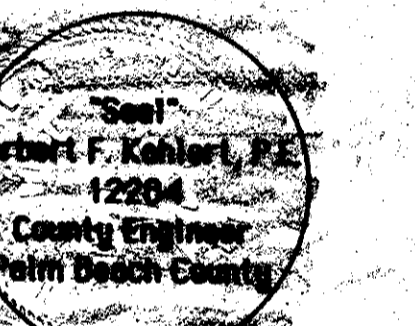
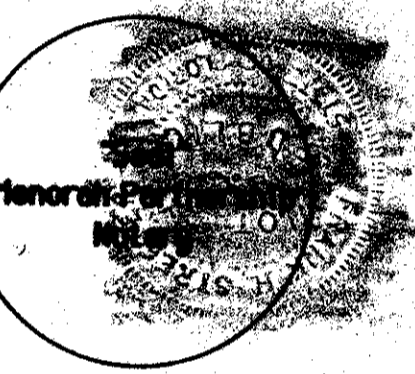
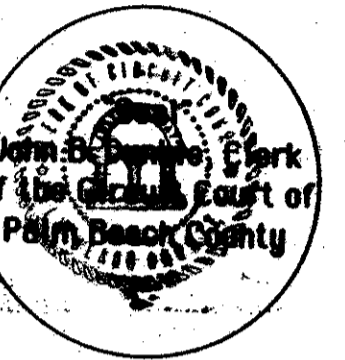
State Of Florida )

County Of Palm Beach ) ss

This Plat was filed for record at 2:20 PM this 15<sup>th</sup> day of July, A.D., 1988, and duly recorded in Plat Book 60 on Pages 74 through 76.

John B. Dunkle,  
 Clerk of the Circuit Court.

By: Debra A. Platt  
 Deputy Clerk



0536-001

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This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard, Suite 121, Riviera Beach, FL.



-Record Plat-  
**Gardens Of Ben Gurion**

OWN: \_\_\_\_\_ SCALE: \_\_\_\_\_ SIZE: \_\_\_\_\_ FB: \_\_\_\_\_ P: \_\_\_\_\_ WD. NO. 87-204

Gardens of Ben Gurion  
 17/26/11  
 74  
 50A  
 58  
 594/2