

2101 AUSTRALIAN

BEING A REPLAT OF TRACT "AA" OF AUSTRALIAN PARK, AS RECORDED IN PLAT BOOK 28, PAGE 4, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 16, TOWNSHIP 43 SOUTH, RANGE 43 EAST LYING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN FILED FOR RECORD AT 9:04 AM THIS 15 DAY OF OCT 2015 AND DULY RECORDED IN PLAT BOOK 130 ON PAGE 159-160
SHARON R. BOCK, CLERK & COMPTROLLER, PALM BEACH COUNTY
By: *Mary Savage*



DEDICATION (PARCEL 1):

KNOW ALL MEN BY THESE PRESENTS, THAT BUILDING HOPE AUSTRALIAN, LLC., A LIMITED LIABILITY COMPANY, OWNER OF PARCEL 1 SHOWN HEREON AS "2101 AUSTRALIAN", BEING A REPLAT OF "TRACT AA" OF AUSTRALIAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "AA" OF AUSTRALIAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT "AA" SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF NORTH AUSTRALIAN AVENUE; THENCE N75°38'30"W, ALONG THE SOUTH BOUNDARY OF SAID TRACT "AA", A DISTANCE OF 605.81 FEET TO THE SOUTHWEST CORNER OF TRACT "AA" AND A POINT ON A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIAL BEARING OF N62°05'50"W, A RADIUS OF 659.26 FEET, AND A DELTA OF 22°13'11"; THENCE NORTH NORTHEASTERLY ALONG THE WEST BOUNDARY OF SAID TRACT "AA", AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.67 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4539.91 FEET, AND A DELTA OF 03°55'49"; THENCE NORTHERLY ALONG SAID WEST BOUNDARY AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 311.41 FEET; THENCE S84°42'34"E, DEPARTING SAID WEST BOUNDARY, A DISTANCE OF 180.09 FEET; THENCE S73°42'33"E A DISTANCE OF 170.98 FEET; THENCE N04°32'35"W A DISTANCE OF 133.07; THENCE N03°20'50"E A DISTANCE OF 95.49 FEET; THENCE N77°00'33"E A DISTANCE OF 116.18 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "AA", BEING A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIAL BEARING OF S77°00'33"W, A RADIUS OF 1148.59 FEET, AND A DELTA OF 03°34'47"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, AND THE RIGHT-OF-WAY OF SAID NORTH AUSTRALIAN AVENUE A DISTANCE OF 71.76 FEET TO A POINT OF TANGENCY; THENCE S09°27'34"E A DISTANCE OF 182.37 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1916.41 FEET, A DELTA OF 19°19'43"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 646.50 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "AA" AND THE POINT OF BEGINNING, CONTAINING 8.29 ACRES MORE OR LESS, SAID LANDS SITUATE IN WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE:

SAID PARCEL 1, AS SHOWN HEREON IS RESERVED FOR THE OWNER, BUILDING HOPE AUSTRALIAN, LLC., A LIMITED LIABILITY COMPANY, ITS SUCCESSOR'S AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSOR'S AND OR ASSIGNS, WITHOUT RECOURSE TO SAID CITY OF WEST PALM BEACH.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF BUILDING HOPE AUSTRALIAN, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE AS PREVIOUSLY RECORDED AND/OR DEDICATED.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT,

THIS 7 DAY OF OCTOBER, 2015

BUILDING HOPE AUSTRALIAN, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

BY: *Paul Leleck*
PAUL LELECK, VICE PRESIDENT

WITNESS: *Richard D. Williams*
PRINT NAME: Richard D. Williams

WITNESS: *Alice Barnes*
PRINT NAME: Alice Barnes

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAUL LELECK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BUILDING HOPE AUSTRALIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF October 2015

Lorraine B. Harrison
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION NO.: N/A
July 31, 2017
MY COMMISSION EXPIRES:

Lorraine B. Harrison
PRINTED NAME OF NOTARY PUBLIC

DEDICATION (PARCEL 2):

KNOW ALL MEN BY THESE PRESENTS, THAT REDEMPTIVE LIFE FELLOWSHIP, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF PARCEL 2, SHOWN HEREON AS "2101 AUSTRALIAN", BEING A REPLAT OF "TRACT AA" OF AUSTRALIAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACT "AA" OF AUSTRALIAN PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT "AA" SAID POINT BEING ON THE WEST RIGHT-OF-WAY OF NORTH AUSTRALIAN AVENUE; THENCE N75°38'30"W, ALONG THE SOUTH BOUNDARY OF SAID TRACT "AA", A DISTANCE OF 605.81 FEET TO THE SOUTHWEST CORNER OF TRACT "AA" AND A POINT ON A NON TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIAL BEARING OF N62°05'50"W, A RADIUS OF 659.26 FEET, AND A DELTA OF 22°13'11"; THENCE NORTH NORTHEASTERLY ALONG THE WEST BOUNDARY OF SAID TRACT "AA", AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 255.67 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 4539.91 FEET, AND A DELTA OF 03°55'49"; THENCE NORTHERLY ALONG SAID WEST BOUNDARY AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 311.41 FEET TO THE POINT OF BEGINNING; THENCE S84°42'34"E, DEPARTING SAID WEST BOUNDARY, A DISTANCE OF 180.09 FEET; THENCE S73°42'33"E A DISTANCE OF 170.98 FEET; THENCE N04°32'35"W A DISTANCE OF 133.07; THENCE N03°20'50"E A DISTANCE OF 95.49 FEET; THENCE N77°00'33"E A DISTANCE OF 116.18 FEET TO A POINT ON THE EAST BOUNDARY OF SAID TRACT "AA", BEING A POINT ON A CURVE CONCAVE TO THE WEST, HAVING A RADIAL BEARING OF S77°00'33"W, A RADIUS OF 1148.59 FEET, AND A DELTA OF 10°43'19"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, AND THE RIGHT-OF-WAY OF SAID NORTH AUSTRALIAN AVENUE A DISTANCE OF 214.94 FEET TO A POINT OF TANGENCY; THENCE N23°42'17"W A DISTANCE OF 592.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1052.35 FEET, AND A DELTA OF 4°55'58"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 90.60 FEET TO THE NORTHEAST CORNER OF SAID TRACT "AA"; THENCE S68°02'59"W, ALONG THE NORTH LINE OF SAID TRACT "AA", A DISTANCE OF 197.49 FEET TO A POINT IN A CURVE HAVING A RADIAL BEARING OF S79°45'47"W, A RADIUS OF 4539.91, AND A DELTA OF 11°59'20"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, A DISTANCE OF 949.96 FEET TO THE POINT OF BEGINNING, CONTAINING 7.59 ACRES MORE OR LESS, SAID LANDS SITUATE IN WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DOES HEREBY DEDICATE:

SAID PARCEL 2, AS SHOWN HEREON, IS RESERVED FOR THE OWNER, REDEMPTIVE LIFE FELLOWSHIP, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSOR'S AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSOR'S AND OR ASSIGNS, WITHOUT RECOURSE TO SAID CITY OF WEST PALM BEACH.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THAT REDEMPTIVE LIFE FELLOWSHIP, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE AS PREVIOUSLY RECORDED AND/OR DEDICATED.

IN WITNESS WHEREOF, THE ABOVE NAMED NOT FOR PROFIT COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER AND DIRECTOR,

THIS 29th DAY OF September, 2015

REDEMPTIVE LIFE FELLOWSHIP, INC.
A FLORIDA NOT FOR PROFIT COMPANY

BY: *Harold Calvin Ray*
HAROLD CALVIN RAY

WITNESS: *Hydie M. Scott*
PRINT NAME: Hydie M. Scott

WITNESS: *Everett Hamilton*
PRINT NAME: Everett Hamilton

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HAROLD CALVIN RAY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER AND DIRECTOR OF REDEMPTIVE LIFE FELLOWSHIP, INC., A FLORIDA NOT FOR PROFIT COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS CHIEF EXECUTIVE OFFICER AND DIRECTOR OF SAID FLORIDA NOT FOR PROFIT COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF September, 2015

Barbara S. Gaines
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION NO.: FF 912077
August 24, 2019
MY COMMISSION EXPIRES:

Barbara S. Gaines
PRINTED NAME OF NOTARY PUBLIC

TITLE CERTIFICATION (PARCEL 1)

I DAVID COHEN, ESQUIRE, 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 BUILDING HOPE AUSTRALIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 2nd DAY OF October 2015

David Cohen
DAVID COHEN, ESQUIRE
FLORIDA BAR NO. 803103

TITLE CERTIFICATION (PARCEL 2)

I ELAINE JOHNSON JAMES, 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 BUILDING HOPE AUSTRALIAN, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE EASEMENTS AND ENCUMBRANCES OF RECORD, BUT THOSE EASEMENTS AND ENCUMBRANCES DO NOT PROHIBIT THE SUBDIVISION CREATED BY THIS PLAT.

DATED THIS 30th DAY OF September 2015

Elaine Johnson James
ELAINE JOHNSON JAMES, ESQUIRE
FLORIDA BAR NO. 791709

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE VERIFICATION OF GEOMETRIC DATA OR FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

DATED THIS 13 DAY OF October 2015

Vincent J. Noel
VINCENT J. NOEL, PSM
FLORIDA CERTIFICATE NO. 4169

SURVEYOR AND MAPPERS 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.081 (9), FLORIDA STATUTES, 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 THE CITY OF WEST PALM BEACH, FLORIDA.

DATED THIS 24th DAY OF SEPT. 2015

Mark Daniel Laing
MARK DANIEL LAING, PSM
FLORIDA CERTIFICATE NO. 5119

APPROVAL - CITY OF WEST PALM BEACH

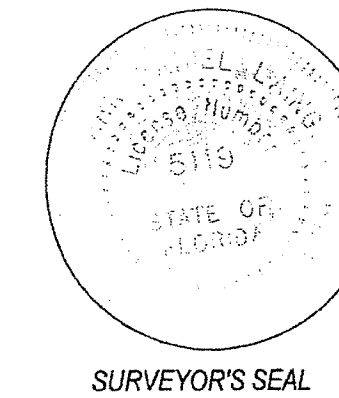
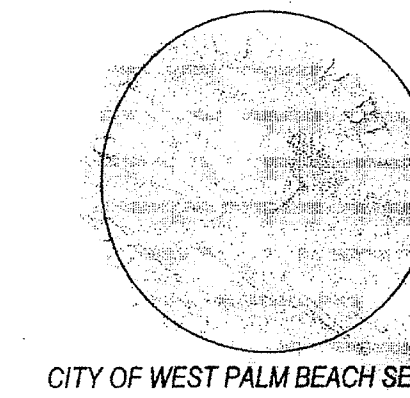
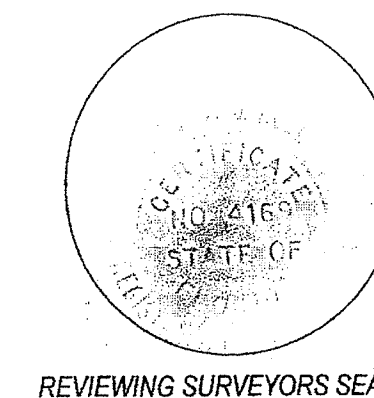
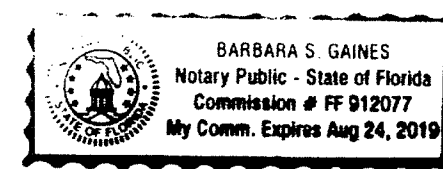
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, THIS 14th DAY OF October, 2015.

CITY PLANNING BOARD APPROVAL

BY: *Steven Mayans*
STEVEN MAYANS, CHAIR

BY: *Geraldine Muoio*
GERALDINE MUOIO, MAYOR



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