#### **DEDICATIONS:**

KNOW ALL MEN BY THESE PRESENTS THAT COVENANT CENTRE, INC., A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS COVENANT CENTRE, BEING A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH FORTY FEET (40') OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (LESS THE EAST TWENTY FEET (20') THEREOF FOR RIGHT-OF-WAY) AND THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (LESS THE SOUTH FORTY FEET (40') THEREOF AND LESS THE EAST TWENTY FEET (20') THEREOF, FOR RIGHT-OF-WAY), ALL BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST; AND LESS AND EXCEPTING THERE FROM THAT PORTION CONVEYED TO THE STATE OF FLORIDA FOR THE RIGHT-OF-WAY OF STATE ROAD 9 (1-95) BY DEED RECORDED MARCH 25, 1965, IN OFFICIAL RECORDS BOOK 1178, PAGE 193, AND LESS THE WEST 10 FEET OF THE PARCEL FOR RIGHT OF WAY FOR ROAN LANE IN ACCORDANCE WITH THAT RIGHT OF WAY DEED RECORDED IN OFFICIAL RECORD BOOK 2359, PAGE 1215, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4; THENCE AN ASSUMED BEARING OF DUE SOUTH ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 A DISTANCE OF 290.97 FEET; THENCE SOUTH 89°46'14" WEST, A DISTANCE OF 60 FEET; THENCE DUE NORTH A DISTANCE OF 75.96 FEET; THENCE SOUTH 89°44'27" WEST, A DISTANCE OF 19.67 FEET; THENCE NORTH 8°35'14" WEST, A DISTANCE OF 257.69 FEET; THENCE NORTH 89°44'27" EAST, A DISTANCE OF 118.14 FEET; THENCE DUE SOUTH 40' TO THE POINT OF BEGINNING, ALL LYING AND BEING IN SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST.

## SAID LANDS CONTAINING 177,554 SQUARE FEET, 4.076 ACRES MORE OR LESS.

#### ALSO DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST (P.O.C.), THENCE EAST ALONG SECTION LINE S 88°27'27" E, A DISTANCE OF 666.75 FEET TO THE INTERSECTION WITH THE CENTERLINE OF ROAN LANE:

THENCE N 01°44'29" E ALONG ROAN LANE CENTERLINE, A DISTANCE OF 702.45 FEET;

THENCE N 88°30'36" W, A DISTANCE OF 333.18 FEET: THENCE S 01°45'24" W, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING (P.O.B.);

THENCE S 01°45'24" W, A DISTANCE OF 290.97 FEET:

THENCE N 88°28'22" W, A DISTANCE OF 60.00 FEET;

THENCE N 01°45'24" E, A DISTANCE OF 75.96 FEET;

THENCE N 88°30'09" W, A DISTANCE OF 19.67 FEET:

THENCE N 06°49'50" W, A DISTANCE OF 592.18 FEET;

THENCE S 88°32'09" E. A DISTANCE OF 471.21 FEET;

THENCE S 01°44'29" W, A DISTANCE OF 331.21 FEET: THENCE N 88°30'36" W, A DISTANCE OF 303.20 FEET;

THENCE S 01°45'24" W, A DISTANCE OF 40.00 FEET; WHICH IS THE POINT OF BEGINNING.

HAVING AN AREA OF 177554.87 SQUARE FEET, 4.076 ACRES

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

- 1. TRACT A AS SHOWN HEREON IS HEREBY RESERVED BY COVENANT CENTRE, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE 12 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS 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 WITNESS WHEREOF, THE ABOVE NAMED NON-PROFIT 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 20 DAY OF JUNE ,2017

COVENANT CENTRE, INC. A FLORIDA NON-PROFIT CORPORATION

# **ACKNOWLEDGEMENT:**

STATE OF FLORIDA S.S. COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NOrman Benz who is personally known to me or has AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS POSICION OF COVENANT CENTRE, INC. A FLORIDA NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS: MY HAND AND SEAL THIS 20 DAY OF JUNE

MY COMMISSION EXPIRES: March 3, 2019

COMMISSION NO.: FF203805

# COVENANT CENTRE

A PORTION OF THE SOUTHWEST ONE-QUARTER OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

#### TITLE CERTIFICATION:

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

\_\_ 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 COVENANT CENTRE, INC. A FLORIDA NON-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FLORIDA BAR NUMBER 0460206

#### COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS \_\_\_\_\_\_\_ DAY OF \_\_\_\_\_\_\_, 201 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

**COUNTY ENGINEER** 

GEORGE T. WEBB, P.E.

### **SURVEYOR'S NOTES:**

1. GRID BEARINGS (NAD 83/90) SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF SECTION 18, TOWNSHIP 42 SOUTH, RANGE 43 EAST (N88°27'27" W), IN ACCORDANCE WITH THE PALM BEACH COUNTY PUBLISHED VALUES.

2. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. SET PERMANENT REFERENCE MONUMENT (EXAMPLE: NORTHING 900630.0900, EASTING 950934.1500). LINEAR UNITS ARE U.S. SURVEY FEET. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL

3. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES, THE SCALE FACTOR USED IS 1.000041036. GROUND DISTANCE MULTIPLIED BY THE SCALE FACTOR= GRID DISTANCE.

4. NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

5. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

7. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM IS THE OFFICIAL DEPICTION OF THE 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 PALM BEACH COUNTY.

# SURVEYOR AND MAPPERS CERTIFICATE:

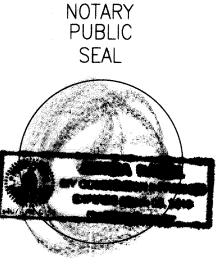
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

PROFESSIONAL SURVEYOR AND MAPPER LUIS J. ORTIZ, SURVEYOR AND MAPPER NO. 7006 BASELINE ENGINEERING AND LAND SURVEYING 1400 N.W. 1st COURT, BOCA RATON, FL. 33432 **CERTIFICATE OF AUTHORIZATION NO. 6439** 

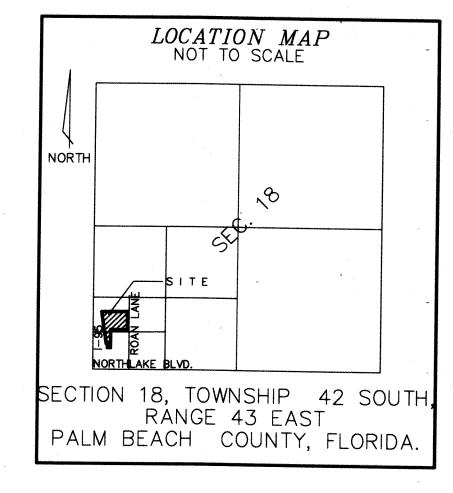












COUNTY OF PALM BEACH STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT 5:11 P.M. THIS 13Th DAY 201 17 AND DULY RECORDED IN PLAT BOOK 124 ON PAGES 23 SHARON R. BOCK

#### PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY LUIS J. ORTIZ PROFESSIONAL SURVEYOR AND MAPPER, #7006 STATE OF FLORIDA IN THE OFFICE OF BASELINE ENGINEERING AND LAND SURVEYING INC. 1400 N.W. 1ST COURT, BOCA RATON, FL. 33432 (561) 417-0700 LICENSED BUSINESS #6439



#### MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AMORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29126, PAGE 1891 AND MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29126, PAGE 1911 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 

CENTERSTATE BANK OF FLORIDA, A NATIONAL ASSOCIATION WITNESS: PRINTED NAME: 174884

# MORTGAGEE ACKNOWLEDGEMENT

STATE OF FLORIDA **COUNTY OF PALM BEACH** 

TO ME, OR HAS PRODUCED AS IDENTIFIC AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT, OF CENTERSTATE BANK OF FLORIDA, A NATIONAL ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21 DAY OF JUNE MY COMMISSION EXPIRES: COMMISSION NUMBER:
SIGNATURE SHOTARY PUBLIC

THERESA CHAPMAN Notary Public - State of Florid My Comm. Expires Jul 22, 201 Commission # FF 033505 **Bonded Through National Notary As** 

> HIS INSTRUMENT WAS PREPARED BY ENGINEERING LAND SURVEYING, INC. BOCA RATON, FLORIDA 33432 (561) 417-0700 email: info@baseline-eng.com