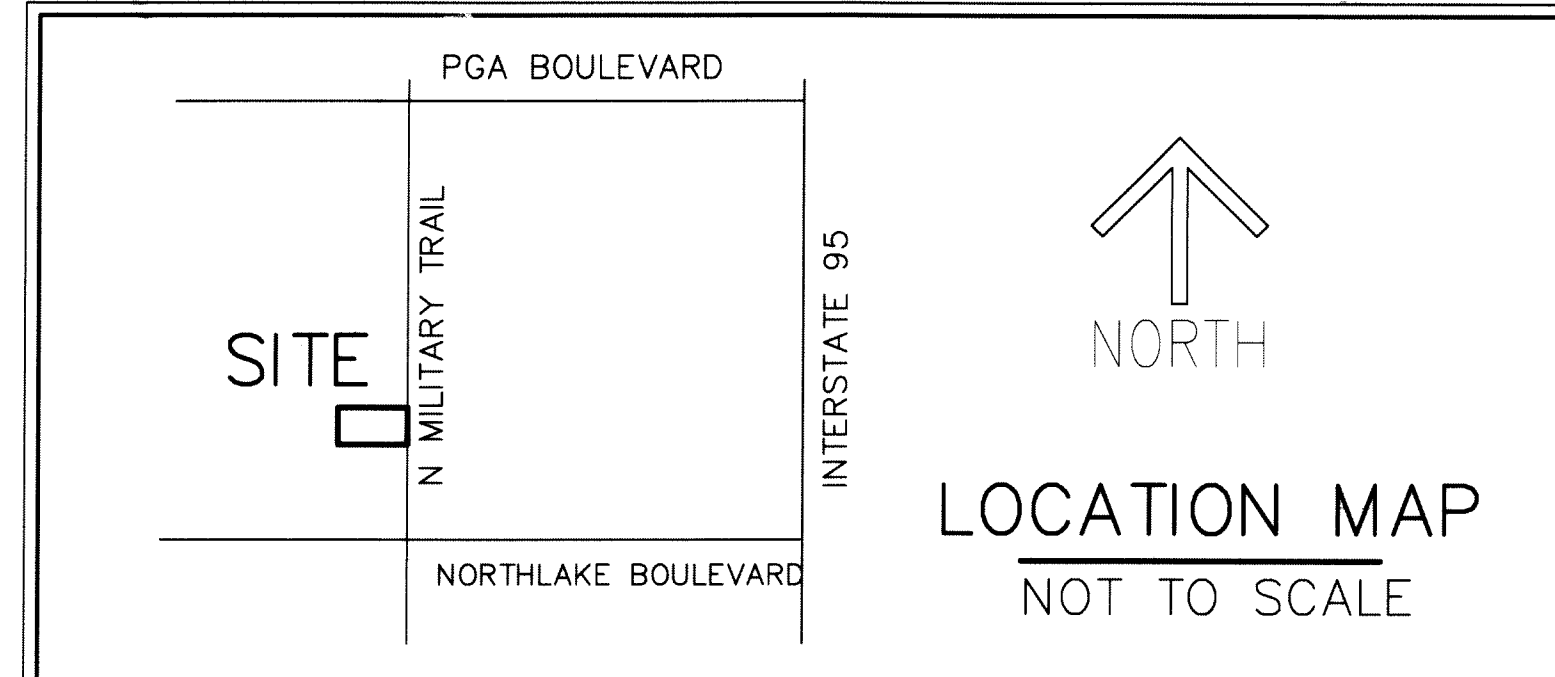


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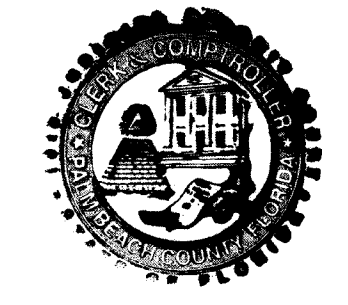
ST. IGNATIUS
BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591
JULY - 2017

"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 PALM BEACH COUNTY.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:15 A.M. THIS 14th DAY OF SEPT. A.D. 2017 AND DULY RECORDED IN PLAT BOOK 187 ON PAGES 170 AND 171.

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: Sharon R. Bock
DEPUTY CLERK



SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE, OWNER OF THE LAND SHOWN HEREON AS ST. IGNATIUS.

BEING A PORTION OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF PLAT OF GARDENS GLEN - P.U.D., AS RECORDED IN PLAT BOOK 40, PAGES 146 AND 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°40'16" EAST, ALONG THE EAST LINE OF SAID PLAT OF GARDENS GLEN - P.U.D., A DISTANCE OF 663.02 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 13; THENCE SOUTH 88°21'40" EAST, ALONG THE NORTH LINE OF SAID SECTION 13, A DISTANCE OF 1048.92 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF HOLLY DRIVE AS SHOWN ON THE PLAT OF PGA NATIONAL GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 28, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 210.00 FEET FROM WHICH A RADIAL LINE BEARS NORTH 29°03'59" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°56'24", A DISTANCE OF 73.08 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 960.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°43'37", A DISTANCE OF 107.41 FEET; THENCE SOUTH 42°45'59" EAST, A DISTANCE OF 35.07 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL AS RECORDED IN OFFICIAL RECORD BOOK 6283 AT PAGE 229 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE, ALONG SAID WEST RIGHT-OF-WAY LINE, SOUTH 01°45'31" WEST, A DISTANCE OF 199.98 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 00°06'10" WEST, A DISTANCE OF 155.86 FEET; THENCE, CONTINUING ALONG SAID WEST LINE, SOUTH 01°45'32" WEST, A DISTANCE OF 251.90 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE, ALONG SAID SOUTH LINE, NORTH 88°22'54" WEST, A DISTANCE OF 1253.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 824,815 SQUARE FEET OR 18.935 ACRES, MORE OR LESS.

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

PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND THE CITY OF PALM BEACH GARDENS, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

SEACOAST UTILITY AUTHORITY EASEMENT

THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON AND DESIGNATED AS SUA, ARE HEREBY DEDICATED IN PERPETUITY TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES. LANDS ENCUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO SEACOAST UTILITY AUTHORITY OR THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE, HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR BISHOP, THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE.

THIS 11th DAY OF January 2017

WITNESS: Michael Lockwood
PRINT NAME

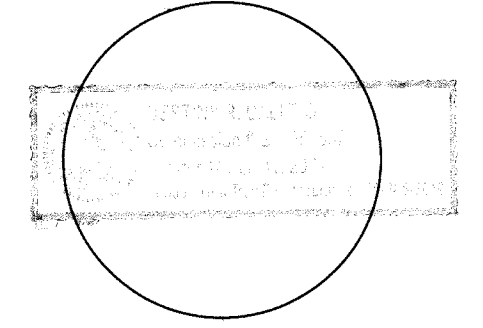
THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE

WITNESS: Bryan Gill
PRINT NAME

BY: Bishop Gerald M. Barbarito, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH

THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE

THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE



OWNERS ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF January 2017

MY COMMISSION EXPIRES: March 31, 2021
COMMISSION NUMBER: 66 054952
Destiny R. Calitto
NOTARY PUBLIC
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, M. TIM HANLON, 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 THE MOST REVEREND GERALD M. BARBARITO, D.D., J.C.L., AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE, AND ASSIGNS FOREVER A CORPORATION SOLE; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

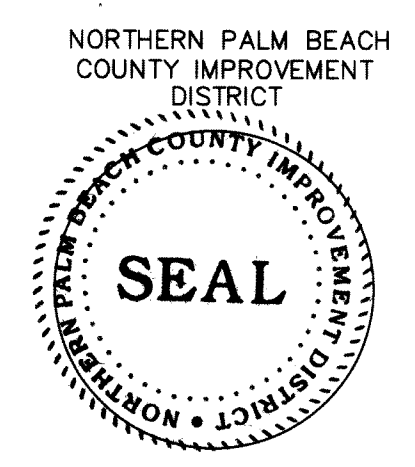
DATED: 1/25/2017
M. Tim Hanlon, Florida Bar No. 822833
FOR THE FIRM OF J. LEY, MAASS, ROGERS & LINDSAY P.A.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

UNIT NO. 12
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

BY: Matthew J. Boykin, President
ATTEST: O'Neal Bardin, Jr., Assistant Secretary
BOARD OF SUPERVISORS



CITY OF PALM BEACH GARDENS APPROVAL OF PLAT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF September 2017

BY: Maria G. Marino
MAYOR
ATTEST: Patricia Snider, CMC
CITY CLERK

THIS PLAT IS HEREBY APPROVED FOR RECORD, THIS 7th DAY OF September 2017

BY: Todd Engle, P.E.
CITY ENGINEER

CERTIFICATE OF REVIEW BY CITY'S SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

THIS 29th DAY OF August 2017

DATED: 8/29/17

David E. Rohal
PRINT NAME DAVID E. ROHAL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA
CERTIFICATE NO. LS 4315

SURVEY NOTES:

- 1. 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 BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE REFERENCED TO THE EAST LINE GARDENS GLEN-P.U.D., PLAT BOOK 40, PAGE 146, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 01°40'16" EAST.
5. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
6. "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 PALM BEACH COUNTY.
7. ALL INSTRUMENTS SHOWN ON THE PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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) ACCORDING TO SEC. 177.091(9), F.S. AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(8) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT MONUMENTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, PLATTING, FLORIDA STATUTES, AS AMENDED.

DATED: 1/20/17

DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
CAULFIELD and WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
LB #3591

