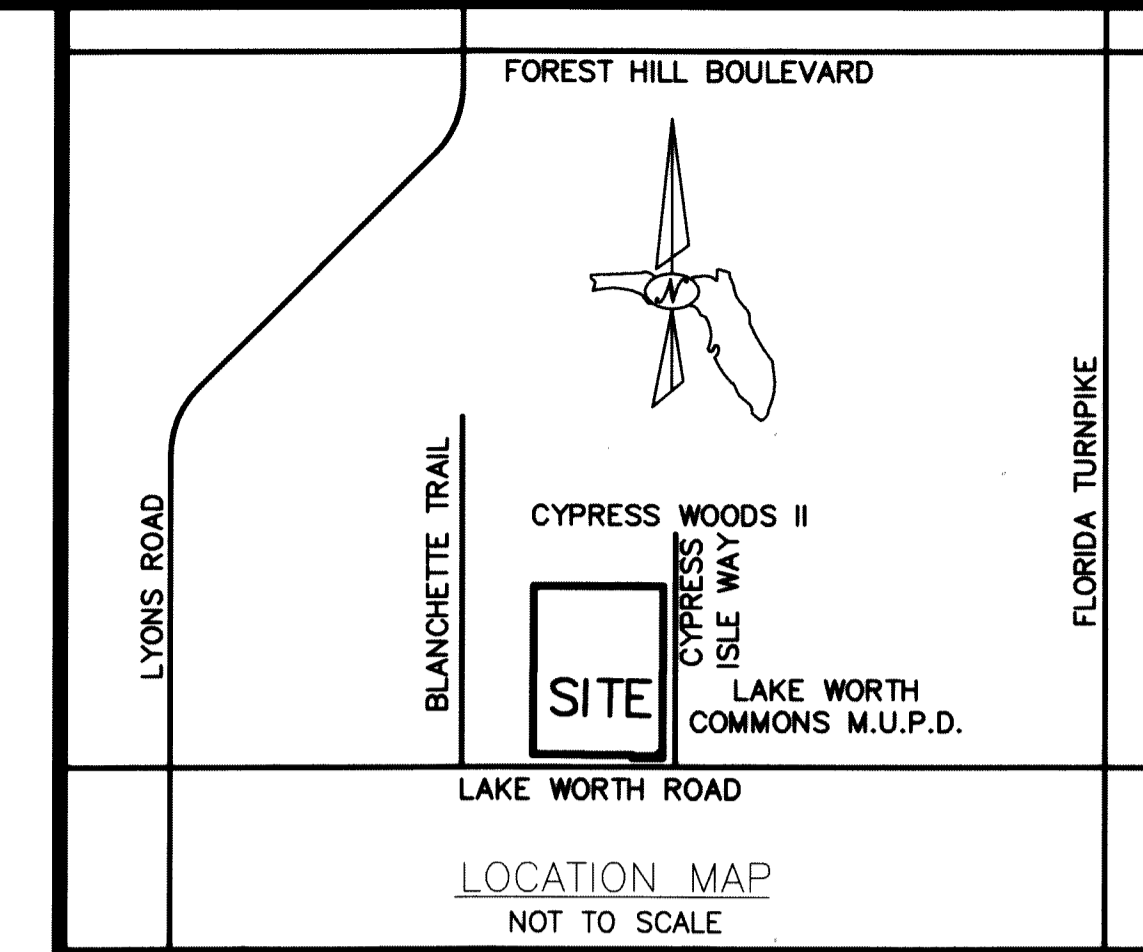


2020 0221860

# REVEAL FELLOWSHIP CHURCH

BEING A REPLAT OF A PORTION OF TRACT 61, BLOCK 24, OF PALM BEACH FARMS CO. PLAT NO.3, RECORDED IN PLAT BOOK 2 PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



**145**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 2:30 P.M. THIS DAY OF June 2020 AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 145 AND 146

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: *[Signature]*  
DEPUTY CLERK



### DEDICATION AND RESERVATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF LAKE WORTH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS REVEAL FELLOWSHIP CHURCH, BEING A REPLAT OF A PORTION OF TRACT 61, BLOCK 24, OF PALM BEACH FARMS CO. PLAT NO.3, RECORDED IN PLAT BOOK 2 PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF TRACT "D", OF THE PLAT OF CYPRESS WOODS II, RECORDED IN PLAT BOOK 62, PAGE 147, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;  
THENCE ALONG THE WEST LINE OF SAID TRACT "D", N00°56'51"W FOR 602.71 FEET TO THE SOUTH LINE OF TRACT C OF SAID PLAT;  
THENCE ALONG SAID SOUTH LINE, S89°03'17"W FOR 450.10 FEET TO THE EAST LINE OF THE WEST 210.00 FEET OF TRACT 61, BLOCK 24, OF PALM BEACH FARMS CO. PLAT NO.3, RECORDED IN PLAT BOOK 2, PAGE 45, OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID EAST LINE, S00°56'51"E FOR 592.82 FEET TO THE NORTH RIGHT-OF-WAY OF LAKE WORTH ROAD (STATE ROAD 802), RECORDED IN OFFICIAL RECORD BOOK 5997, PAGE 332, OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°02'31"E FOR 345.10 FEET TO THE WEST LINE OF THE EAST 105' OF SAID TRACT 61;  
THENCE ALONG SAID WEST LINE, S00°56'51"E FOR 10.00 FEET TO THE NORTH RIGHT-OF-WAY OF LAKE WORTH ROAD (STATE ROAD 802), RECORDED IN ROAD PLAT BOOK 1, PAGE 128, OF SAID PUBLIC RECORDS;  
THENCE ALONG SAID NORTH RIGHT-OF-WAY, N89°02'31"E FOR 105.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.149 ACRES, MORE OR LESS.

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

#### 1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF LAKE WORTH, INC., A FLORIDA NOT FOR 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 CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF LAKE WORTH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. TRACT R:

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

#### 3. GENERAL UTILITY EASEMENTS:

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES.

THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.  
IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 3<sup>rd</sup> DAY OF April, 2020.

CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF LAKE WORTH, INC.,  
A FLORIDA NOT FOR PROFIT CORPORATION

BY: *[Signature]*  
DAVID HALL, PRESIDENT

WITNESS: *[Signature]*  
AARON M. TAYLOR (PRINT NAME)

WITNESS: *[Signature]*  
TYE RITER (PRINT NAME)

### ACKNOWLEDGEMENT

STATE OF Florida  
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 2 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1 DAY OF April, 2020, BY DAVID HALL AS PRESIDENT FOR CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF LAKE WORTH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS 2 PERSONALLY KNOWN TO ME OR HAS PRODUCED USA (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: May 28 2024 (SEAL)

*[Signature]*  
KAREN RUSIN (SIGNATURE)  
KAREN RUSIN (PRINT NAME)  
NOTARY PUBLIC

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF COLORADO  
COUNTY OF EL PASO

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, 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 29205 AT PAGE 261 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 VICE PRESIDENT [PRESIDENT/VICE PRESIDENT] AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3<sup>rd</sup> DAY OF APRIL, 2020.

THE ALLIANCE DEVELOPMENT FUND, INC.  
A COLORADO NOT-FOR-PROFIT CORPORATION

BY: *[Signature]* (SIGNATURE OF PRES./VICE PRES.)  
Robert C. Pearce (PRINTED NAME AND TITLE)  
CEO

WITNESS: *[Signature]* (PRINTED NAME)  
ZACHARY BERRY  
Attorney at Law

WITNESS: *[Signature]* (PRINTED NAME)  
Deborah L. Meyer

(CORPORATE SEAL) (IF AVAILABLE)



### ACKNOWLEDGEMENT

STATE OF COLORADO  
COUNTY OF EL PASO

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF 2 PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 3<sup>rd</sup> DAY OF APRIL, 2020, BY Robert C. Pearce (PRINT NAME) AS VICE PRESIDENT (PRINT TITLE) FOR THE ALLIANCE DEVELOPMENT FUND, INC., A COLORADO NOT-FOR-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS 2 PERSONALLY KNOWN TO ME OR HAS PRODUCED USA (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10-07-2023 (SEAL)

*[Signature]* (SIGNATURE)  
Deborah L. Meyer (PRINT NAME)  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, WILLIAM P. DONEY, 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 CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF LAKE WORTH, INC., A FLORIDA NOT FOR 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.

DATED: 3/31/2020 BY: *[Signature]*  
WILLIAM P. DONEY  
ATTORNEY AT LAW LICENSED IN FLORIDA

### SURVEYOR & MAPPER'S CERTIFICATE

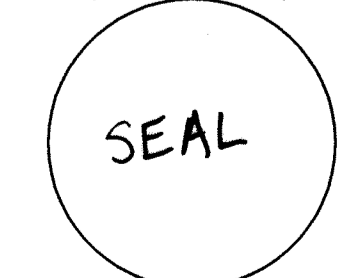
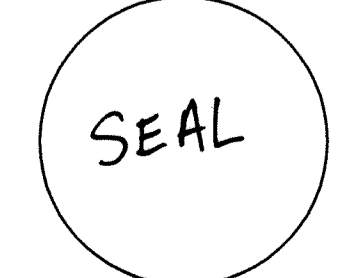
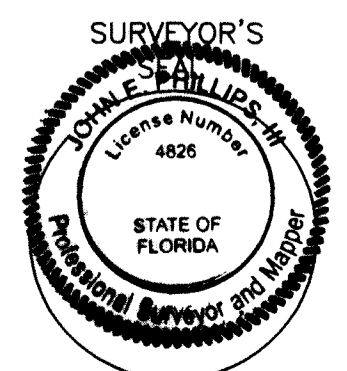
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.s) AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.S., 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 PALM BEACH COUNTY, FLORIDA.

*[Signature]*  
JOHN E. PHILLIPS, III, P.S.M.  
LICENSE NO. 4826  
STATE OF FLORIDA  
DATE: 4/7/2020

CHRISTIAN AND MISSIONARY ALLIANCE CHURCH OF LAKE WORTH, INC.,  
SEAL  
(IF AVAILABLE)

THE ALLIANCE DEVELOPMENT FUND, INC.  
SEAL  
(IF AVAILABLE)

COUNTY ENGINEER'S SEAL



### 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 11 DAY OF April, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

*[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S88°56'13"W (GRID) ALONG A LINE BETWEEN PALM BEACH COUNTY BRASS DISKS "SUMMER" AND "CROSSING".
- AREA = 267,849.9 SQUARE FEET (6.149 ACRES), MORE OR LESS.
- STATE PLANE COORDINATES
  - A. COORDINATES SHOWN ARE GRID
  - B. DATUM - NAD 83, 1990 ADJUSTMENT
  - C. ZONE - FLORIDA EAST
  - D. LINEAR UNIT - US SURVEY FOOT
  - E. COORDINATE SYSTEM 1983/1990 STATE PLANE
  - F. TRANSVERSE MERCATOR PROJECTION
  - G. ALL DISTANCES ARE GROUND, UNLESS OTHERWISE NOTED
  - H. SCALE FACTOR - 1.0000233
  - I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
  - J. ROTATION EQUATION: NONE
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR 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 DETERMINED BY USE OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 THIS COUNTY.

SITE DATA:  
ZONING CONTROL NUMBER: 1988-00079

- LEGEND:
- |                             |   |
|-----------------------------|---|
| ABBREVIATIONS:              | NAD - NORTH AMERICAN DATUM                              |
| P.O.B. - POINT OF BEGINNING | LB - LICENSED BUSINESS                                  |
| ORB - OFFICIAL RECORD BOOK  | (D) - DEED DIMENSION                                    |
| D.B. - DEED BOOK            | (C) - CALCULATED DIMENSION                              |
| P.B. - PLAT BOOK            | (G) - GROUND DIMENSION                                  |
| NO. - NUMBER                | 29/44/42 - SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST |
| PG. - PAGE                  | SEC. - SECTION  |
| R/W - RIGHT-OF-WAY          | PBCo - PALM BEACH COUNTY                                |
| SEC. - SECTION              | U.E. - UTILITY EASEMENT                                 |
| PBCo - PALM BEACH COUNTY    | CL - CENTERLINE   |

- SYMBOLS:
- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE
  - MONUMENT, SET 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826

**BROWN & PHILLIPS, INC.**

CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561-615-3988, 615-3986 FAX