

# ALLIANCE ON VILLAGE

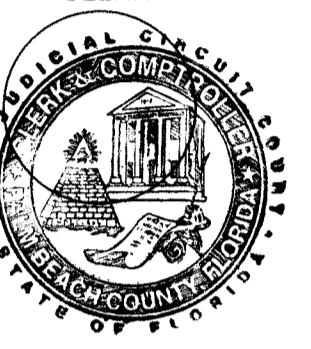
A PORTION OF SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

178

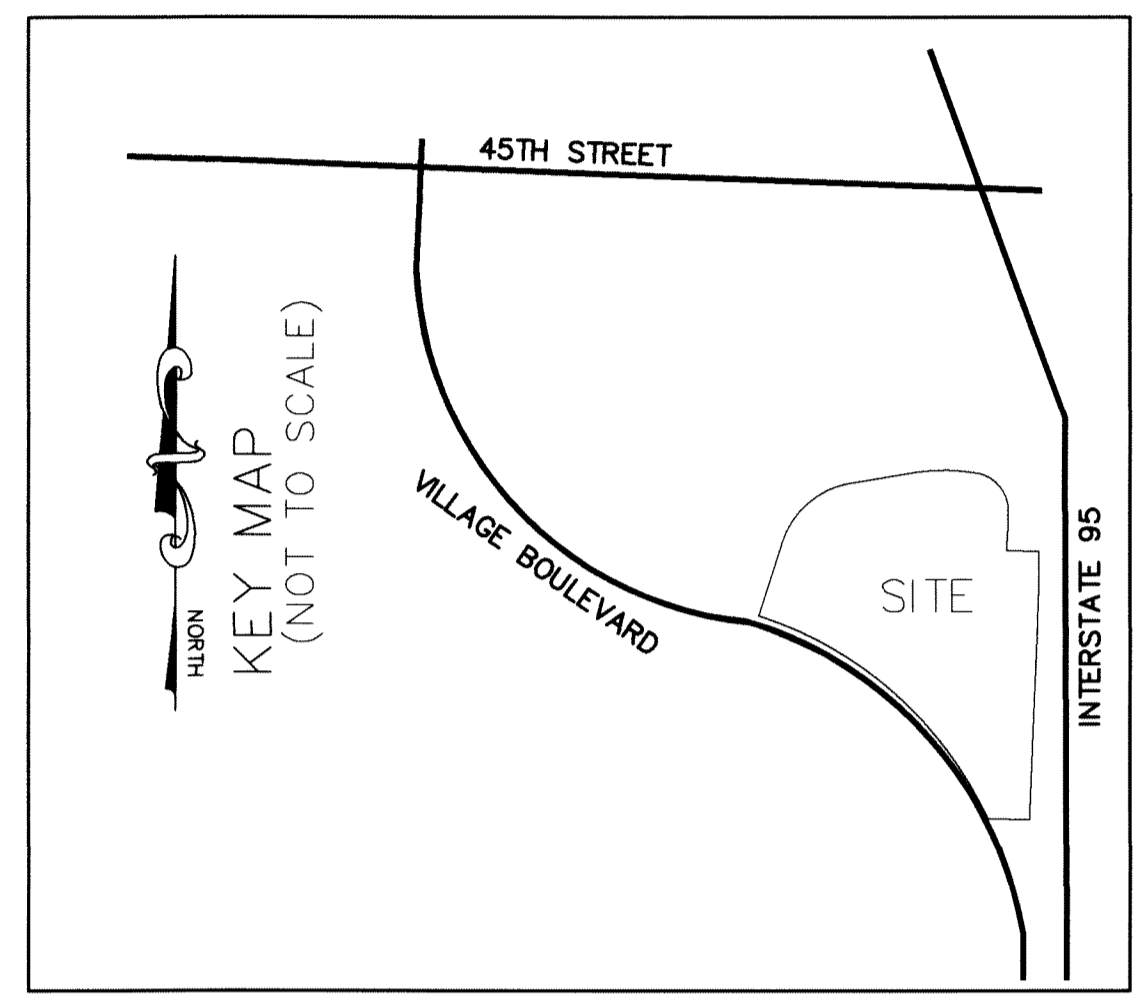
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:51 P.M.  
THIS 31<sup>st</sup> DAY OF July  
A.D. 201~~1~~ AND DULY RECORDED  
IN PLAT BOOK 130 ON  
PAGES 178 THROUGH 181

SHARON R. BOCK  
CLERK AND CONTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 4  
CLERK



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



SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST  
LOCATION MAP  
NOT TO SCALE

### DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF THAT TRACT OR PARCEL OF LAND BOUNDED ON THE NORTH AND THE WEST BY A 100.00 FOOT DRAINAGE RIGHT-OF-WAY AS SHOWN ON A PLAT ENTITLED "SPENCER LAKES, PLAT NO. 1", RECORDED IN PLAT BOOK 33, PAGES 118 AND 119, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE EAST BY INTERSTATE NO. 95 (STATE ROAD NO. 9), AS SHOWN ON ROAD PLAT BOOK 3, PAGE(S) 217 THROUGH 223, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ON THE SOUTH BY THE CITY OF WEST PALM BEACH WATER SUPPLY CANAL AS SHOWN ON THE "PLAT OF RIGHTS-OF-WAY OF SHENANDOAH BOULEVARD AND PART OF SPENCER DRIVE", RECORDED IN PLAT BOOK 32, PAGES 1 THROUGH 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND ON THE SOUTHWEST BY THE NORTHEASTERLY RIGHT-OF-WAY OF SPENCER DRIVE AS SHOWN ON THE AFOREMENTIONED "PLAT OF RIGHTS-OF-WAY OF SHENANDOAH BOULEVARD AND PART OF SPENCER DRIVE".

CONTAINING 36.353 ACRES, MORE OR LESS.

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT FIRST BAPTIST CHURCH OF WEST PALM BEACH, FLORIDA, A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS: ALLIANCE ON VILLAGE.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

### PARCEL C

PARCEL C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

### UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, IN PERPETUITY FOR WATER SERVICE PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, THIS 24<sup>th</sup> DAY OF June, 2020

FIRST BAPTIST CHURCH OF WEST PALM BEACH, FLORIDA, A FLORIDA NOT-FOR-PROFIT CORPORATION  
WITNESS: *[Signature]* JOHN C. STONEA, PRESIDENT  
WITNESS: *[Signature]* Tom, FENNER

### ACKNOWLEDGMENT:

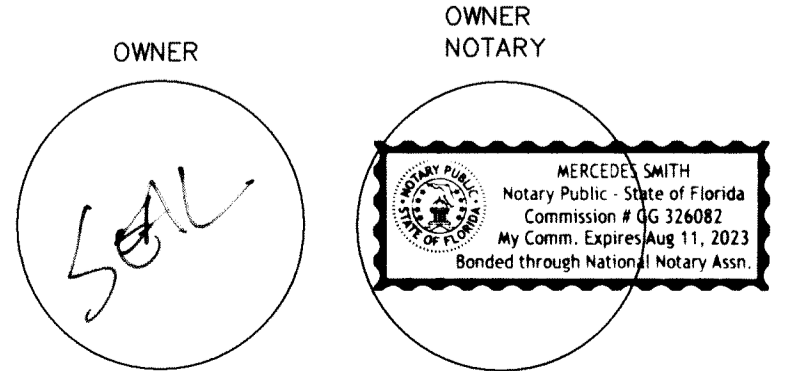
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Jon Diabianu IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF FIRST BAPTIST CHURCH OF WEST PALM BEACH, FLORIDA, A FLORIDA NOT-FOR-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL 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 24<sup>th</sup> DAY OF June, 2020

MY COMMISSION EXPIRES: 09/11/2023 Mercedes Smith  
NOTARY PUBLIC

COMMISSION NUMBER: 06326082 Mercedes Smith  
PRINT NAME



### CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS 28<sup>th</sup> DAY OF JULY, 2020

BY: *[Signature]*  
KEITH A. JAMES, MAYOR

### REVIEWING SURVEYOR:

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

DATED: 7/7/2020  
*[Signature]*  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### TABULAR DATA

TOTAL AREA OF THIS PLAT	36.353 ACRES
PARCEL A	30.765 ACRES
PARCEL B	5.531 ACRES
PARCEL C	0.057 ACRES

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, JONES FOSTER P.A., AS AUTHORIZED SIGNATORY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO ALL THE PROPERTY IS VESTED IN FIRST BAPTIST CHURCH OF WEST PALM BEACH, FLORIDA, A FLORIDA NOT-FOR-PROFIT CORPORATION; 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

JONES FOSTER P.A. AS AUTHORIZED SIGNATORY FOR OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

DATED: 6-1-2020

BY: *[Signature]*  
LARRY R. ALEXANDER, SQUIRE  
PRESIDENT

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS 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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

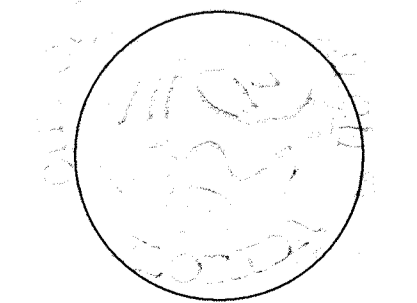
DATE: 6/29/2020

*[Signature]*  
DAVID P. LINDLEY P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

### SURVEY NOTES AND LEGEND:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- O.R.B. - OFFICIAL RECORD BOOK
- P.R.M. - INDICATES SET PERMANENT REFERENCE MONUMENT MARKED LB3591, UNLESS NOTED OTHERWISE
- U.E. - INDICATES UTILITY EASEMENT.
- D.E. - INDICATES DRAINAGE EASEMENT.
- LINE INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, BEARING N02°22'45"E.
- "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.
- (R) - DENOTES RADIAL LINE.
- R/W - DENOTES RIGHT-OF-WAY
- SWE - DENOTES SIDEWALK EASEMENT.
- PSE - DENOTES PRIVATE SANITARY EASEMENT.

CITY OF WEST PALM BEACH



CITY OF WEST PALM BEACH SURVEYOR

