



CHRISTIAN CONVENTION CENTER PLAT

PREPARED BY
ROBERT T. BOGLE
OF
R.T. BOGLE & ASSOCIATES, INC.
LAND SURVEYORS
7080 TAFT STREET
HOLLYWOOD, FLORIDA 33024
(954) 961-8008
OCTOBER 1998

BEING PORTIONS OF
SECTIONS 17 AND 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:12 P.M.
THIS 29 DAY OF September
A.D. 1999 AND DULY RECORDED
IN PLAT BOOK 86 ON
PAGES 13 AND 15

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 3

LOCATION MAP - N.T.S.

DESCRIPTION

A PARCEL OF LAND LYING IN SECTIONS 17 AND 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1, AS SHOWN ON THE PLAT OF EXECUTIVE CENTER PARK, AS RECORDED IN PLAT BOOK 28, PAGES 229-232, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS SHOWN ON THE PLAT OF PART OF 12TH STREET AND CONGRESS AVENUE, AS RECORDED IN PLAT BOOK 28, PAGE 94, OF SAID PUBLIC RECORDS; THENCE NORTH 16° 29' 51" WEST, ALONG SAID RIGHT-OF-WAY LINE, 773.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 3980.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 10° 00' 00", A DISTANCE OF 694.64 FEET TO THE POINT OF TANGENCY; THENCE NORTH 26° 29' 51" WEST, ALONG SAID RIGHT-OF-WAY LINE, 55.46 FEET; THENCE DEPARTING SAID LINE NORTH 63° 30' 09" EAST, 93.00 FEET; THENCE NORTH 26° 29' 51" WEST, 73.00 FEET; THENCE SOUTH 63° 30' 09" WEST, 93.00 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE, THENCE NORTH 26° 29' 51" WEST, 495.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 91° 16' 42", A DISTANCE OF 39.83 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE HAVING A RADIUS OF 2938.27 FEET AND BEING ON THE SOUTH RIGHT-OF-WAY LINE OF PALM BEACH LAKES BLVD. (12TH STREET) AS SHOWN ON THE ABOVE REFERENCED PLAT; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SOUTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 25° 13' 09", A DISTANCE OF 1293.30 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00° 00' 00" EAST, ALONG SAID RIGHT-OF-WAY LINE, 440.00 FEET TO A POINT ON A LINE LYING 400.00 FEET WEST OF AND PARALLEL WITH BLOCKS 25 AND 26, PLAT OF ROOSEVELT ESTATES AS RECORDED IN PLAT BOOK 25, PAGES 204-212, OF SAID PUBLIC RECORDS; THENCE ALONG SAID PARALLEL LINE THROUGH THE FOLLOWING SIX (6) CURVES:

1. SOUTH 00° 00' 00" WEST, 305.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 2880.00 FEET;
2. THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 18° 57' 46", A DISTANCE OF 953.17 FEET TO THE POINT OF TANGENCY;
3. THENCE SOUTH 18° 57' 46" EAST, 342.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 315.00 FEET;
4. THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52° 05' 00", A DISTANCE OF 266.34 FEET TO THE POINT OF TANGENCY;
5. THENCE SOUTH 33° 07' 14" WEST, 835.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 765.00 FEET;
6. THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 51' 51", A DISTANCE OF 105.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL 1;

THENCE DEPARTING SAID PARALLEL LINE NORTH 75° 31' 50" WEST, ALONG THE NORTH LINE OF SAID PARCEL 1, 812.37 FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, AS SAID RIGHT-OF-WAY IS SHOWN ON PLAT ENTITLED "PLAT OF RIGHT-OF-WAYS OF 12TH ST. AND CONGRESS AVENUE, SAID PLAT BEING RECORDED IN PLAT BOOK 28, PAGE 94, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT OF COMMENCEMENT BEING THE SOUTHERLY END OF A 3980.00 FOOT RADIUS CURVE HAVING A LENGTH OF 694.64 FEET AND A CENTRAL ANGLE OF 10° 00' 00", FROM SAID POINT RUN SOUTH 16° 29' 51" EAST, ALONG THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE, A DISTANCE OF 523.02 FEET FOR A POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE RUN NORTH 81° 48' 36" EAST, A DISTANCE OF 300.00 FEET; THENCE SOUTH 09° 11' 24" EAST, A DISTANCE OF 357.54 FEET; THENCE NORTH 75° 31' 50" WEST, A DISTANCE OF 285.95 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE; THENCE NORTH 16° 29' 51" WEST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 250.00 FEET TO THE POINT OF BEGINNING.

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT THE WEST PALM BEACH CHRISTIAN CONVENTION CENTER OF JEHOVAH'S WITNESSES, FLORIDA, INC., A NOT-FOR-PROFIT CORPORATION AND THE WATCHTOWER BIBLE AND TRACT SOCIETY OF FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS:

CHRISTIAN CONVENTION CENTER PLAT

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

1. ROAD AND UTILITY EASEMENTS

PARCEL D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR UTILITIES, DRAINAGE AND PUBLIC STREETS PURPOSES.

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE 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.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES.

THE SIGN EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED BY THE WATCHTOWER BIBLE AND TRACT SOCIETY OF FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SIGNAGE AND RELATED LANDSCAPING AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

2. PARCEL A

IN WITNESS WHEREOF, THE WEST PALM BEACH CHRISTIAN CONVENTION CENTER OF JEHOVAH'S WITNESSES, FLORIDA, INC., A NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27TH DAY OF SEPTEMBER, 1999.

WEST PALM BEACH CHRISTIAN CONVENTION CENTER OF JEHOVAH'S WITNESSES, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: *[Signature]* ATTEST: *[Signature]*
STANLEY WEIGEL ALAN JANZEN
PRESIDENT SECRETARY - TREASURER

ACKNOWLEDGMENT

STATE OF NEW YORK } SS
COUNTY OF KINGS

BEFORE ME PERSONALLY APPEARED STANLEY WEIGEL AND ALAN JANZEN, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE WEST PALM BEACH CHRISTIAN CONVENTION CENTER OF JEHOVAH'S WITNESSES, FLORIDA, INC., A NOT-FOR-PROFIT CORPORATION. THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, 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 27TH DAY OF SEPTEMBER

1999.

COMMISSION NUMBER: 4932210
Qualified in Kings County
Commission Expires May 31, 2000

[Signature]
BRIAN E. CHOW
NOTARY PUBLIC PRINT NAME

3. PARCELS B AND C

IN WITNESS WHEREOF, THE WATCHTOWER BIBLE AND TRACT SOCIETY OF FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27TH DAY OF SEPTEMBER 1999.

WATCHTOWER BIBLE AND TRACT SOCIETY OF FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: *[Signature]* ATTEST: *[Signature]*
MILTON HENSCHEL LYMAN SWINGLE
PRESIDENT SECRETARY

ACKNOWLEDGMENT

STATE OF NEW YORK } SS
COUNTY OF KINGS

BEFORE ME PERSONALLY APPEARED MILTON HENSCHEL AND LYMAN SWINGLE, TO ME PERSONALLY KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE WATCHTOWER BIBLE AND TRACT SOCIETY OF FLORIDA, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, 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 27TH DAY OF SEPTEMBER 1999.

[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: 4932210
Qualified in Kings County
Commission Expires May 31, 2000

[Signature]
BRIAN E. CHOW
PRINT NAME

CITY APPROVALS AND ACCEPTANCE

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

THE PLAT, AS SHOWN HEREON, HAS BEEN APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE, CONTAINED ON THIS PLAT THIS 29 DAY OF SEPTEMBER 1999.

BY: *[Signature]*
JOE T. DAVES, MAYOR

APPROVED BY CITY PLANNING & ZONING BOARD ON THIS 15 DAY OF JUNE 1999.

BY: *[Signature]*
WILLIAM M. MOSS, CHAIRMAN

CITY SURVEYOR'S APPROVAL

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

DATE: 9-29-99 BY: *[Signature]*
VINCENT J. NOEL, PSM
FL. SURVEYOR AND MAPPER, REG.#4169

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH

WE, A DULY LICENSED TITLE INS. AGENCY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE WEST PALM BEACH CHRISTIAN CONVENTION CENTER OF JEHOVAH'S WITNESSES, FLORIDA, INC., A NOT-FOR-PROFIT CORPORATION AND THE WATCHTOWER BIBLE AND TRACT SOCIETY OF FLORIDA, INC., 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 THE PLAT.

DATED: Sept 28, 1999

[Signature] E.S.P.
EDWARD T. BIERCK
FLAGLER TITLE COMPANY
LICENSED IN FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREIN ARE RELATIVE TO PLAT OF RIGHT-OF-WAY OF PART OF 12TH STREET & CONGRESS AVENUE, WEST PALM BEACH, FLORIDA, IN SECTIONS 17, 18, 19, & 20, TWP. 43 S., RGE. 43 E., PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK NO. 28, ON PAGE 94.
2. THE BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
4. NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.
5. LANDSCAPING ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING SAME.
6. WHERE DRAINAGE EASEMENTS AND OTHER TYPE OF EASEMENTS CROSS, ANY AND ALL USES FOR DRAINAGE PURPOSES SHALL TAKE PRECEDENCE.
7. ALL PLATTED UTILITY EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED HOWEVER, THAT NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.
8. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
9. ALL LOT LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
10. 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.

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA } SS
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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT LOT MONUMENTATION WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH; 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: 9/28/99

[Signature]
ROBERT T. BOGLE, P.S.M.
REG. LAND SURVEYOR #3277
STATE OF FLORIDA
R.T. BOGLE & ASSOCIATES, INC.
7080 TAFT STREET
HOLLYWOOD, FLORIDA 33024
CERTIFICATION OF AUTHORIZATION NUMBER LB4684

