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2005-0178319

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BORLAND CENTER

IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA NOVEMBER 2004 SHEET 1 OF 8 SHEETS

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH COMMUNITY CHURCH, INC. A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREIN AS BORLAND CENTER AND BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATE IN SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE MUNICIPAL LIMITS OF THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST, LYING WESTERLY OF THE WEST RIGHT-OF-WAY LINE OF MILITARY TRAIL; LESS AND EXCEPTING THEREFROM THE PLAT OF GARDEN LAKES AND GARDEN SQUARE SHOPS AS SHOWN IN PLAT BOOK 34, AT PAGE 139; ALSO LESS THAT PORTION LYING NORTHERLY OF THE WESTERLY ELONGATION OF THE NORTH LINE OF SAID PLAT OF GARDEN LAKES AND GARDEN SQUARE SHOPS AS SHOWN IN PLAT BOOK 34, AT PAGE 139; ALSO LESS THE SOUTH 60.00 FEET OF SAID SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 1, TOWNSHIP 42 SOUTH, RANGE 42 EAST FOR P.G.A. BOULEVARD RIGHT-OF-WAY; ALSO LESS THAT CERTAIN PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 1378, AT PAGE 145, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; ALSO LESS THE LAND CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA BY THE RIGHT-OF-WAY DEED RECORDED IN THE OFFICIAL RECORDS BOOK 8898, PAGE 202, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

A. DEDICATE AS FOLLOWS:

1. WATER MANAGEMENT TRACT:

TRACT 5 AS SHOWN HEREON TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ("NORTHERN"), FOR EASEMENT PURPOSES FOR THE CONSTRUCTION, OPERATION, INSPECTION AND MAINTENANCE OF WATER MANAGEMENT FACILITIES, THE LANDS THEREIN AND THEREUNDER TO BE OWNED BY, AND THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BORLAND CENTER OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN OR THE CITY OF PALM BEACH GARDENS, FLORIDA. SAID NORTHERN SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN WATER MANAGEMENT FACILITIES WITHIN THIS TRACT.

2. DRAINAGE / LAKE MAINTENANCE / LAKE MAINTENANCE ACCESS EASEMENTS:

THE DRAINAGE EASEMENTS AS SHOWN HEREON TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ("NORTHERN"), TO USE FOR DRAINAGE, ACCESS AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, THE LANDS IN THE EASEMENT AND THEREUNDER TO BE OWNED BY, AND THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BORLAND CENTER OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

THE LAKE MAINTENANCE EASEMENT WITHIN TRACT 5 AND THE LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ("NORTHERN"), TO USE FOR ACCESS TO AND MAINTENANCE OF ADJACENT WATER MANAGEMENT FACILITIES, THE LANDS IN THE EASEMENT AND THEREUNDER TO BE OWNED BY, AND THE PERPETUAL MAINTENANCE OBLIGATION OF, THE BORLAND CENTER OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO NORTHERN OR THE CITY OF PALM BEACH GARDENS, FLORIDA.

NORTHERN AND THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. SEACOAST UTILITY AUTHORITY (S.U.A.) EASEMENTS:

THE S.U.A. EASEMENTS AS SHOWN HEREON TO THE SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, THE LANDS ENCLUMBERED BY SAID EASEMENTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OR OWNERS OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

4. UTILITY EASEMENTS:

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.

5. LANDSCAPE / BUFFER / ACCESS TRACT:

TRACT 6 AS SHOWN HEREON TO THE BORLAND CENTER OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE, BUFFER AND ACCESS PURPOSES (INCLUDING, RIGHT-OF-WAY, ROADWAY, SIDEWALKS, UTILITIES, CABLE TELEVISION SYSTEMS, DRAINAGE, AND VEHICULAR ACCESS). SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION FOR TRACT 6 WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

6. PRESERVE TRACTS:

PRESERVE TRACTS A AND B AS SHOWN HEREON TO THE BORLAND CENTER OWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR NATURAL PRESERVE. SAID ASSOCIATION SHALL HAVE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PRESERVE TRACTS.

7. ROADWAY:

TRACT 9, AS SHOWN HEREON TO THE CITY OF PALM BEACH GARDENS FOR ROADWAY PURPOSES.

8. BELL SOUTH EASEMENT:

THE 20'X30' BELL SOUTH EASEMENT AS SHOWN HEREON TO BELL SOUTH FOR PROPER PURPOSES.

9. FUTURE DEVELOPMENT:

TRACTS 1 THROUGH 4 OWNED BY PALM BEACH COMMUNITY CHURCH, INC. ARE HEREBY RESERVED FOR DEVELOPMENT BY PALM BEACH COMMUNITY CHURCH, INC. AND ITS SUCCESSORS AND ASSIGNS, WHO WILL ALSO HAVE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TRACTS.

B. RESERVE AS FOLLOWS:

1. TURN LANE TRACTS:

TRACTS 7 AND 8 AS SHOWN HEREON TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (F.D.O.T.) FOR DECELERATION / TURN LANES AND SAME TO BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DEPARTMENT WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, RAYMOND E. UNDERWOOD AND ATTESTED TO BY ITS SECRETARY PAUL CONNEALY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1ST DAY OF DECEMBER, 2004.

PALM BEACH COMMUNITY CHURCH
A FLORIDA NOT FOR PROFIT CORPORATION

ATTEST: Paul Connealy
PAUL CONNEALY
SECRETARY

BY: Raymond E. Underwood
RAYMOND E. UNDERWOOD, PRESIDENT
PALM BEACH COMMUNITY CHURCH

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAYMOND E. UNDERWOOD AND PAUL CONNEALY WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY RESPECTIVELY OF PALM BEACH COMMUNITY CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 1ST DAY OF December, 2004.

MY COMMISSION EXPIRES: 5/15/07

Darlene Powell

Darlene Powell

PRINT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 00209422

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE BORLAND CENTER OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30th DAY OF NOVEMBER, A.D. 2004.

WITNESS: H.R. Gonzalez, Jr.
SIGN
H.R. Gonzalez, Jr.
PRINT

BY: Raymond E. Underwood
RAYMOND E. UNDERWOOD,
PRESIDENT

WITNESS: Denise Sutherland
SIGN
Denise Sutherland
PRINT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RAYMOND E. UNDERWOOD, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BORLAND CENTER OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, 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 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.

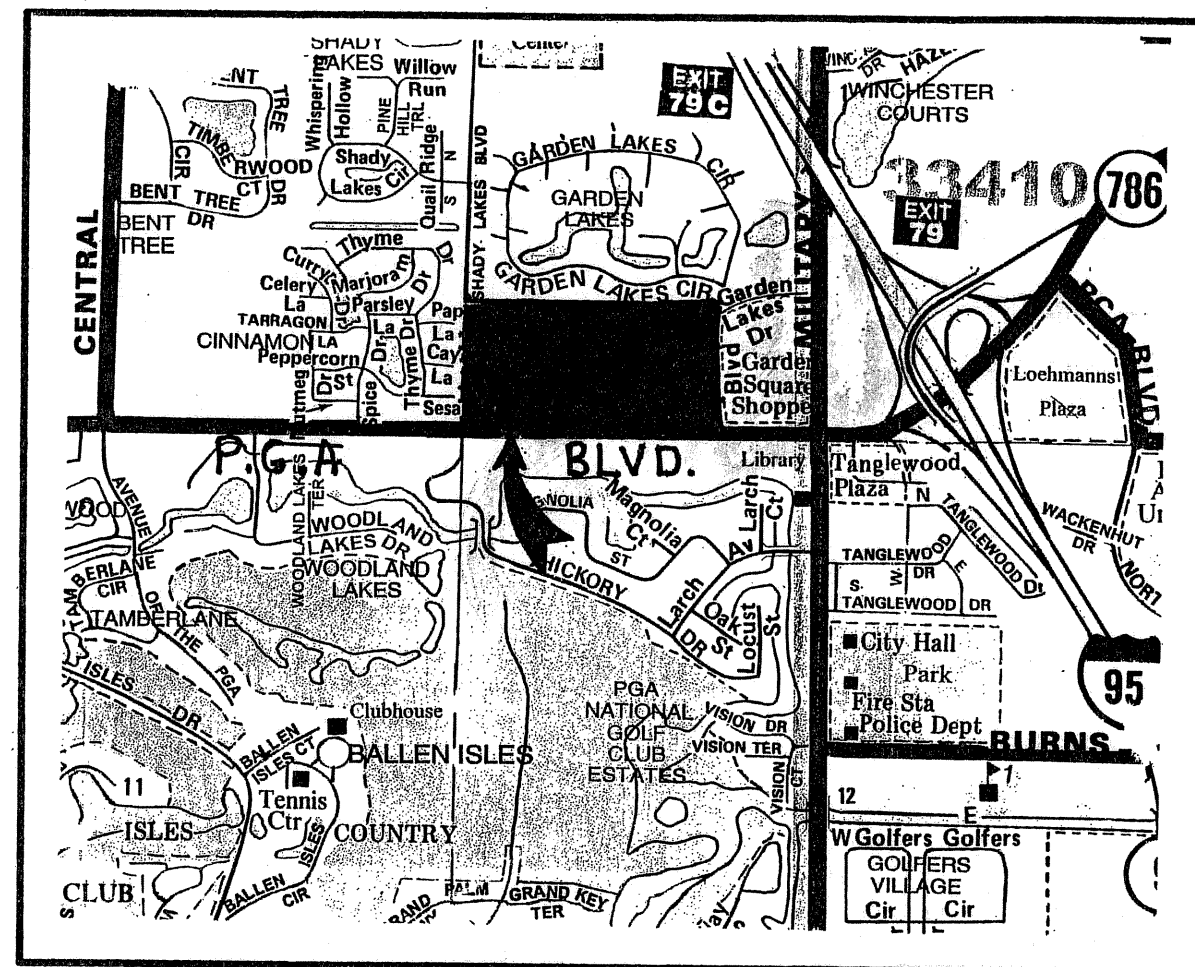
WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF November, 2004.

MY COMMISSION EXPIRES: 5/15/07

Darlene Powell

Darlene Powell

PRINT
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. 00209422



LOCATION MAP
NOT TO SCALE

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ("NORTHERN") HEREBY ACCEPTS THE EASEMENT OVER THE WATER MANAGEMENT TRACT AND THE DRAINAGE / LAKE MAINTENANCE / LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON AND HEREBY ACKNOWLEDGES SAID NORTHERN HAS NO MAINTENANCE OBLIGATION ON OR UNDER THE LANDS OVER WHICH SAID EASEMENTS LIE; AND HEREBY ACCEPTS THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT AND MAINTAIN ITS WATER MANAGEMENT FACILITIES LYING WITHIN SAID EASEMENTS.

BY: Hugo Unruh
HUGO UNRUH
PRESIDENT - BOARD OF SUPERVISORS

ATTEST: Onal Bardin, Jr.
ONAL BARDIN, JR.
SECRETARY - BOARD OF SUPERVISORS

NOTES:

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 88 DEGREES 37 MINUTES 35 SECONDS EAST ALONG THE SOUTH LINE OF SAID SECTION 1.

- 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.
- = DENOTES SET PERMANENT REFERENCE MONUMENT (P.R.M.) P.L.S. # 2297 UNLESS OTHERWISE NOTED
- = DENOTES SET PERMANENT CONTROL POINT (P.C.P.) P.L.S. # 2297 UNLESS OTHERWISE NOTED
- THERE SHALL BE NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS PLACED ON THE WATER MANAGEMENT TRACT OR THE DRAINAGE / LAKE MAINTENANCE / LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON UNLESS IMPROVED IN PERMIT FORM BY THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THOSE AREAS OF INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION OPERATION AND MAINTENANCE OF UTILITIES WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF THE DRAINAGE.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF PALM BEACH GARDENS ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE DEVELOPMENT SHOWN HEREON.
- LINE WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.L.S. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

LEGEND:

- P.B. = PLAT BOOK
- PG. (S) = PAGE(S)
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.C.P. = PERMANENT CONTROL POINT
- O.R.B. = OFFICIAL RECORD BOOK
- S.U.A. = SEACOAST UTILITY AUTHORITY
- P.A.E. = PEDESTRIAN ACCESS EASEMENT
- = CENTERLINE
- = DENOTES SET P.R.M. P.L.S. # 2297 UNLESS OTHERWISE NOTED
- Δ = CENTRAL ANGLE (DELTA)
- R = RADIUS
- A.U.E. = LENGTH OF ARC
- U.E. = UTILITY EASEMENT
- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, PAUL K. HINES, 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 PALM BEACH COMMUNITY CHURCH; 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 NO OTHER ENCUMBRANCES OF RECORD.

DATED: 11/30/04

BY: Paul K. Hines
PAUL K. HINES
ATTORNEY AT LAW, LICENSED IN FLORIDA

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 1st DAY OF February, 2004

BY: Eric Jablon
ERIC JABLON - MAYOR

ATTEST: Patricia Snider
PATRICIA SNIDER, CITY CLERK

CITY ENGINEER

THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 1st DAY OF February, 2004

BY: Daniel P. Clark
DANIEL P. CLARK, P.E. - CITY ENGINEER

REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 THE GEOMETRIC DATA, PERMANENT CONTROL POINTS (P.C.P.'S) OR MONUMENTS AT LOT CORNERS.

BY: O. Howard Dukes
O. HOWARD DUKES, P.S.M. L.S. #4533
PROFESSIONAL LAND SURVEYOR

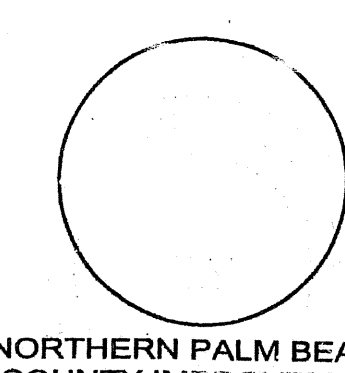
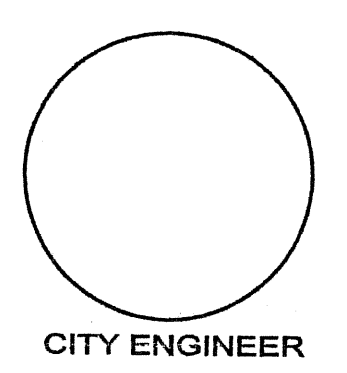
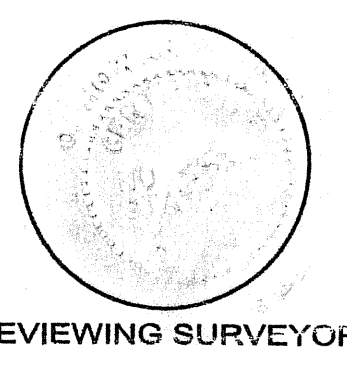
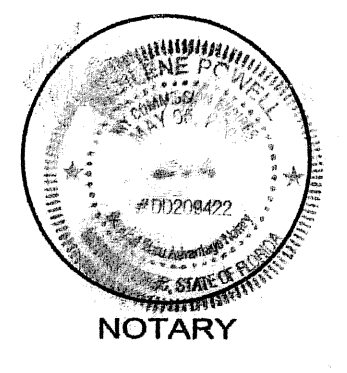
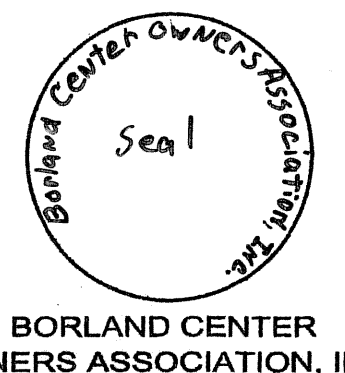
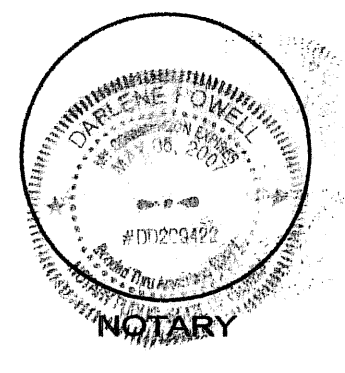
DATE: 7 December 2004

SURVEYOR & MAPPER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT SAID SURVEY AND PLAT 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.081(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY AND PLAT DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA

11-30-04

DATE
PAUL J. FOTORNY, P.S.M.
DAILEY-FOTORNY, INC., L.S. No. 1376
LICENSE No. 2297
STATE OF FLORIDA



Dailey-Fotorny Inc.
land surveyors - planners
350 10th Avenue North Suite B - Lake Worth, FL 33463-2062
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