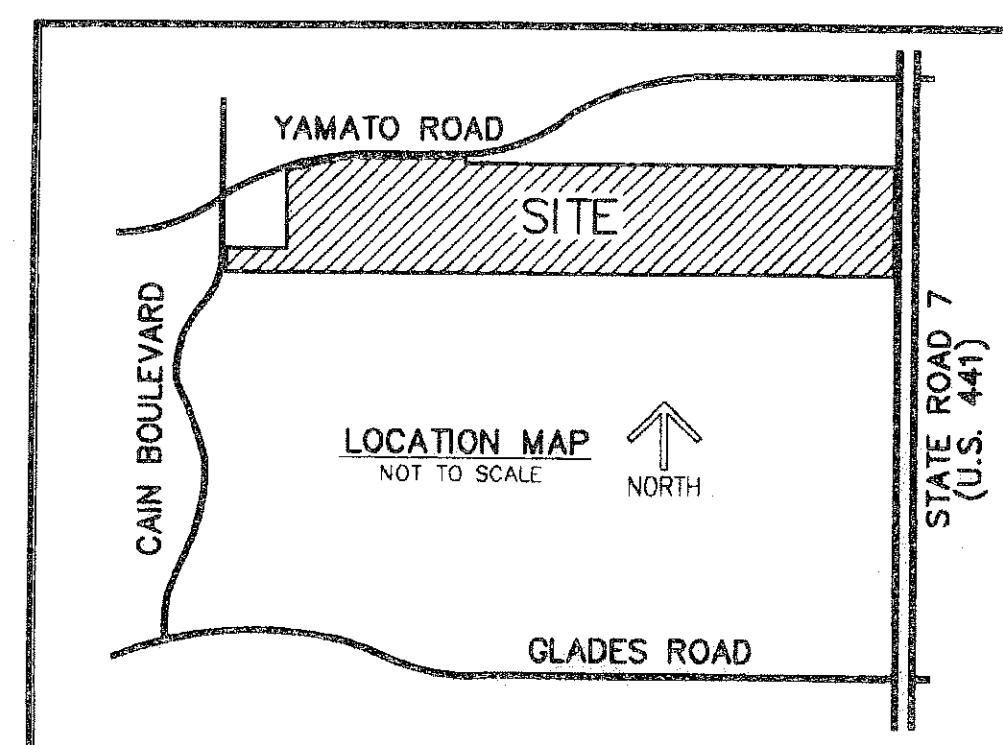
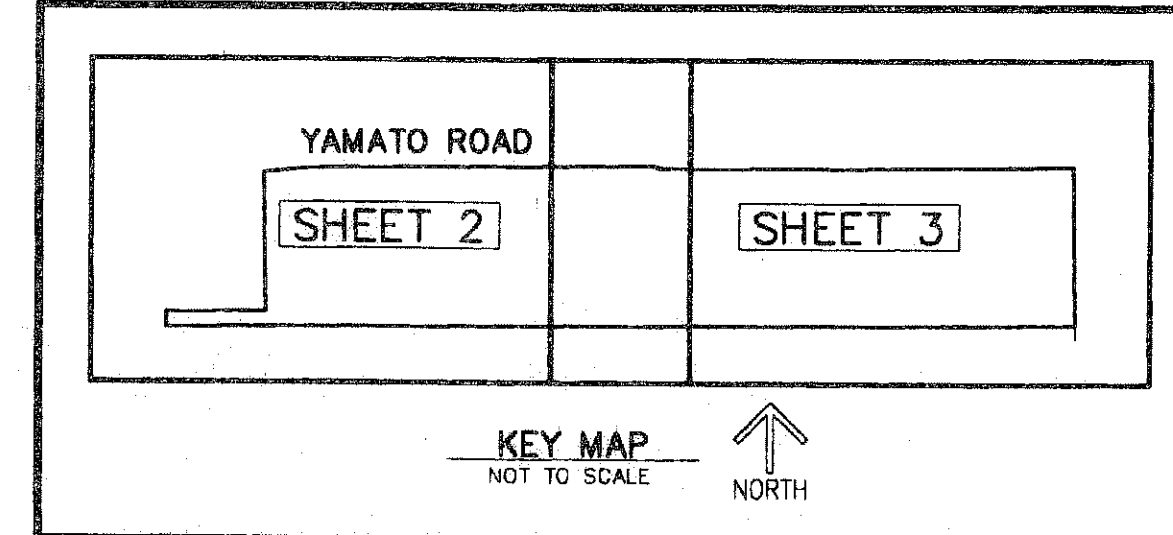


# ST. JOHN THE EVANGELIST CATHOLIC CHURCH PLAT 2

BEING A REPLAT OF PARCEL B, ST. JOHN THE EVANGELIST CATHOLIC CHURCH, AS RECORDED IN PLAT BOOK 87, PAGES 172 AND 173, TOGETHER WITH A PORTION OF TRACT 56, FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, TOGETHER WITH THE 15 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO SAID TRACT 56 HAVING BEEN ABANDONED BY OFFICIAL RECORD BOOK 11471, PAGE 1551, TOGETHER WITH A PORTION OF THE NORTH 40.00 FEET OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, HAVING BEEN QUIT CLAIMED BY THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 9469, PAGE 286, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 1 AND 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

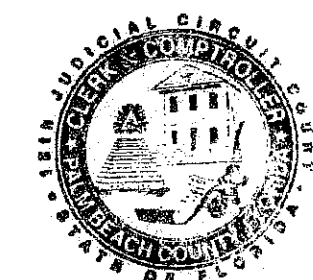


THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
FEBRUARY - 2008



7  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:59 A.M.  
THIS 3 DAY OF FEBRUARY  
A.D. 2008 AND DULY RECORDED  
IN PLAT BOOK 112 ON  
PAGES 72 AND 9  
SHARON R. BOCK  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 3



TABULAR DATA  
ST. JOHN THE EVANGELIST CATHOLIC CHURCH PLAT 2

TOTAL AREA THIS PLAT	20.455 ACRES
PARCEL A	20.455 ACRES
CONTROL NUMBER: 2006-00555	
USE: LR-3	

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, A CORPORATION SOLE, OWNER OF THE LAND SHOWN HEREON AS ST. JOHN THE EVANGELIST CATHOLIC CHURCH PLAT 2, BEING A REPLAT OF PARCEL B, ST. JOHN THE EVANGELIST CATHOLIC CHURCH, AS RECORDED IN PLAT BOOK 87, PAGES 172 AND 173, TOGETHER WITH A PORTION OF TRACT 56, FLORIDA FRUIT LANDS CO. SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, TOGETHER WITH THE 15 FOOT WIDE RIGHT-OF-WAY LYING ADJACENT TO SAID TRACT 56 HAVING BEEN ABANDONED BY OFFICIAL RECORD BOOK 11471, PAGE 1551, TOGETHER WITH A PORTION OF THE NORTH 40.00 FEET OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, HAVING BEEN QUIT CLAIMED BY THE LAKE WORTH DRAINAGE DISTRICT IN OFFICIAL RECORD BOOK 9469, PAGE 286, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 1 AND 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL B OF SAID ST. JOHN THE EVANGELIST CATHOLIC CHURCH; THENCE N.01°13'33"W. ALONG THE WEST LINE THEREOF, A DISTANCE OF 366.58 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.06°36'42"E., A RADIAL DISTANCE OF 2,231.83 FEET; THENCE EASTERLY ALONG THE ARC OF THE NORTH LINE OF SAID PARCEL B, SAID NORTH LINE BEING THE SOUTH RIGHT-OF-WAY LINE OF YAMATO ROAD, AS SHOWN ON THE PALM BEACH COUNTY PARCEL ACQUISITION MAP FOR PROJECT 09820, THROUGH A CENTRAL ANGLE OF 06°16'47", A DISTANCE OF 244.61 FEET; THENCE N.89°40'05"E. ALONG SAID NORTH LINE, A DISTANCE OF 778.66 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,114.48 FEET AND A CENTRAL ANGLE OF 00°07'21"; THENCE ALONG THE EAST LINE THEREOF, A DISTANCE OF 2.38 FEET TO THE NORTHEAST CORNER OF SAID PARCEL B; THENCE S.01°00'07"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 6.58 FEET; THENCE N.89°43'02"E. ALONG THE SOUTH LINE OF TRACT 1, LAKES AT BOCA RATON PHASE 1, AS RECORDED IN PLAT BOOK 48, PAGES 139 THROUGH 141 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,086.52 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7, AS RECORDED IN OFFICIAL RECORD BOOK 10174, PAGE 1703 OF SAID PUBLIC RECORDS; THENCE S.02°45'16"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 415.49 FEET; THENCE S.89°45'04"W. ALONG A LINE 40.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, A DISTANCE OF 2,369.13 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF CAIN BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 7682, PAGES 773 THROUGH 775 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE WEST, OF WHICH THE RADIUS POINT LIES N.88°56'39"W., A RADIAL DISTANCE OF 720.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 02°16'43", A DISTANCE OF 28.63 FEET; THENCE N.01°13'22"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 11.37 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST; THENCE N.89°45'04"E. ALONG THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 280.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 891,031 SQUARE FEET/20.455 ACRES, MORE OR LESS.

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

- 1. PARCEL A**  
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, A CORPORATION SOLE, FOR PROPER USES IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. LANDSCAPE BUFFER EASEMENTS (LBE) AND TEMPORARY LANDSCAPE BUFFER EASEMENT (TLBE)**  
THE LANDSCAPE BUFFER EASEMENTS AND THE TEMPORARY LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, A CORPORATION SOLE, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, A CORPORATION SOLE, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. LIMITED ACCESS EASEMENTS (LAE)**  
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 4. MASS TRANSIT EASEMENT**  
THE MASS TRANSIT EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION INSTALLATION, MAINTENANCE AND USE OF PUBLIC TRANSIT BOARDING AND ALIGHTING AREAS, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THIS EASEMENT AREA SHALL BE WITH THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THIS EASEMENT FOR THE INTENDED PURPOSES, AT WHICH TIME MAINTENANCE OF THIS EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THIS EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.
- 5. UTILITY EASEMENTS (UE)**  
THE UTILITY EASEMENTS 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 UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO STATE ROAD NO. 7, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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, TELECOMMUNICATION 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. 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, I, GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, DO HEREUNTO SET MY HAND AND SEAL, THIS 12 DAY OF February, 2008.

WITNESS: *[Signature]*  
PRINT NAME: *[Name]*  
WITNESS: *[Signature]*  
PRINT NAME: *[Name]*  
BY: *[Signature]*  
THE MOST REVEREND GERALD M. BARBARITO  
BISHOP OF THE DIOCESE OF PALM BEACH

THE MOST REVEREND GERALD M. BARBARITO  
BISHOP OF THE DIOCESE OF PALM BEACH

THE MOST REVEREND GERALD M. BARBARITO  
BISHOP OF THE DIOCESE OF PALM BEACH  
NOTARY

COUNTY ENGINEER

SURVEYOR

### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
BEFORE ME PERSONALLY APPEARED THE MOST REVEREND GERALD M. BARBARITO AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & ASSIGNS FOREVER, A CORPORATION SOLE, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF February, 2008.  
MY COMMISSION EXPIRES: 4/24/09  
COMMISSION NUMBER: 20392084  
NOTARY PUBLIC  
PRINT NAME

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF Palm Beach)  
I, *[Signature]*, 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 AS BISHOP OF THE DIOCESE OF PALM BEACH, HIS SUCCESSORS IN OFFICE & 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: 10/1/2008  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### COUNTY ENGINEER:

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 09th DAY OF February, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.  
BY: *[Signature]*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### 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) 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.  
DATED: 11-6-08  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

"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.

