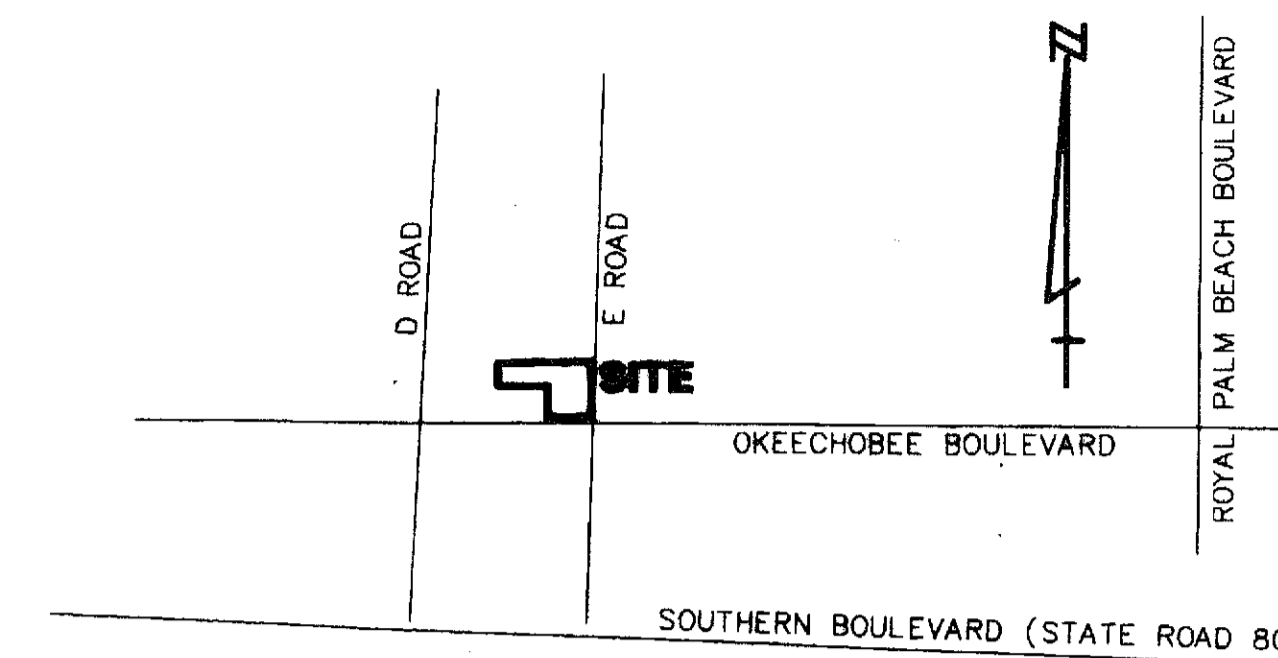


5008-001

COMMUNITY OF HOPE

BEING A REPLAT OF THE SOUTH HALF OF TRACT 42 AND THE EAST 448 FEET OF TRACT 12, BLOCK D, LOXAHATCHEE GROVES, PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

JANUARY 2010 SHEET 1 OF 2



LOCATION MAP NOT TO SCALE



AREA TABULATION

TRACT A ----- 15.177 ACRES
TOTAL AREA ----- 15.177 ACRES
PETITION NO. 2003-071

76

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 2:15 pm THIS 25 DAY OF MARCH AD, 2010 AND DULY RECORDED IN PLAT BOOK 113 ON PAGES 76 AND 77

SHARON R. BOCK, CLERK AND COMPTROLLER - PALM BEACH COUNTY
BY: [Signature], D.C.

CIRCUIT COURT SEAL

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC., A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "COMMUNITY OF HOPE", BEING A REPLAT OF THE SOUTH HALF OF TRACT 42 AND THE EAST 448 FEET OF TRACT 12, BLOCK D, LOXAHATCHEE GROVES, PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH HALF OF TRACT 42, AND THE EAST 448.00 FEET OF TRACT 12, BLOCK D, LOXAHATCHEE GROVES, PLAT BOOK 12, PAGE 29, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 23721, PAGE 1201, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 15.177 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, AS SHOWN HEREON, IS HEREBY RESERVED BY COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC., A NON-PROFIT CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- 2) THE DRAINAGE EASEMENT (DE) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC., A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES.
- 3) LIMITED ACCESS EASEMENTS (LAE), 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) THE UTILITY EASEMENT AS SHOWN HEREON IS 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) 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 A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC., A FLORIDA NON-PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE. AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC., A FLORIDA NON-PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF THE USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF MARCH, 2010.

COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC., A FLORIDA NON-PROFIT CORPORATION

BY: [Signature]
[Signature] PRESIDENT

ATTEST: [Signature]
[Signature] SECRETARY

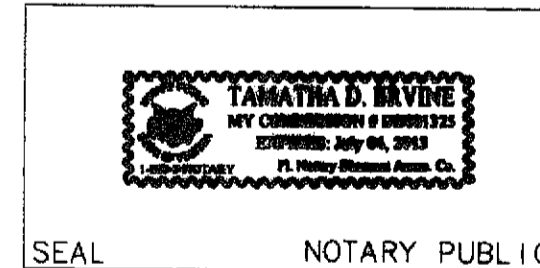
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED KINGSLEY KUMBEY AND Karen Darnell WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC., A FLORIDA NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND SECRETARY OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 19th DAY OF March, 2010.

MY COMMISSION EXPIRES: 7/4/2013 [Signature]
DATE NOTARY PUBLIC
COMMISSION NUMBER DD201525



APPROVAL OF PLAT TOWN ENGINEER

THIS PLAT IS HEREBY RECOMMENDED FOR APPROVAL AND RECORDING PURSUANT TO THE ORDINANCES OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

BY: [Signature]
DATE: 3/24/2010

PATRICK A. FIGURELLA, P.E.
FLORIDA CERTIFICATE NO. 54795
TOWN ENGINEER

APPROVAL OF PLAT TOWN OF LOXAHATCHEE GROVES

THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF COMMUNITY OF HOPE FOR THE RECORD.

BY: [Signature]
DAVID BROWNING, MAYOR
ATTEST: [Signature]
ANN HARPER, CMC, TOWN CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, RAYMOND J. POSGAY, 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 RECORD TITLE TO THE PROPERTY IS VESTED TO COMMUNITY OF HOPE, A UNITED METHODIST CONGREGATION, INC. A FLORIDA NON-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.

DATE: March 4, 2010 BY: [Signature]
RAYMOND J. POSGAY, ESQUIRE
FLORIDA BAR NO. 112978

REVIEWING SURVEYOR'S CERTIFICATION

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. THIS REVIEW INCLUDES THE VERIFICATION OF GEOMETRIC DATA AND THE FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS.

DATE: March 24, 2010 BY: [Signature]
[Signature] P.S.M.
FLORIDA CERTIFICATE NO. LS 6660

SURVEYOR'S CERTIFICATION

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 THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LOXAHATCHEE GROVES, FLORIDA FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

DATE: 3/24/10 BY: [Signature]
TIMOTHY M. SMITH, P.S.M.
FLORIDA CERTIFICATE NO. LS 004676

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.

THIS INSTRUMENT WAS PREPARED BY
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004676
TIMOTHY M. SMITH LAND SURVEYING, INC.
FLORIDA LICENSED BUSINESS NO. LB 6865
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160

