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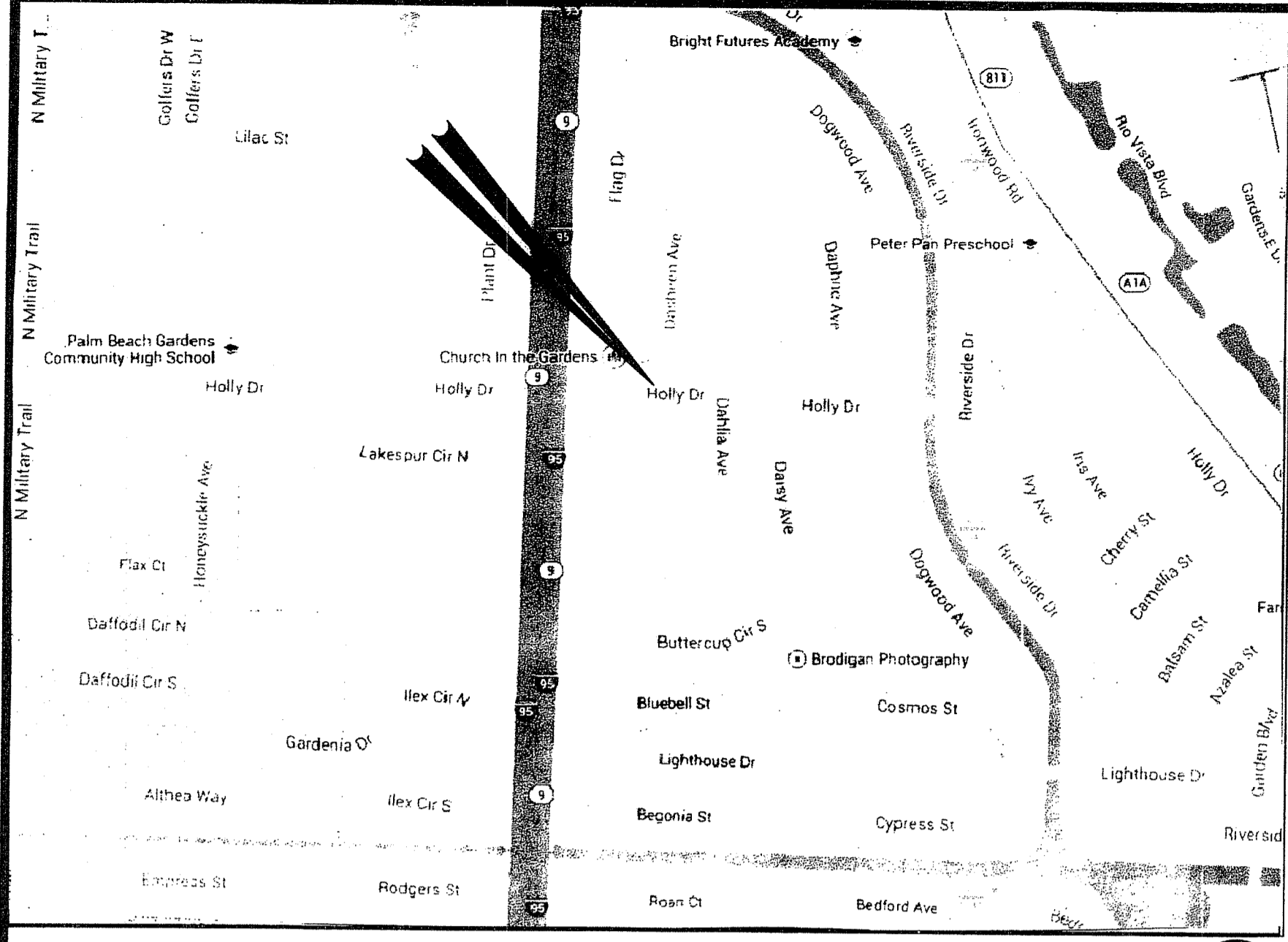
93

PLAT OF CHURCH IN THE GARDENS

BEING A REPLAT OF LOTS 15, 16 AND 17, BLOCK 52, PLAT NO. 5 OF THE CITY OF PALM BEACH GARDENS, PLAT BOOK 27, PAGE 94 LYING IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SHEET 1 of 2
JULY, 2015

STATE OF FLORIDA) S.S.
COUNTY OF PALM BEACH)
THIS INSTRUMENT WAS FILED FOR RECORD AT 11:37 A.M. THIS 7 DAY OF August 2015 AND DULY RECORDED IN PLAT BOOK 120 ON PAGE 93-94
SHARON R. BOCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: [Signature]
DEPUTY CLERK



NOT TO SCALE LOCATION MAP

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHURCH IN THE GARDENS, INC, A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS PLAT OF CHURCH IN THE GARDENS, BEING A PORTION OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

A PARCEL OF LAND IN SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN A LINE PARALLEL WITH AND 40 FEET NORTHERLY FROM (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID SECTION 7, AT A DISTANCE OF 150 FEET EASTERLY FROM (MEASURED AT RIGHT ANGLES) THE WEST LINE OF SAID SECTION 7; THENCE EASTERLY ALONG SAID PARALLEL LINE, A DISTANCE OF 392.05 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 25 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 39.27 FEET TO THE END OF SAID CURVE; THENCE NORTHERLY ALONG THE TANGENT OF SAID CURVE, ALONG THE EASTERLY LINE OF LOTS 15, 16 AND 17, BLOCK 52, PLAT NO. 5, CITY OF PALM BEACH GARDENS, AS RECORDED IN PLAT BOOK 27, PAGE 94 AND 95, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 313.50 FEET TO A POINT IN A LINE PARALLEL TO AND 378.50 FEET NORTHERLY FROM (MEASURED AT RIGHT ANGLES TO) THE SOUTH LINE OF SAID SECTION 7; THENCE WESTERLY ALONG SAID PARALLEL LINE, ALONG SAID SOUTH LINE OF LOTS 11, 12, 13 AND 14, BLOCK 52 OF SAID PLAT, A DISTANCE OF 414.44 FEET, MORE OR LESS, TO A POINT IN A LINE PARALLEL TO AND 150 FEET EASTERLY FROM (MEASURED AT RIGHT ANGLES TO) THE WEST LINE OF SAID SECTION 7; THENCE SOUTHERLY ALONG SAID PARALLEL LINE A DISTANCE OF 338.51 FEET TO THE POINT OF BEGINNING.

CONTAINING IN TOTAL 3.23 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

WATER AND SEWER EASEMENTS

THE WATER AND SEWER EASEMENTS, AS SHOWN HEREON, DESIGNATED AS W.S.E., ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

UTILITY EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE F.P.L. EASEMENT IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR INSTALLATION, OPERATION AND MAINTENANCE OF FACILITIES. SAID LANDS ENCUMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF THE FEE SIMPLE INTEREST IN SAID LANDS, THEIR SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S PRESIDENT THIS 19th DAY OF June, 2015.

CHURCH IN THE GARDENS, INC.
A FLORIDA NON-PROFIT CORPORATION
BY: [Signature]
MARK MILLER, PRESIDENT AND SENIOR PASTOR

BY: [Signature]
OLIVER WILLIAMSON DAVIDSON, CHAIRMAN OF THE BOARD
PRINTED NAME: Elizabeth Bogatin

DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK MILLER & OLIVER WILLIAMSON DAVIDSON, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FLORIDA DRIVER LICENSE AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AREA PRESIDENT AND CHAIRMAN OF THE BOARD OF CHURCH IN THE GARDENS, INC., AND ACKNOWLEDGED 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 18th DAY OF June, 2015.

MY COMMISSION EXPIRES: 12-11-16 [Signature]
SIGNATURE OF NOTARY PUBLIC
MY COMMISSION NUMBER: EE853271 Elizabeth Bogatin
PRINTED NAME OF NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 27579 AT PAGES 1534 THROUGH 1552 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF June, 2015.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June, 2015.

WESLEYAN INVESTMENT FOUNDATION, INC.
AN INDIANA CORPORATION
BY: [Signature]
CRAIG A. DUNN, C.F.O.
PRESIDENT

WITNESS: [Signature]
[Signature]

SURVEYOR'S AND MAPPER'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) ACCORDING TO SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

[Signature]
RICHARD N. DEAN
PROFESSIONAL SURVEYOR AND MAPPER NO. 4406
STATE OF FLORIDA

REVIEWING SURVEYOR
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATIONS OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.

DATE: 07/14/15 [Signature]
PROFESSIONAL SURVEYOR AND MAPPER NO.
STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN FENN FOSTER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO CHURCH IN THE GARDENS, 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 DEDICATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: June 18, 2015 BY: [Signature]
JOHN FENN FOSTER

CITY APPROVALS

CITY OF PALM BEACH GARDENS
COUNTY OF PALM BEACH, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF August, 2015.

BY: [Signature]
ERIC JABLON-MAYOR

ATTEST: [Signature]
PATRICIA SNIDER, CMC, CITY CLERK

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 6th DAY OF August, 2015.

BY: [Signature]
TODD ENGLE, P.E., CITY ENGINEER

SURVEYOR'S NOTES:

- 1. ALL DISTANCES ARE GROUND AND BASED ON THE U.S. SURVEY FOOT.
- 2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 7, TOWNSHIP 42 SOUTH, RANGE 43 EAST WHICH HAS A GRID BEARING OF SOUTH 88°53'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO. BEARINGS ARE BASED UPON STATE PLANE COORDINATES NAD 83/90 ADJUSTMENT, FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.
- 3. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS REQUIRED FOR SUCH ENCROACHMENTS.
- 4. 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, WHETHER GRAPHIC OR DIGITAL. 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 RICHARD N. DEAN, P.S.M.
4406 IN THE OFFICES OF DEAN SURVEYING AND MAPPING,
INC. 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH,
FLORIDA, 33409 LB 6936

Dean Surveying & Mapping, Inc.
The Measuring Line Shall Go Forth Jeremias 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel: (561) 625-8748 Facsimile (561) 626-4558
FIELD: DATE: 05-01-14
DRAWN: D.J.M. SCALE: 1"=30'
SHEET: 1 of 2 JOB No.: 013-708

SEAL	SEAL	NOTARY SEAL/STAMP	REVIEWING SURVEYOR'S SEAL	SURVEYOR'S SEAL	ENGINEER'S SEAL