

PALM SPRINGS SDA CHURCH

LYING IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

20160205168

148

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 10:15 A.M.
THIS 2 DAY OF June
2016, AD AND DULY RECORDED

IN PLAT BOOK 121

AT PAGE 148-149

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *Sharon R. Bock*
DEPUTY CLERK



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE LAND AS SHOWN HEREON AS "PALM SPRINGS SDA CHURCH" IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 280 FEET OF THE NORTH 410 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) (LESS THE WEST 53 FEET FOR STATE ROAD 809 RIGHT OF WAY), SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42, EAST, PALM BEACH COUNTY FLORIDA.
CONTAINING 78,372 SQUARE FEET, 1.80 ACRES MORE OR LESS.

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

1. TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED FOR FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, A FLORIDA NON-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PROPER PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. 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.
3. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF April, 2016

FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS,
A FLORIDA NON-PROFIT CORPORATION

WITNESS: *Patricia Lawson* BY: *Duane Collins*
PRINTED NAME: PATRICIA LAWSON KATHERINE DEERING, VICE PRESIDENT
Dated: 4/19/16

WITNESS: *Frank McMillan*
PRINTED NAME: Frank McMillan

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH

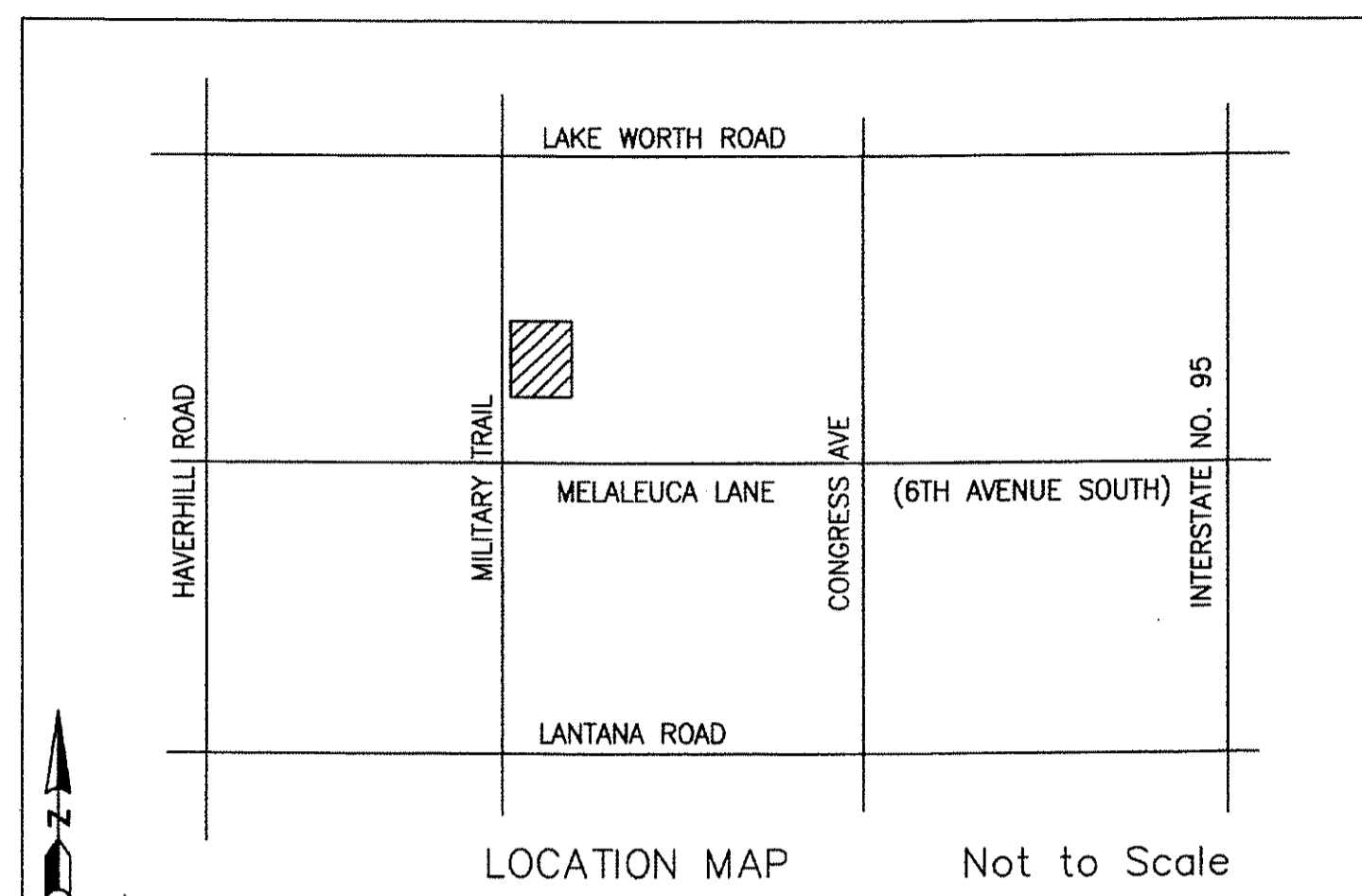
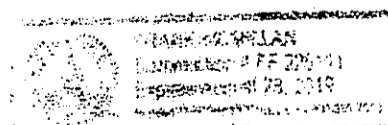
BEFORE ME PERSONALLY APPEARED *Duane Collins* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *Patricia Lawson* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, A FLORIDA NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 IS 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 April, 2016

MY COMMISSION EXPIRES: 8/29/2019

COMMISSION NUMBER: FC 225111

Frank McMillan
PRINTED NAME: FRANK McMILLAN
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA Georgia
COUNTY OF PALM BEACH Winnett

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 14567 AT PAGE 504 AS AMENDED IN OFFICIAL RECORD BOOK 27325 AT PAGE 695 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 21st DAY OF April, 2016.

SOUTHERN UNION REVOLVING FUND, INC.
A TENNESSEE NON-PROFIT CORPORATION

WITNESS: *Michelle James* BY: *Ray Hill*
WITNESS: *Dennis Millburn* Michelle James Vice President

ACKNOWLEDGMENT: (CORPORATE SEAL)

STATE OF FLORIDA Georgia
COUNTY OF PALM BEACH Winnett

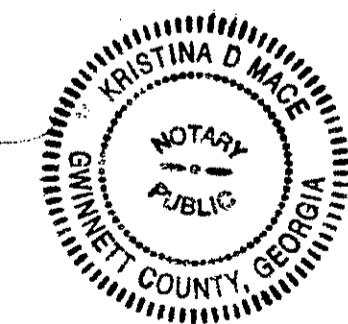
BEFORE ME PERSONALLY APPEARED *Randy Robinson* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED *personally known* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SOUTHERN UNION REVOLVING FUND, INC., A TENNESSEE NON-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 IS 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 21st DAY OF April, 2016

MY COMMISSION EXPIRES: 3-29-19

COMMISSION NUMBER: _____

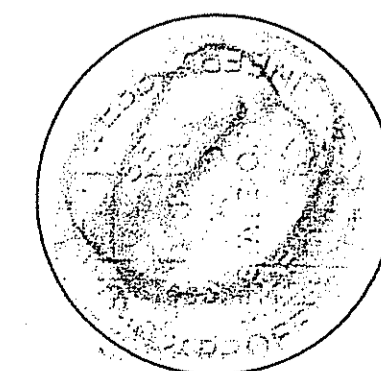
Kristina D. Mace
PRINTED NAME: KRISTINA D. MACE
NOTARY PUBLIC



COUNTY APPROVAL:

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 9th DAY OF June, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1) F.S.

BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



COORDINATES, BEARINGS & DISTANCES

COORDINATES SHOWN HEREON ARE GRID DATUM=NAD83/90 ADJUSTMENT
ZONE=FLORIDA EAST
LINEAR UNIT=US SURVEY FEET
COORDINATE SYSTEM 1983 STATE PLANE TRAVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND SCALE FACTOR=1.0000373
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
BEARINGS SHOWN HEREON ARE GRID DATUM

SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE GRID BASED UPON THE NORTH-SOUTH QUARTER SECTION LINE OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 43 EAST WHICH BEARS N01°29'37"E, NAD 83/90 ADJUSTMENT
2. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
3. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS AS 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, FLORIDA.
4. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I FRANK McMILLAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FLORIDA CONFERENCE ASSOCIATION OF SEVENTH-DAY ADVENTISTS, A FLORIDA NON-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATED: April 19, 2016 *Frank McMillan*

ATTORNEY - AT-LAW LICENSED IN FLORIDA

FRANK McMILLAN

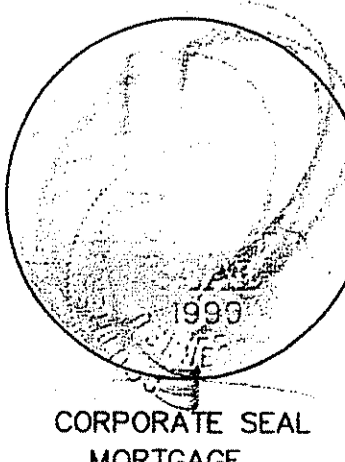
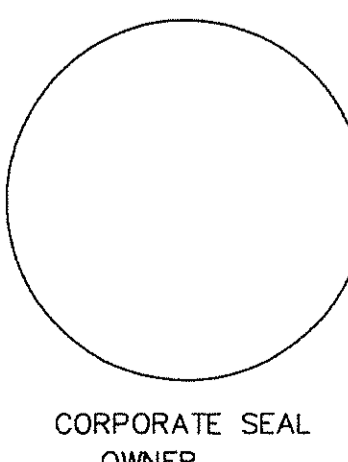
SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY 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 THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9) 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.

BY: *Richard N. Dean*
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 4/13/16

THIS INSTRUMENT PREPARED BY RICHARD N. DEAN, P.S.M. #4406
IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936
4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409



Dean Surveying & Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Westgate Avenue
Suite A3
West Palm Beach, Florida 33409
Tel: (561) 625-6748 Fax: (561) 628-4558

FIELD: N/A	DATE: 6/2015
DRAWN: D.J.M./C.A.D.	SCALE: N/A
SHEET: 1 of 2	JOB No.: 015-606