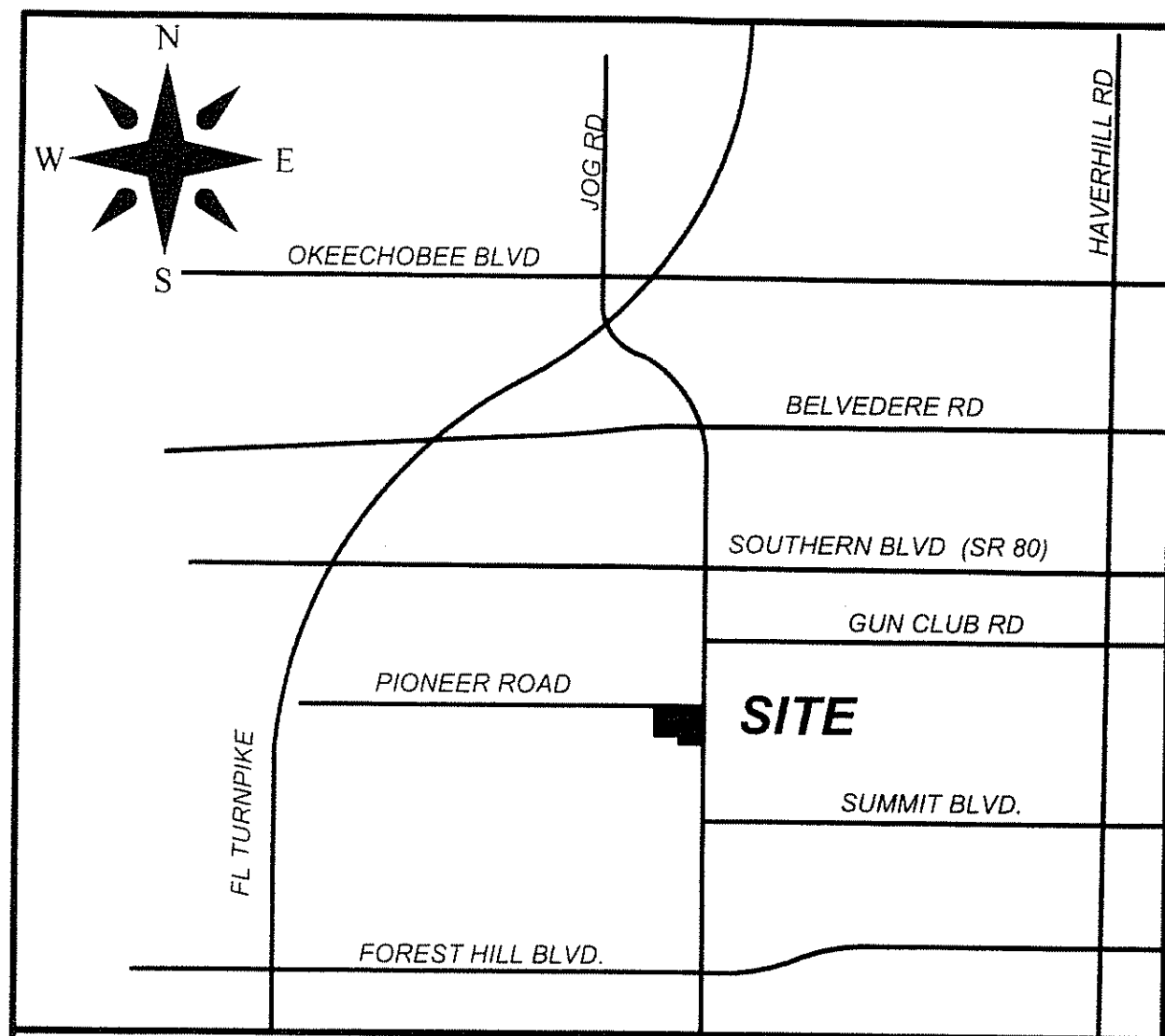


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# WINNERS CHURCH

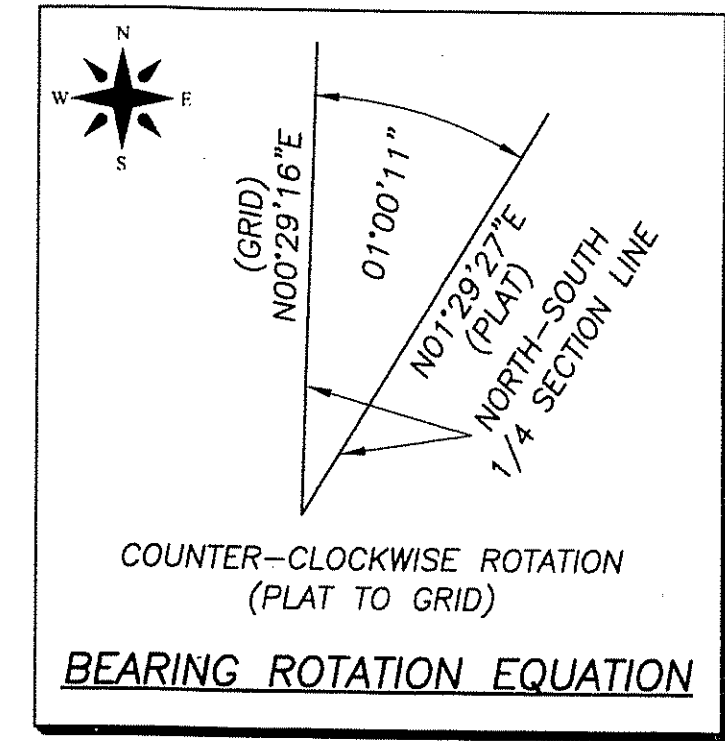
BEING A REPLAT OF A PORTION OF TRACTS 13, 14 & 24, BLOCK 13, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, LYING IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



VICINITY SKETCH (NOT TO SCALE)

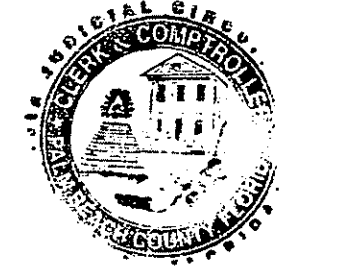
**NOTICE:**  
This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

TABULAR DATA:		
CONTROL No.:	85-072	
AREAS:		
PARCEL "A"	681,924 S.F.	(15.655 ACRES)
TRACT "A-1"	4,675 S.F.	(0.107 ACRE)
TRACT "A-2"	12,177 S.F.	(0.280 ACRE)
TOTAL	698,776 S.F.	(16.042 ACRES)



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record on 11:21 AM, this 28 day of June, 2016, and duly recorded in Plat Book 122 on Page(s) 20-21  
Sharon R. Book, Clerk & Comptroller

SHEET 1 OF 2



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Winners Church International Inc. of West Palm Beach, Florida, a Florida not-for-profit corporation, owner of the land shown hereon as WINNERS CHURCH, being a replat of a portion of Tracts 13, 14 & 24, Block 13, Palm Beach Farms Company Plat No. 3, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45 to 54, lying in Section 3, Township 44 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

### LEGAL DESCRIPTION:

**COMMENCE** at the South quarter corner of Section 3, Township 44 South, Range 42 East; thence North 01°29'27" East, along the North-South quarter section line of said Section 3, a distance of 2816.97 feet to a point of intersection with the Easterly extension of the South line of the North 130.00 feet of Tract 24, Block 13, Palm Beach Farms Company Plat No. 3, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45 to 54; thence North 89°58'25" West, along said Easterly extension, a distance of 40.02 feet to a point on the West right of way line of S. Jog Road as recorded in Deed Book 995, Page 312, said Public Records, said point being the **POINT OF BEGINNING** of the following described parcel; thence continue North 89°58'25" West a distance of 613.38 feet to a point on the West line of said Tract 24; thence North 00°00'55" East along the West line of said Tract 24 (said West line also being the East line of Tract 23, Block 13, said plat of Palm Beach Farms Company Plat No. 3) a distance of 130.00 feet to the Northeast corner of said Tract 23; thence North 89°58'25" West a distance of 75.00 feet; thence North 00°00'55" East along a line 75.00 feet West of and parallel with the East line of Tract 14, Block 13, according to said Palm Beach Farms Company Plat No. 3, a distance of 344.20 feet; thence North 89°58'25" West, parallel with the South line of said Tract 14, a distance of 585.20 feet to a point on the West line of said Tract 14; thence North 00°00'55" East, along said West line, a distance of 290.80 feet to a point on the South right of way line of Pioneer Road as recorded in Deed Book 999, Page 596, said Public Records; thence South 89°58'25" East, along said right of way line, a distance of 660.20 feet to a point on the East line of said Tract 14; thence North 00°00'55" East, along said East line, a distance of 19.00 feet to a point on the South right of way line of Pioneer Road as recorded in Official Records Book 9044, Page 809, said Public Records; thence South 89°58'25" East, along said right of way line, a distance of 200.00 feet; thence North 00°00'55" East a distance of 6.00 feet to a point on the South right of way line of Pioneer Road as recorded in Plat Book 2, Page 45, said Public Records; thence South 89°58'25" East, along said right of way line, a distance of 254.14 feet to the Northwest corner of a parcel of land taken for additional right of way for said Pioneer Road and S. Jog Road, described as "Parcel 138" and recorded in Official Records Book 7125, Page 1655, said Public Records; thence continue along the limits of said "Parcel 138" through the following four courses:  
South 00°01'35" West a distance of 15.00 feet; thence  
South 89°58'25" East a distance of 130.45 feet; thence  
South 45°24'23" East a distance of 35.09 feet; thence  
South 00°50'17" East along said limits of Parcel 138 and the West line of a parcel of land taken for additional right of way for said S. Jog Road, described as "Parcel 137" and recorded in Official Records Book 6886, Page 1855, a distance of 337.16 feet to the beginning of a curve, concave to the West, having a radius of 11,398.16 feet, a central angle of 01°25'26", and a chord bearing of South 00°07'34" East; thence continue along said West right of way line of S. Jog Road and along the arc of said curve, a distance of 283.26 feet; thence South 89°58'25" East along the South line of said Parcel 137, a distance of 1.43 feet to a point on the West right of way line of said S. Jog Road as recorded in Deed Book 995, Page 312, said Public Records; thence South 01°29'27" West, along said West right of way line, a distance of 130.04 feet to the **POINT OF BEGINNING**.

Containing in all, 16.042 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

### PARCEL A

Parcel A, as shown hereon, is hereby reserved by Winners Church International Inc. of West Palm Beach, Florida, a Florida not-for-profit corporation, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Winners Church International Inc. of West Palm Beach, Florida, a Florida not-for-profit corporation, its successors and assigns, without recourse to Palm Beach County, Florida.

### TRACTS "A-1" & "A-2"

Tracts "A-1" & "A-2", as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes

### UTILITY EASEMENT

The utility easement running adjacent and parallel to Jog Road, Pioneer Road and Elaine Road rights of way as shown hereon, is a non-exclusive easement and is 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, telecommunications 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 this easement without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

### LIMITED ACCESS EASEMENT (L.A.E.)

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.

### MASS TRANSIT EASEMENT

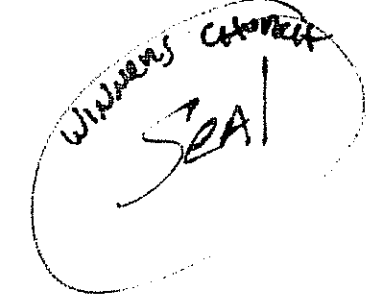
The Mass Transit Easement as shown hereon, is hereby dedicated in perpetuity, by Owner, to the Board of County Commissioners of Palm Beach County, its successors and assigns (hereinafter "County"), for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. The Owner, its successors and assigns, shall maintain the easement area until such time as the County constructs improvements in the easement area for its intended use and purposes, at which time the County will assume maintenance of the easement area so long as the improvements are located thereon and County uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to the Owner upon County's temporary or permanent cessation of use of the improvements or removal of the improvements.

IN WITNESS WHEREOF, the above-named not-for-profit corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 28 day of JUNE, 2016.

BY: Winners Church International Inc. of West Palm Beach, Florida, a Florida not-for-profit corporation

WITNESS: Martha Rigueine  
Printed Name  
WITNESS: Jessica Manning  
Jessica Manning  
Printed Name

BY: Frederick D. Shipman  
Frederick D. Shipman, President



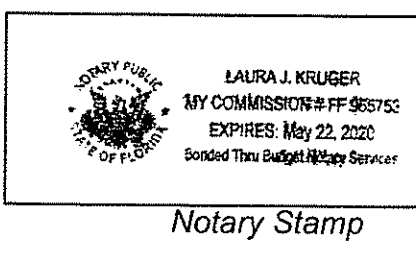
### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Frederick D. Shipman, who is personally known to me or has produced \_\_\_\_\_ as identification and who executed the foregoing instrument as President of Winners Church International Inc. of West Palm Beach, Florida, a Florida not-for-profit corporation, and severally acknowledged 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 28 day of June, 2016.

FF 965753  
My Commission No.:  
5/22/2020  
My Commission Expires:



Laura J. Kruger  
Signature of Notary Public  
Laura J. Kruger  
Printed name of Notary Public

### TITLE CERTIFICATION

I, Francisco J. Gonzalez, 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 Winners Church International Inc. of West Palm Beach, Florida, a Florida not-for-profit corporation; 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 this 28 day of June, 2016.

Francisco J. Gonzalez  
Francisco J. Gonzalez, Esquire  
Florida Bar No. 10723

\* and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied;

### SURVEYOR & MAPPER'S CERTIFICATE

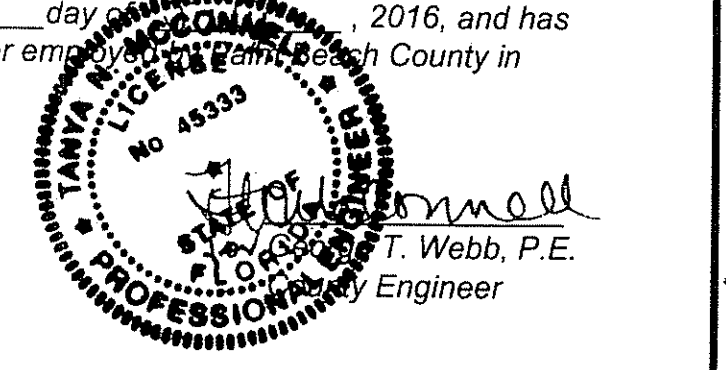
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments (P.R.M.'s) and Monuments according to Sec. 177.091 (9), F.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 this 28<sup>th</sup> day of June, 2016.

Robert J. Cajal  
Professional Surveyor and Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation

### 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 28<sup>th</sup> 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.



### NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American datum of 1983, 1990 adjustment.
- All distances are ground unless labeled otherwise.
- Scale factor = 1.000030528
- Ground distance x scale factor = grid distance
- Bearings shown hereon are based on the North-South quarter section line of Section 3, Township 44 South, Range 42 East which is assumed to bear North 00°29'16" East and all other bearings are relative thereto.
- 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 county approvals or permits as required for such encroachments.
- The Baselines (B) for S. Jog Road are based on information shown on the "Right-of-Way Map, Jog Road from Forest Hill Blvd. to Wallis Rd.", Project No. 86150, on file in the Office of the County Engineer and in Warranty Deed recorded in O.R.B. 1383, Page 393, of the Public Records of Palm Beach County, Florida.
- Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
- 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

PLAT OF:

WINNERS CHURCH



FIELD: B.M.	JOB No.: 95-1112.22	F.B. WP127 PG. 69
OFFICE: R.C.	DATE: MARCH 2014	DWG. No.: 95-1112-8
CK'D:	REF: 95-1112-8.DWG	SHEET 1 OF 2

WINNERS CORPORATE SEAL	SURVEYOR'S SEAL	ENGINEER'S SEAL
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