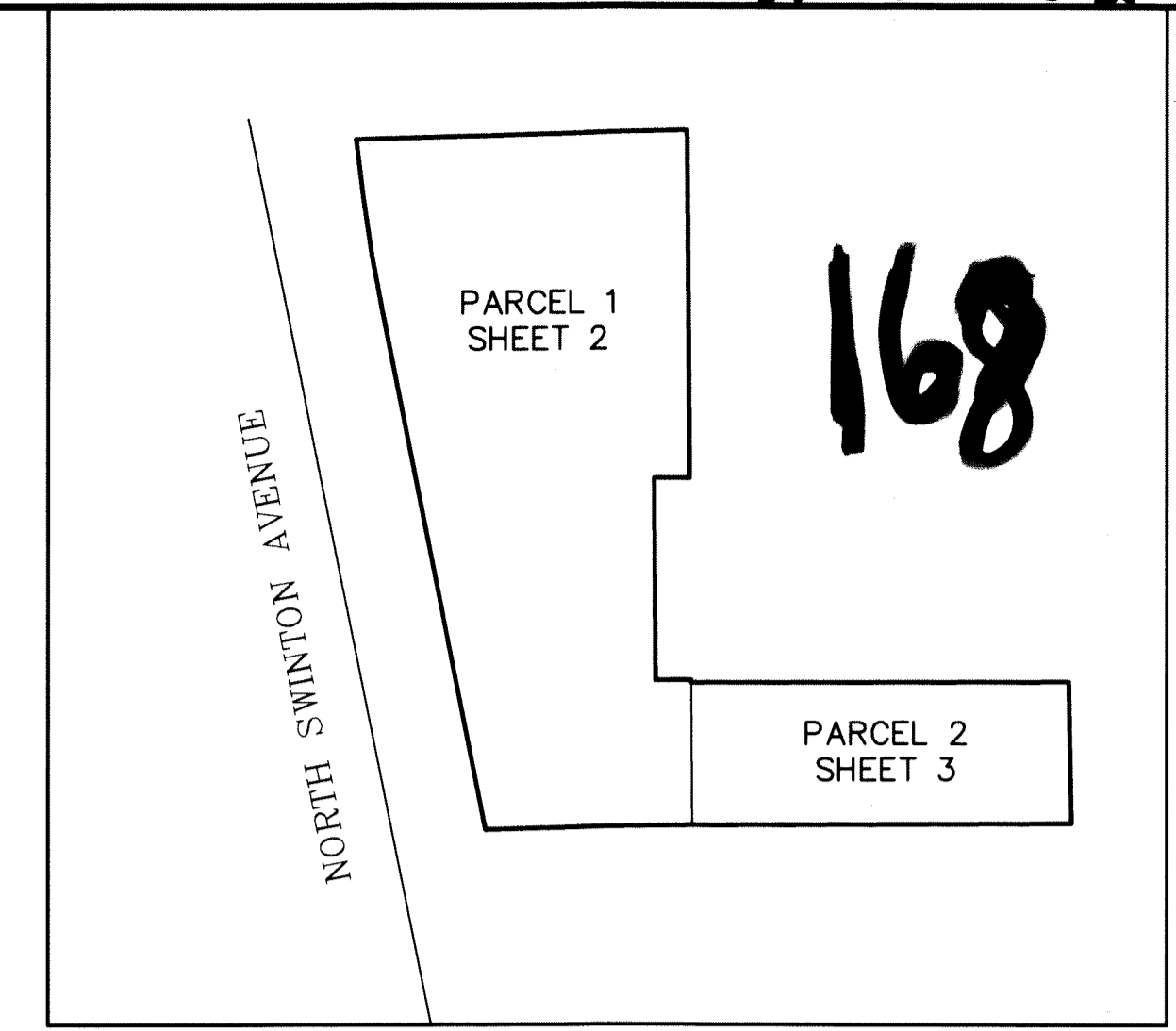


LAKEVIEW BAPTIST CHURCH PLAT

A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

NAME	SQUARE FEET	ACRES
PARCEL 1	146,630	3.3662
PARCEL 2	83,599	1.9192
TOTAL	230,229	5.2854



STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:37 P.M. THIS 23 DAY OF July A.D. 2020 AND DULY RECORDED IN PLAT BOOK 130 ON PAGE 168-170

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK

SHEET 1 OF 3

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC., ALSO KNOWN AS LAKEVIEW BAPTIST CHURCH, THE OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS LAKEVIEW BAPTIST CHURCH PLAT, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST; AND THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE EAST 35 FEET OF THE NORTH 203.5 FEET THEREOF. AND THE SOUTH 140 FEET OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, LESS THE EAST 290 FEET THEREOF;

LYING EAST OF THE EAST RIGHT-OF-WAY LINE OF SWINTON AVENUE SAID RIGHT-OF-WAY LINE BEING 30 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL WITH THE FOLLOWING DESCRIBED LINE, TO WIT;

AS THE POINT OF REFERENCE BEGIN AT THE SOUTHEAST CORNER SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, THENCE RUN NORTH 00°26'01" WEST ALONG THE EAST LINE OF SAID SECTION 5 A DISTANCE OF 717.43 FEET TO THE POINT OF COMMENCEMENT OF CENTERLINE; THENCE SOUTH 89°34'29" WEST A DISTANCE OF 10 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 1738.65 FEET AND A CENTRAL ANGLE OF 11°10'08", RUN NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 338.92 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 11°36'09" WEST A DISTANCE OF 1537.30 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1910.08 FEET AND A CENTRAL ANGLE OF 11°04'50", RUN ALONG THE ARC OF SAID CURVE A DISTANCE OF 369.39 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 00°31'19" WEST A DISTANCE OF 1521.25 FEET TO A POINT IN THE CENTERLINE OF S.W. 33RD AVENUE IN BOYNTON BEACH, FLORIDA, SAID POINT LYING 368.25 FEET WEST OF THE EAST LINE OF SAID SECTION 5, AND THE END OF THE HEREIN DESCRIBED CENTERLINE.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA. CONTAINING 230,229 SQUARE FEET +/- OR 5.2854 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE LAKEVIEW BAPTIST CHURCH PLAT AND FURTHER DEDICATE AS FOLLOWS; PARCELS 1 AND 2 ARE HEREBY DEDICATED FOR PRIVATE PURPOSES AND PURSUANT TO THE LAND DEVELOPMENT REGULATIONS OF THE CITY OF DELRAY BEACH.

IN WITNESS WHEREOF, LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC. A FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 16 DAY OF April, 2020

WITNESS AS TO BOTH: *[Signature]*
PRINT NAME *Natalie Bock*
NAME: CHARLIE BLACK
DEACON

WITNESS AS TO BOTH: *[Signature]*
PRINT NAME *Carol C. Graf*
NAME: ROBERT GRAFF
TREASURER

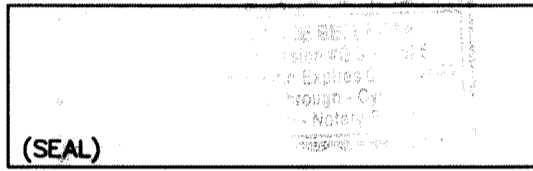
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16 DAY OF April, 2020 BY *Charlie Black* ON BEHALF OF THE *Lakeview Baptist Church* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF April, 2020

[Signature]
NOTARY PUBLIC
Natalie Bock
PRINT NAME



MY COMMISSION EXPIRES 03/07/2022
COMMISSION NUMBER: 19325

SURVEYOR'S NOTES:

- BEARINGS SHOWN AS IT APPEARS HEREON RELATE TO AN ASSUMED BEARING OF N 11°18'13" W., ALONG THE EAST RIGHT-OF-WAY LINE OF NORTH SWINTON AVENUE.
- 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, FLORIDA.
- THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON WATER, SEWER OR DRAINAGE EASEMENTS. NO STRUCTURES SHALL BE PLACED WITHIN A HORIZONTAL DISTANCE OF 10 FEET FROM ANY EXISTING OR PROPOSED CITY OF DELRAY BEACH MAINTAINED WATER, SEWER OR DRAINAGE FACILITIES. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING SAME.
- INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA UNLESS OTHERWISE NOTED.

CITY APPROVAL

THIS PLAT OF LAKEVIEW BAPTIST CHURCH PLAT AS APPROVED ON THE 16 DAY OF May, A.D. 2020, BY THE CITY COMMISSION OF CITY OF DELRAY BEACH.

[Signature] ATTEST: *[Signature]*
MAYOR CITY CLERK

AND REVIEWED, ACCEPTED AND CERTIFIED BY:

[Signature] DEVELOPMENT SERVICES DIRECTOR
[Signature] FIRE MARSHAL
[Signature] CITY ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I MARK KRALL, 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 TO LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC. ALSO KNOWN AS LAKEVIEW BAPTIST CHURCH 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.

DATE: April 5, 2020 BY: *[Signature]*
ATTORNEY-AT-LAW
MEMBER OF FLORIDA BAR
LISTICK AND KRALL, P.A.

REVIEWING SURVEYOR'S STATEMENT

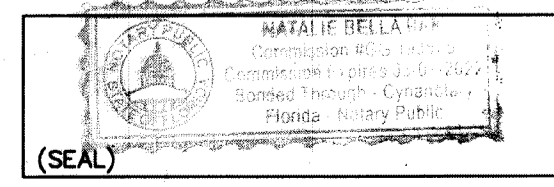
THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF DELRAY BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF LAKEVIEW BAPTIST CHURCH PLAT, AS REQUIRED BY CHAPTER 177.081 (1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

BY: *[Signature]* DATE: 4-17-2020
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR, # 5005
STATE OF FLORIDA
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591

SURVEYOR 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) HAVE BEEN PLACED AS REQUIRED BY LAW AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF DELRAY BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: 4-21-2020
[Signature]
PAUL A. DAVIS, P.S.M.
PROFESSIONAL SURVEYOR
AND MAPPER #4531
STATE OF FLORIDA
LB 7219



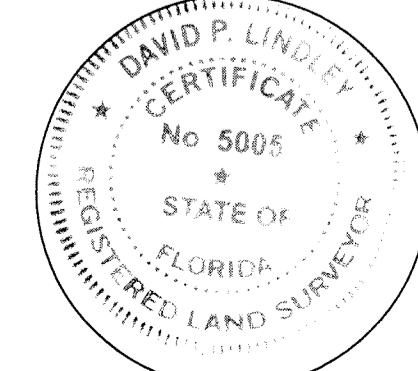
MY COMMISSION EXPIRES 03/07/2022
COMMISSION NUMBER: 19325



LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC.



CITY OF DELRAY BEACH



REVIEWING SURVEYOR'S SEAL



SURVEYOR'S SEAL



THIS INSTRUMENT PREPARED BY
PAUL A. DAVIS, INC.

LB #0007219
Land Surveyors • Land Development • Consultants • Planners
4710 N.E. 17TH AVE., POMPANO BEACH, FLA. 33064-5837
Phone: (954) 263-3102

Subdivisions & Condominiums Land & Site Planning
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