

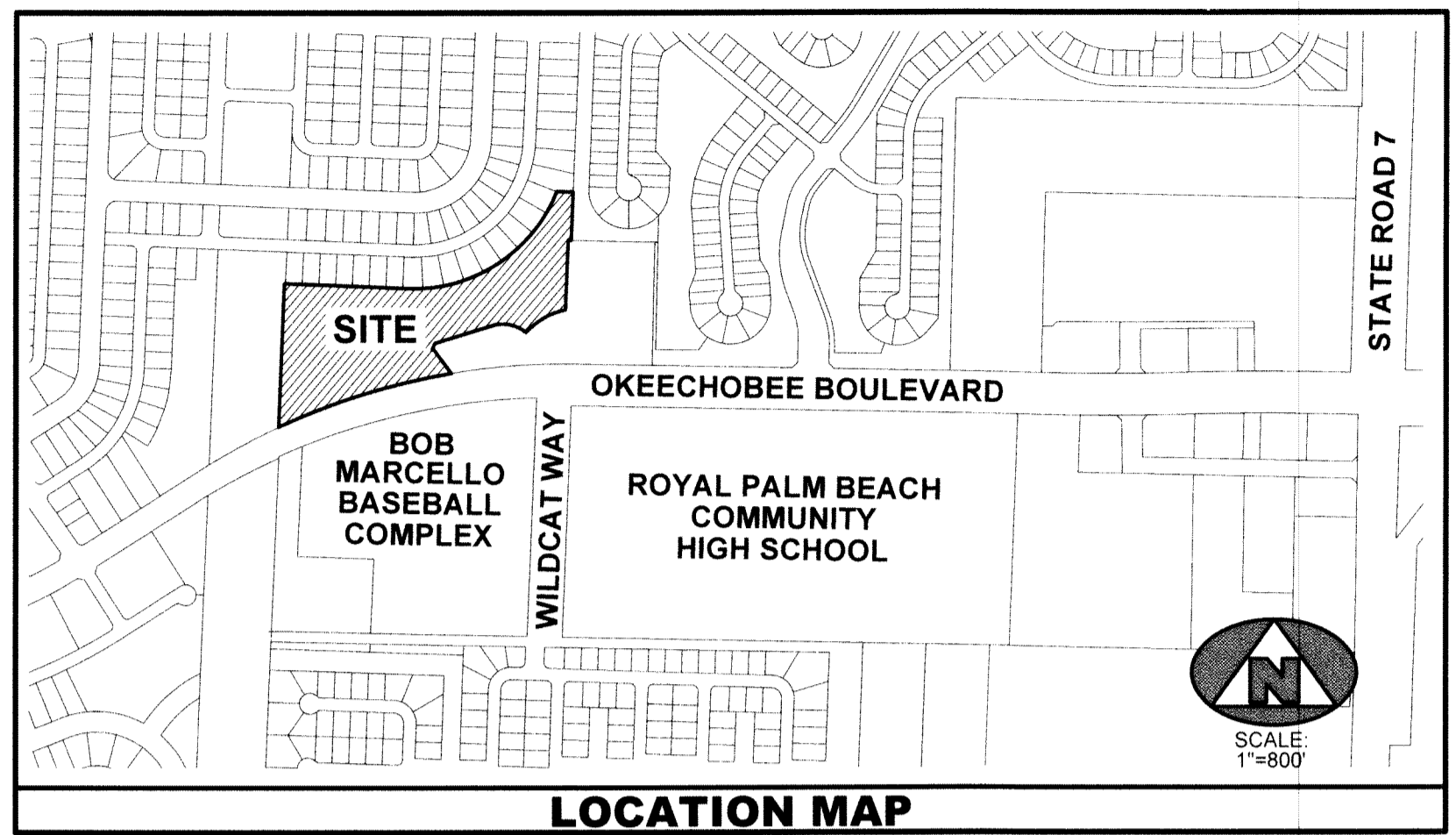
20210250761

CONNECT CHURCH PLAT

BEING A REPLAT OF ALL OF LOT 1, CAPSTONE AT ROYAL PALM, AS RECORDED IN PLAT BOOK 125, PAGES 13 AND 14, TOGETHER WITH A PORTION OF TRACT "B", LA MANCHA, AS RECORDED IN PLAT BOOK 29, PAGES 165 THROUGH 170, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD
AT 4:00 PM THIS 28 DAY
OF May 2021
AND DULY RECORDED IN PLAT BOOK
NO. 132 ON PAGES 66-67
JOSEPH ABRUZZO Clerk of Circuit
CLERK AND COMPTROLLER
OF THE CIRCUIT COURT
BY: Just McGuire
DEPUTY CLERK



SUMMARY INFORMATION:
SUBDIVISION: CONNECT CHURCH PLAT
TOTAL ACRES = 14.22 ACRES
NUMBER OF LOTS = 1
LINEAL FEET IN STREETS = 0
APPROXIMATE LOT DIMENSIONS=NOT APPLICABLE
APPROXIMATE LOT SIZE=NOT APPLICABLE
OWNER: FIRST BAPTIST CHURCH OF ROYAL PALM BEACH

AGENT
COTTEUR & HEARING
1934 COMMERCE LANE, SUITE 1
JUPITER, FL 33458
(561) 747-6663
CONTACT: DON HEARING

PROJECT ENGINEER:
DANA GILLETTE, PE, PSM
ERDMAN ANTHONY
5405 OKEECHOBEE BLVD, #200 L
WEST PALM BEACH, FL 33417
(561) 753-9723

SURVEYOR:
STEPHEN L. SHIRLEY, P.S.M. 3918
ASSOCIATED LAND SURVEYORS, INC.
801 NORTHPOINT PARKWAY, SUITE 35
WEST PALM BEACH, FL 33407
(561) 848-2102



SHEET 1 OF 2

DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT FIRST BAPTIST CHURCH OF ROYAL PALM BEACH, A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS CONNECT CHURCH PLAT, BEING A REPLAT OF ALL OF LOT 1, CAPSTONE AT ROYAL PALM, AS RECORDED IN PLAT BOOK 125, PAGES 13 AND 14, TOGETHER WITH A PORTION OF TRACT "B", LA MANCHA, AS RECORDED IN PLAT BOOK 29, PAGES 165 THROUGH 170, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1, CAPSTONE AT ROYAL PALM, AS RECORDED IN PLAT BOOK 125, PAGES 13 AND 14, TOGETHER WITH A PORTION OF TRACT "B", LA MANCHA, AS RECORDED IN PLAT BOOK 29, PAGES 165 THROUGH 170, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE, SOUTH 02°08'38" WEST, ALONG THE BOUNDARY OF SAID LOT, A DISTANCE OF 229.46 FEET; THENCE, NORTH 88°47'46" WEST, CONTINUING ALONG SAID LOT BOUNDARY FOR THIS AND THE NEXT FIVE COURSES; A DISTANCE OF 14.00 FEET; THENCE, SOUTH 02°08'38" WEST, A DISTANCE OF 331.36 FEET TO A POINT ON A CURVE CONCAVE SOUTHEAST, HAVING A RADIUS OF 345.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 11°42'05" EAST, THENCE, SOUTHWESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°21'40", A DISTANCE OF 218.94 FEET TO A POINT ON A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 173.00 FEET AND WHOSE RADIUS POINT BEARS SOUTH 39°41'03" WEST, THENCE, WESTERLY, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 56°39'06", A DISTANCE OF 171.05 FEET TO THE POINT OF TANGENCY; THENCE, SOUTH 73°01'57" WEST, A DISTANCE OF 285.78 FEET; THENCE, SOUTH 23°56'17" WEST, A DISTANCE OF 30.76 FEET; THENCE, SOUTH 64°02'35" EAST, DEPARTING SAID LOT BOUNDARY AND ALONG THE BOUNDARY OF LOT 2 OF SAID PLAT OF CAPSTONE AT ROYAL PALM, A DISTANCE OF 11.47 FEET; THENCE, SOUTH 36°19'51" EAST, A DISTANCE OF 136.53 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 6105, PAGE 1581, SAID PUBLIC RECORDS AND A POINT ON A CURVE CONCAVE SOUTH, HAVING A RADIUS OF 3225.65 FEET AND WHOSE RADIUS POINT BEARS SOUTH 09°35'32" EAST, THENCE, WESTERLY, ALONG SAID NORTH RIGHT-OF-WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 15°19'41", A DISTANCE OF 692.94 FEET TO THE WESTERLY LINE OF SAID TRACT "B" AND THE END OF SAID CURVE; THENCE, NORTH 02°17'16" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 682.60 FEET TO THE WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID TRACT "B"; THENCE, SOUTH 87°42'44" EAST, ALONG SAID PROLONGATION AND SAID NORTHERLY LINE, A DISTANCE OF 590.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWEST, HAVING A RADIUS OF 725.00 FEET; THENCE, NORTHEASTERLY, CONTINUING ALONG SAID NORTHERLY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 71°00'00", A DISTANCE OF 898.41 FEET TO THE END OF SAID CURVE; THENCE, SOUTH 87°50'51" EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 77.67 FEET TO THE POINT OF BEGINNING.

CONTAINING: 14.22 ACRES, OR 619,237 SQUARE FEET, MORE OR LESS

DEDICATION:

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

LOT 1, AS SHOWN HEREON, IS HEREBY RESERVED BY THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS LOT, INCLUDING FUTURE AMENDMENTS. THE MAINTENANCE OF THIS LOT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM THAT IS INTERCONNECTED WITH THE WET DETENTION POND LOCATED IN LOT 2 OF THE CAPSTONE AT ROYAL PALM PLAT, AS RECORDED IN PLAT BOOK 125, PAGES 13 AND 14.

THE **VILLAGE OF ROYAL PALM BEACH ACCESS EASEMENT** AS SHOWN HEREON IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS INCLUDING, BUT NOT LIMITED TO, PUBLIC ACCESS RIGHTS IN PERPETUITY FOR VEHICLES AND PEDESTRIANS. LANDS ENCUMBERED BY SAID EASEMENT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE UNDERLYING LAND OWNER, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, A FLORIDA MUNICIPAL CORPORATION.

IN WITNESS WHEREOF, FIRST BAPTIST CHURCH OF ROYAL PALM BEACH, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO THIS 18th DAY OF MAY, 2021.

WITNESS (1): E. Judson Levere
PRINT NAME: E. JUDSON LEVERETTE

WITNESS (2): WYNNE COTTELL
PRINT NAME: WYNNE COTTELL

FIRST BAPTIST CHURCH OF ROYAL PALM BEACH,
A FLORIDA NOT FOR PROFIT CORPORATION
BY: DALE R. FAIRCLOTH
DALE R. FAIRCLOTH, PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DALE R. FAIRCLOTH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIRST BAPTIST CHURCH OF ROYAL PALM BEACH, A FLORIDA NOT FOR PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 10th DAY OF May, 2021.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF May, 2021.

MY COMMISSION EXPIRES: 3/4/23 BY: Ralinda J. Riley
NOTARY PUBLIC



PRINTED NAME: Ralinda J. Riley
COMMISSION NO: GG 307302

VILLAGE APPROVAL:

THE VILLAGE OF ROYAL PALM BEACH, ITS SUCCESSORS AND ASSIGNS HEREBY APPROVES THE PLAT OF CONNECT CHURCH PLAT FOR RECORD THIS 20th DAY OF MAY, 2021.

VILLAGE OF ROYAL PALM BEACH
A FLORIDA MUNICIPAL CORPORATION
BY: Fred Pinto
FRED PINTO, MAYOR

BY: Diane DiSanto
DIANE DISANTO
VILLAGE CLERK

VILLAGE ENGINEER:

THIS PLAT IS IN COMPLIANCE WITH THE VILLAGE OF ROYAL PALM BEACH SUBDIVISION CODE CHAPTER 22.

BY: Christopher A. Marsh
CHRISTOPHER A. MARSH, P.E. NO. 62560
VILLAGE ENGINEER

DATED: 5/12/21

REVIEWING SURVEYOR'S STATEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY. NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

BY: Bryan A. Merritt
BRYAN A. MERRITT
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE LS NO. 6558

DATED: 5/12/21

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Robert A. Taylor, DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO FIRST BAPTIST CHURCH OF ROYAL PALM BEACH, A FLORIDA NOT FOR PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD, THAT THERE ARE NO ENCUMBRANCES OF RECORD THAT WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 5/10/21
NAME: _____
ATTORNEY STATE OF FLORIDA

SURVEYOR'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT ZONING REGULATIONS AND ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S02°08'38"W ALONG THE WEST LINE OF THE EAST 3/4 OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, AS RECORDED IN OFFICIAL RECORD BOOK 6320, PAGE 1274, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- ANGLES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000159 (GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE).
- THE BEARINGS SHOWN HEREON FOR THE FOLLOWING EASEMENTS HAVE BEEN ROTATED TO CONFORM TO THE BASE BEARING SHOWN HEREON: OFFICIAL RECORDS BOOK 13393, PAGE 1723; OFFICIAL RECORDS BOOK 14162, PAGE 947; OFFICIAL RECORDS BOOK 14162, PAGE 951; OFFICIAL RECORDS BOOK 25448, PAGE 181.
- THE LANDS SHOWN HEREON ARE SUBJECT TO COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 2016, PAGE 627; AS AMENDED IN OFFICIAL RECORDS BOOK 2065, PAGE 1003; OFFICIAL RECORDS BOOK 2335, PAGE 221 AND OFFICIAL RECORDS BOOK 6901, PAGE 1803; TO CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 8661, PAGE 1959; AS AMENDED IN OFFICIAL RECORDS BOOK 30448, PAGE 1671; TO TERMS, CONDITIONS, RESERVATIONS AND REVERTERS IN OFFICIAL RECORDS BOOK 25446, PAGE 177; TO TERMS AND CONDITIONS IN OFFICIAL RECORD BOOK 30216, PAGE 1219; TO PARKING EASEMENT RECORDED IN OFFICIAL RECORD BOOK 30282, PAGE 1021; AND TO TERMS, CONDITIONS, RESERVATIONS AND REVERTERS CONTAINED IN OFFICIAL RECORDS BOOK 29564, PAGE 705 AND OFFICIAL RECORDS BOOK 30338, PAGE 400.

NOTICE:

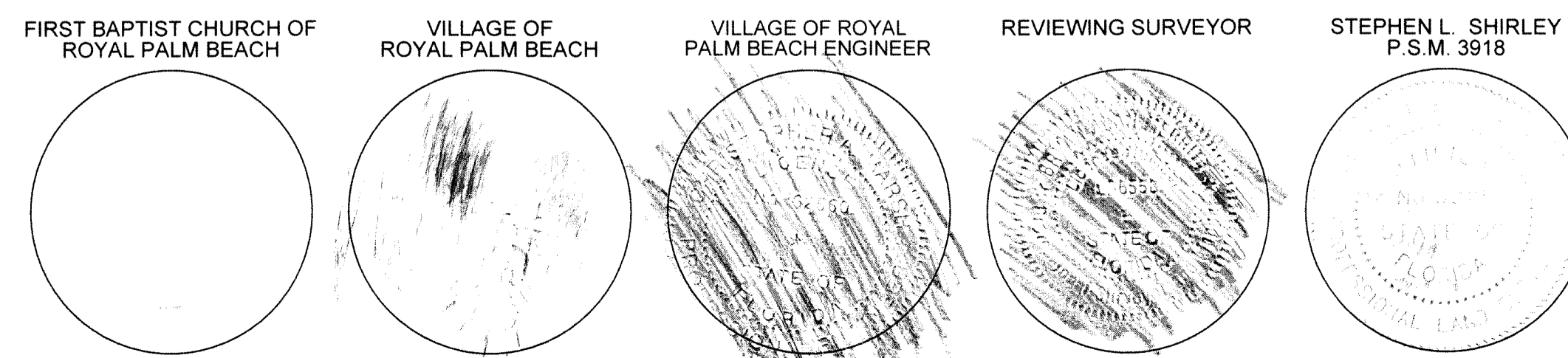
THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, PROFESSIONAL SURVEYOR AND MAPPER NO. 3918, IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

BY: Stephen L. Shirley DATED THIS 6th DAY OF MAY, 2021.
STEPHEN L. SHIRLEY, P.S.M. 3918



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