

20260144796

HORIZON BAPTIST CHURCH PLAT

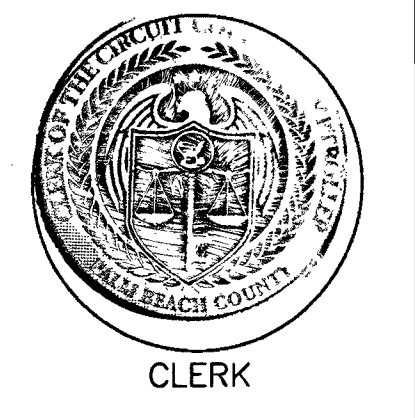
BEING TRACTS 450, 492 AND 493 OF
THE UNRECORDED PLAT OF ROYAL PALM BEACH COLONY INC.
LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:28 PM
THIS 22 DAY OF April
2026, AD AND DULY RECORDED
IN PLAT BOOK 141
AT PAGE 40-41
MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: [Signature]
DEPUTY CLERK

COORDINATES, BEARINGS & DISTANCES

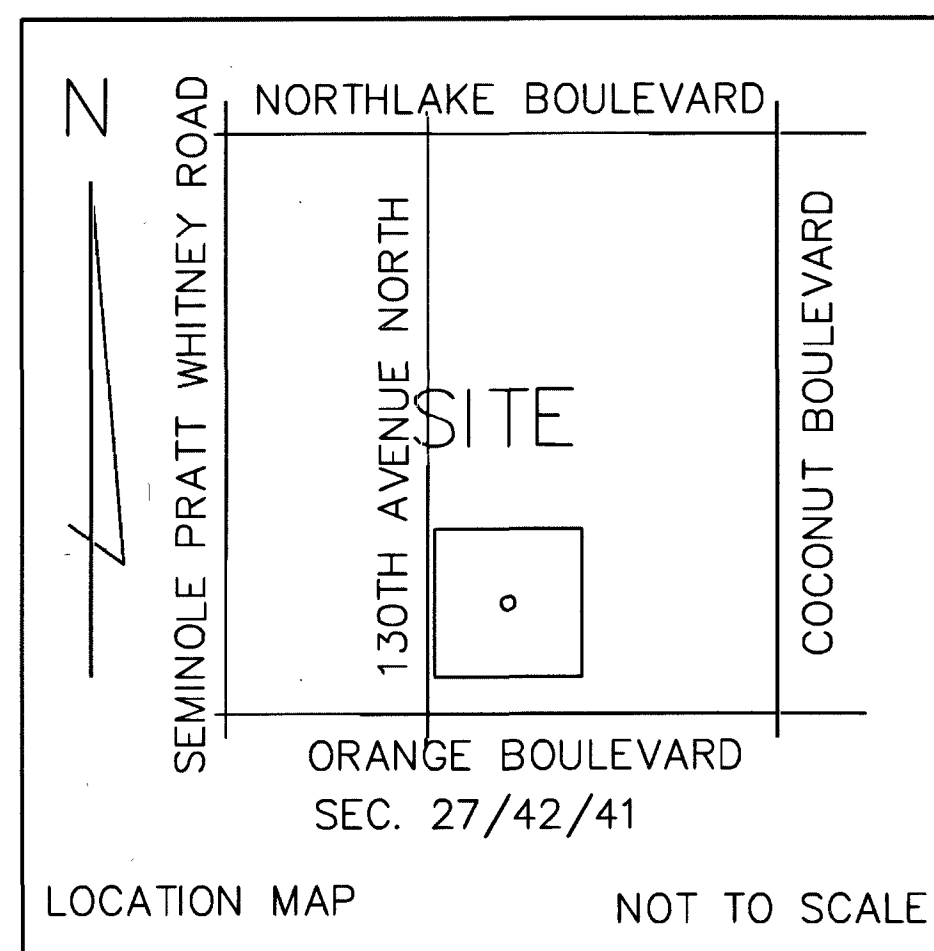
COORDINATES SHOWN HEREON ARE GRID DATUM=NAD 83/90 ADJUSTMENT
1983 STATE PLANE, TRANSVERSE MERCATOR SYSTEM, EAST ZONE
LINEAR UNIT=US SURVEY FEET
ALL DISTANCES ARE GROUND SCALE FACTOR 1.0000106
GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
BEARINGS SHOWN HEREON ARE GRID DATUM NAD 83/90 ADJUSTMENT

SHEET 1 OF 2



SITE DATA:

CONTROL NUMBER 1998-00015



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT HORIZON BAPTIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS AS SHOWN HEREON AS "HORIZON BAPTIST CHURCH PLAT" BEING TRACTS 450, 492 AND 493 OF THE UNRECORDED PLAT OF ROYAL PALM BEACH COLONY, INC. LYING IN SECTION 27, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY FLORIDA, THENCE NORTH 03°07'07" EAST ALONG THE WEST LINE OF THE SOUTHWEST ONE QUARTER OF SAID SECTION 27 FOR A DISTANCE OF 10.03 FEET; TO THE POINT OF BEGINNING; THENCE CONTINUE N 03°07'07" E, ALONG SAID WEST LINE OF SOUTHWEST ONE QUARTER, A DISTANCE OF 550.26 FEET TO A POINT; THENCE S88°14'58"E, ALONG A LINE LYING 49.30 FEET SOUTH, AS MEASURED ALONG THE WEST LINE OF SAID SECTION 27 AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 27, A DISTANCE OF 385.96 FEET; THENCE S03°07'22"W, A DISTANCE OF 239.00 FEET TO A LINE 5169 FEET SOUTH, AS MEASURED ALONG THE EAST LINE OF SAID SECTION 27 AND PARALLEL WITH THE SAID NORTH LINE SECTION 27, A DISTANCE OF 239.00 FEET; THENCE S88°14'58"E, ALONG SAID PARALLEL LINE, A DISTANCE OF 209.00 FEET; THENCE S03°07'22"W, A DISTANCE OF 291.73 FEET MORE OR LESS TO THE NORTH LINE OF ORANGE BOULEVARD AND THE SOUTH LINE OF SAID SECTION 27; THENCE S88°54'36"W, ALONG SAID SECTION LINE, A DISTANCE OF 209.50 FEET; THENCE N03°07'22"E, A DISTANCE OF 10.03 FEET TO THE NORTH LINE OF EXISTING RIGHT OF WAY OF ORANGE BOULEVARD AS RECORDED IN ORB 11039, PAGE 709, THENCE ALONG THE AFOREMENTIONED LINE THAT LIES 10.00 FEET NORTH OF AND PARALLEL WITH THE SAID SOUTH LINE OF SECTION 27, S88°54'36"W, A DISTANCE OF 299.80 FEET; THENCE N43°59'07"W, A DISTANCE OF 36.63 FEET; THENCE S03°07'07"W, A DISTANCE OF 26.91 FEET; THENCE S88°54'36"W, A DISTANCE OF 60.16 FEET TO THE POINT OF BEGINNING, CONTAINING 270,301 SQUARE FEET OR 6.16 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT A AS SHOWN HEREON, IS HEREBY RESERVED FOR HORIZON BAPTIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND AS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HORIZON BAPTIST CHURCH, INC. A FLORIDA NOT FOR PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO COUNTY PALM BEACH.
- 2. TRACT RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 3. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE 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. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED 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 18th DAY OF December 2025

HORIZON BAPTIST CHURCH, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
BY: [Signature]
JASON MARTIN, PRESIDENT

WITNESS: [Signature]
PRINTED NAME: Karoline Lima-Silveira
WITNESS: [Signature]
PRINTED NAME: Suzanne Dibble

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18th DAY OF December 2025, BY Jason Martin AS PRESIDENT FOR HORIZON BAPTIST CHURCH, INC. A FLORIDA NON PROFIT CORPORATION, ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/26/2028

[Signature]
SIGNATURE
Karoline Lima-Silveira
(printed name) NOTARY PUBLIC
OR
SEAL

TITLE CERTIFICATION:

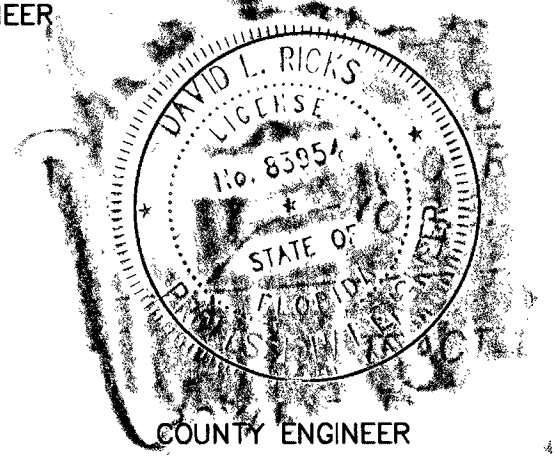
STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JOSEPH M. LEE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HORIZON BAPTIST CHURCH, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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; 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: March 9, 2026 - Joseph M. Lee
JOSEPH M. LEE, ESQUIRE
ATTORNEY AT LAW LICENSED IN FLORIDA

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 22 DAY OF APRIL 2026, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: [Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER



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), AND MONUMENTS ACCORDING TO SEC. 177.091(9) HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature]
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

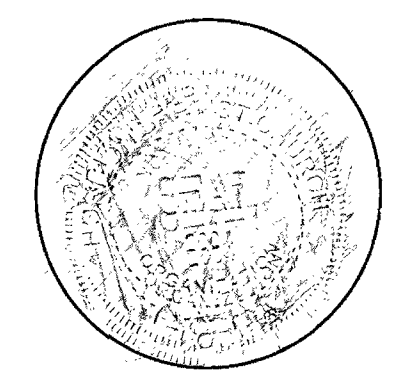
DATE: 11/7/25

THIS INSTRUMENT WAS 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



SURVEYOR OF RECORD

Dean Surveying & Mapping, Inc.
The Measuring Line Shall Go Forth Jer. 31:39
4201 Westgate Avenue, Suite A-3
West Palm Beach, Florida 33409
Tel: (561)625-8748 Facsimile (561)626-4558
DATE: 08-31-23
DRAWN: M.R. SCALE: N/A
SHEET: 1 of 2 JOB No.: 014-1105-P



HORIZON BAPTIST CHURCH, INC.

CFN 20260144796 PL BK 141 PG 40