

# PALMS WEST PRESBYTERIAN CHURCH

BEING A REPLAT OF A PORTION OF TRACT 12, BLOCK E, LOXAHATCHEE GROVES, PLAT BOOK 12, PAGE 29, LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

# 160

State Of Florida )  
 County Of Palm Beach )  
 This Plat Was Filed For Record At  
 8:48 A.M. This 7 day of  
 JUNE, A.D., 1993, And Only  
 Recorded In Plat Book 20, On  
 Pages 160 And 161

Dorothy H. Wilken  
 Clerk Of The Circuit Court

By: *Charles W. Edgar III*  
 Deputy Clerk

### DEDICATION:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT PALMS WEST PRESBYTERIAN CHURCH, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, OWNER OF THE PARCEL OF LAND SHOWN HEREON AS "PALMS WEST PRESBYTERIAN CHURCH", SAID PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF TRACT 12, BLOCK E, LOXAHATCHEE GROVES DISTRICT SUBDIVISION, LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT 12; THENCE, NORTH 02°16'58" EAST ALONG THE WEST LINE OF SAID TRACT 12, A DISTANCE OF 10.00 FEET FOR A POINT OF BEGINNING (P.O.B.);

THENCE, SOUTH 89°19'17" EAST ALONG THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 7637, PAGE 1542, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 695.39 FEET TO THE EAST LINE OF THE WEST 695.36 FEET OF SAID TRACT 12; THENCE, NORTH 02°16'58" EAST, DEPARTING THE NORTH RIGHT OF WAY LINE OF SAID OKEECHOBEE BOULEVARD, A DISTANCE OF 490.68 FEET TO THE INTERSECTION THEREOF WITH THE NORTH LINE OF SAID TRACT 12; THENCE, NORTH 89°13'51" WEST ALONG SAID NORTH LINE OF SAID TRACT 12, A DISTANCE OF 695.36 FEET TO THE NORTHWEST CORNER OF SAID TRACT 12; THENCE, SOUTH 02°16'58" WEST, ALONG THE WEST LINE OF SAID TRACT 12, A DISTANCE OF 491.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.84 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- 1) TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALMS WEST PRESBYTERIAN CHURCH, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, FOR THE CONSTRUCTION OF A CHURCH BUILDING AND THEIR ASSOCIATED FACILITIES.
- 2) TRACT "P", AS SHOWN HEREON IS HEREBY RESERVED FOR A CONSERVATION AREA. IT SHALL BE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF PALMS WEST PRESBYTERIAN CHURCH, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION; EXCAVATION, DREDGING, OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
- 3) THE BUFFER EASEMENT, AS SHOWN HEREON, IS RESERVED FOR THE PALMS WEST PRESBYTERIAN CHURCH, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, FOR BUFFER AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY. NO VEGETATION REMOVAL OR DEVELOPMENT ACTIVITY SUCH AS TRENCHING, GRADE CHANGES OR GRUBBING THAT MAY CAUSE INJURY TO THE VEGETATION SHALL BE PERMITTED IN REQUIRED BUFFER AREAS OF PRESERVATION AREAS.
- 4) THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS, REQUIRED BUFFER AREAS OR PRESERVATION AREAS.
- 5) THE PASSIVE RECREATION TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PALMS WEST PRESBYTERIAN CHURCH, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, PALMS WEST PRESBYTERIAN CHURCH, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY T. JEFFREYS MITCHNER, ITS PRESIDENT AND ATTESTED TO BY NEIL T. MACMILLAN, ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF March, A.D., 1993.

BY: PALMS WEST PRESBYTERIAN CHURCH, INC.  
 A FLORIDA CORPORATION, NOT-FOR-PROFIT

ATTEST: *Neil T. Macmillan*  
 NEIL T. MACMILLAN, SECRETARY

BY: *T. Jeffreys Mitchner*  
 T. JEFFREYS MITCHNER, PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED T. JEFFREYS MITCHNER, PRESIDENT, AND NEIL T. MACMILLAN, SECRETARY, OF PALMS WEST PRESBYTERIAN CHURCH, INC. WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSE EXPRESSED THEREIN, AND WHO DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1993.

MY COMMISSION EXPIRES:

NOTARY PUBLIC

SPECIAL NOTARY SEAL  
 CHARLES W. EDGAR III  
 NOTARY PUBLIC STATE OF FLORIDA  
 COMMISSION NO. 0025008  
 EXPIRES 12/31/99

"SEAL"  
 PALMS WEST PRESBYTERIAN CHURCH, INC.  
 A FLORIDA CORPORATION,  
 NOT-FOR-PROFIT

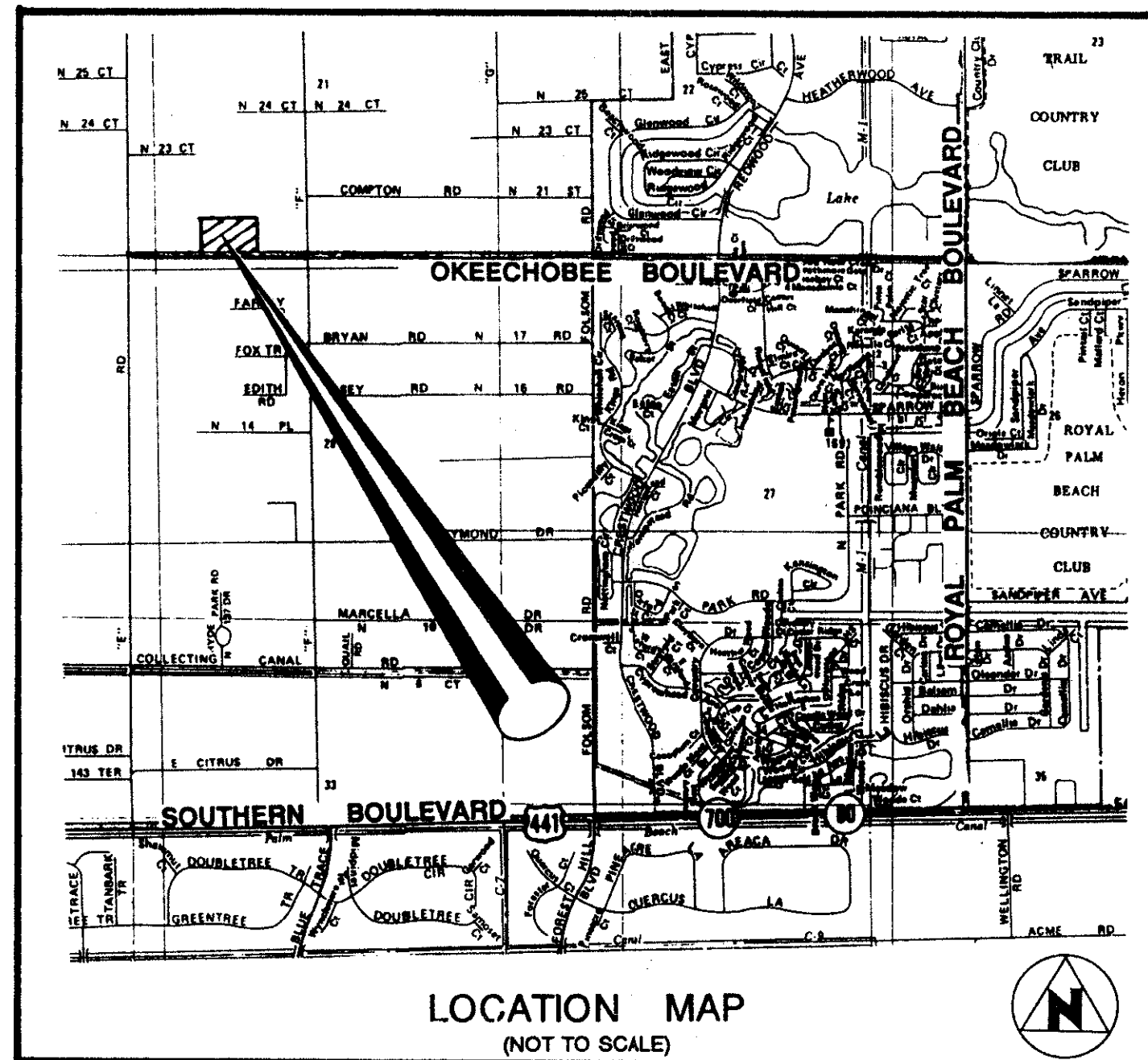
"SEAL"  
 PALMS WEST PRESBYTERIAN CHURCH, INC.  
 A FLORIDA CORPORATION,  
 NOT-FOR-PROFIT  
 NOTARY

"SEAL"  
 STERLING SAVINGS BANK  
 A FLORIDA SAVINGS ASSOCIATION

"SEAL"  
 STERLING SAVINGS BANK  
 A FLORIDA SAVINGS ASSOCIATION  
 NOTARY

"SEAL"  
 BOARD OF COUNTY COMMISSIONERS  
 OF PALM BEACH COUNTY, FLORIDA

"SEAL"  
 GEORGE T. WEBB, P.E.  
 COUNTY ENGINEER OF  
 PALM BEACH COUNTY, FLORIDA



ZONING PETITION NO. 91-23

### TABULAR DATA:

TRACT "C" ..... 5.87 ACRES  
 TRACT "P" ..... 1.75 ACRES  
 TRACT "R" ..... 0.22 ACRE  
 TOTAL ..... 7.84 ACRES

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

STERLING SAVINGS BANK, A FLORIDA SAVINGS ASSOCIATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY 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 7502 AT PAGE 152 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, STERLING SAVINGS BANK, A FLORIDA SAVINGS ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY BRIAN NEELEY, ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF March, A.D., 1993.

WITNESS: *Brian Neeley*  
 BRIAN NEELEY  
 PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED Brian Neeley, who is personally known to me, and who executed the foregoing instrument as president of Sterling Savings Bank, a Florida Savings Association as such officer and severally acknowledged to and before me that he executed such instrument as such officer of said association, and that the seal affixed to the foregoing instrument is the corporate seal of said association 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 association, and who did not take an oath.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF March, 1993.

MY COMMISSION EXPIRES:

*Carmelina Parks*  
 NOTARY PUBLIC

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

I, CHARLES W. EDGAR III, ESQ., 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 PALMS WEST PRESBYTERIAN CHURCH, INC., A FLORIDA CORPORATION, NOT-FOR-PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD NOT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

CHARLES W. EDGAR III, ESQ.

DATE: *March 14, 1993* BY: *Charles W. Edgar III*  
 CHARLES W. EDGAR III, ESQ.

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; THAT (P.C.P.'S) PERMANENT REFERENCE POINTS HAVE BEEN SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND FURTHER, THAT THE BOUNDARY SURVEY ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH CHAPTER 21HH-4, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: *3-14-93* BY: *Wm. R. Van Campen*  
 WM. R. VAN CAMPEN, R.L.S. 2424

### SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON THE BEARING OF SOUTH 89°19'17" EAST ALONG THE CENTERLINE OF OKEECHOBEE BOULEVARD. THIS BEARING IS ALSO BASED ON STATE PLANE GRID AZIMUTHS DETERMINED FROM MEASUREMENTS AND TIES MADE TO PALM BEACH COUNTY TRAVERSE MONUMENTS "OKEE 8-1" AND "OKEE 9-1", AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
  2. (P.R.M.) DENOTES A #2424 PERMANENT REFERENCE MONUMENT (P.R.M.).
  3. (P.C.P.) DENOTES A #2424 PERMANENT CONTROL POINT (P.C.P.).
  4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S., IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404. TELEPHONE (407) 848-2102.
- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:
1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
  2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON BUFFER, UTILITY, OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
  3. THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE, OR UPON DRAINAGE EASEMENTS.
  4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
  5. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
  6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### APPROVALS:

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH )

### BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF June, A.D., 1993.

BY: *Mary McCarty*  
 MARY MCCARTY, CHAIR

ATTEST:  
 DOROTHY H. WILKEN, CLERK

BY: *Debbie Dowdell*  
 DEBBIE DOWDELL  
 DEPUTY CLERK

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 1 DAY OF June, A.D., 1993.

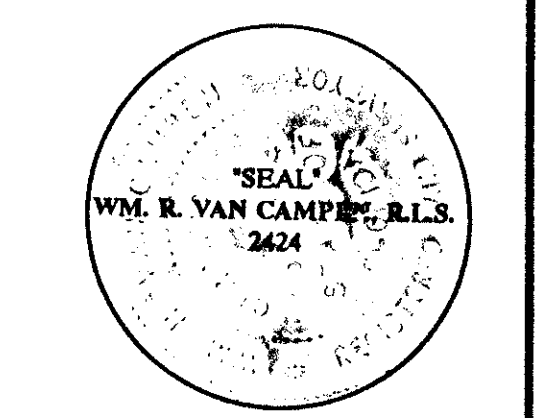
BY: *George T. Webb*  
 GEORGE T. WEBB, P.E., COUNTY ENGINEER

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 W. Blue Heron Boulevard Suite 121, Riviera Beach, Florida

BENCH MARK  
 Land Surveying and Mapping, Inc.  
 4152 West Blue Heron Blvd, Suite 121, Riviera Beach, FL 33404  
 Phone (407) 848-2102

RECORD PLAT  
 PALMS WEST  
 PRESBYTERIAN CHURCH

DWN DC FB DATE 12-02-91 SHEET 1 OF 2  
 CKD FILE W911040.DWG SCALE 1"=30' SHEET 7 OF 2



PET. 91-23  
 SEE CARD

0607-001  
 70/160

SUBDIVISION # 160  
 BOOK 70  
 FLOOD ZONE B  
 QUAD # 76  
 SE  
 PVD NAME  
 2/15/94  
 TAZ = 806  
 PAGE 160  
 FLOOD MAP #0506B  
 ZONING AK  
 ZIP CODE 33414