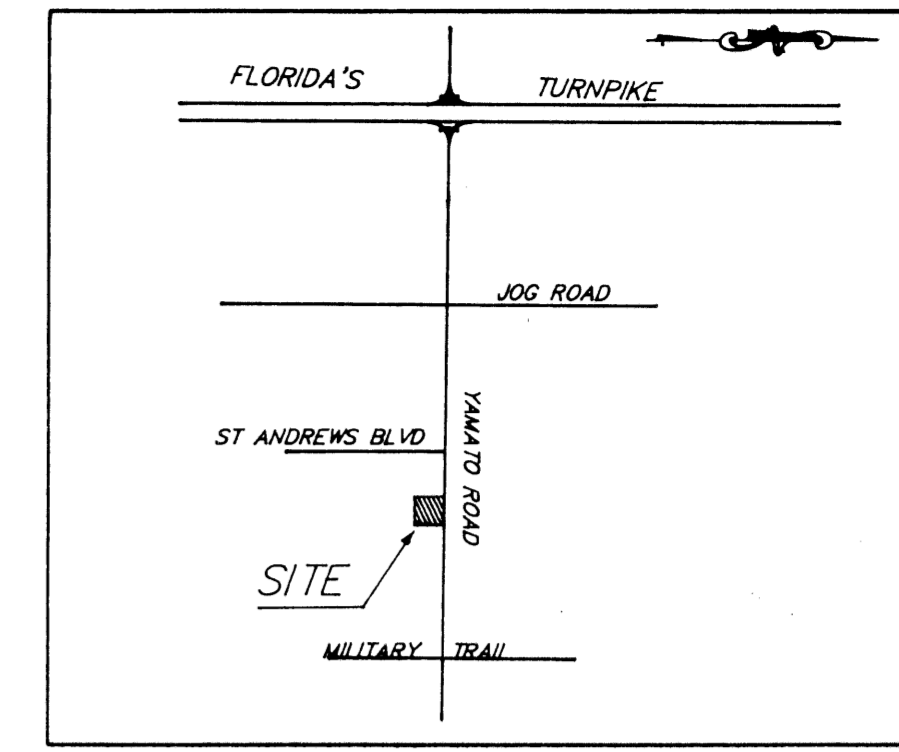


ST. DAVID'S ARMENIAN CHURCH

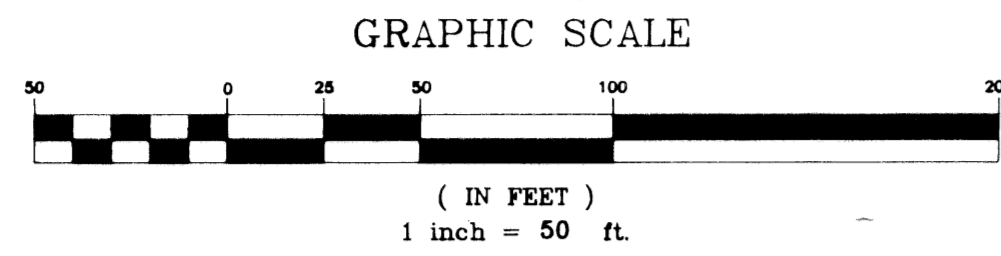
LYING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CITY OF BOCA RATON - PALM BEACH COUNTY - FLORIDA

198

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:01 A.M. THIS
31 DAY OF JANUARY
1997, AND DULY RECORDED
IN PLAT BOOK No. 78
ON PAGE 198
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
BY: *Leif A. Stodley*
D.C.



LOCATION MAP
A PORTION OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST
NOT TO SCALE



SHEET 1 OF 1
THIS INSTRUMENT PREPARED BY:

Manuel Gutierrez, P.L.S.
IN THE OFFICES OF:

SHEREMETA ASSOCIATES, INC.
CONSULTING ENGINEERS
land planning • engineering • surveying
101 S.E. 6th Avenue, Suite F • Delray Beach, Florida 33483 • (407)276-7300

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ARMENIAN CHURCH OF AMERICA, INC., A NEW YORK CORPORATION, THE OWNER OF THE LAND SHOWN HEREON BEING IN SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "ST. DAVID'S ARMENIAN CHURCH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 11; THENCE SOUTH 01°13'08" EAST, ALONG THE WEST LINE OF SAID SECTION 11, A DISTANCE OF 875.76 FEET; THENCE, SOUTH 89°19'05" EAST, A DISTANCE OF 1614.99 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE, CONTINUING SOUTH 89°19'05" EAST, A DISTANCE OF 317.13 FEET; THENCE, NORTH 01°13'08" WEST, A DISTANCE OF 688.19 FEET TO A POINT 200.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID SECTION 11;
THENCE, NORTH 89°41'20" WEST, ALONG A LINE PARALLEL WITH AND 200.00 FEET SOUTH OF, SAID NORTH LINE, A DISTANCE OF 317.07 FEET; THENCE, SOUTH 01°13'08" EAST, A DISTANCE OF 686.14 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 5.00 ACRES MORE OR LESS

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

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES.
THE NON-ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 6th DAY OF DECEMBER, 1996.

ARMENIAN CHURCH OF AMERICA, INC.
A NEW YORK CORPORATION

WITNESS: *Garo G. Kapikian*
NAME (PRINTED): GARO G. KAPIKIAN

Dr. Abp. K. Barsamian, President

WITNESS: *Archiep Khajeg Barsamian*
NAME (PRINTED): ARCHIEP KHAJEG BARSAMIAN

Archiep Khajeg Barsamian

ACKNOWLEDGEMENT

STATE OF NEW YORK }
COUNTY OF NEW YORK } SS

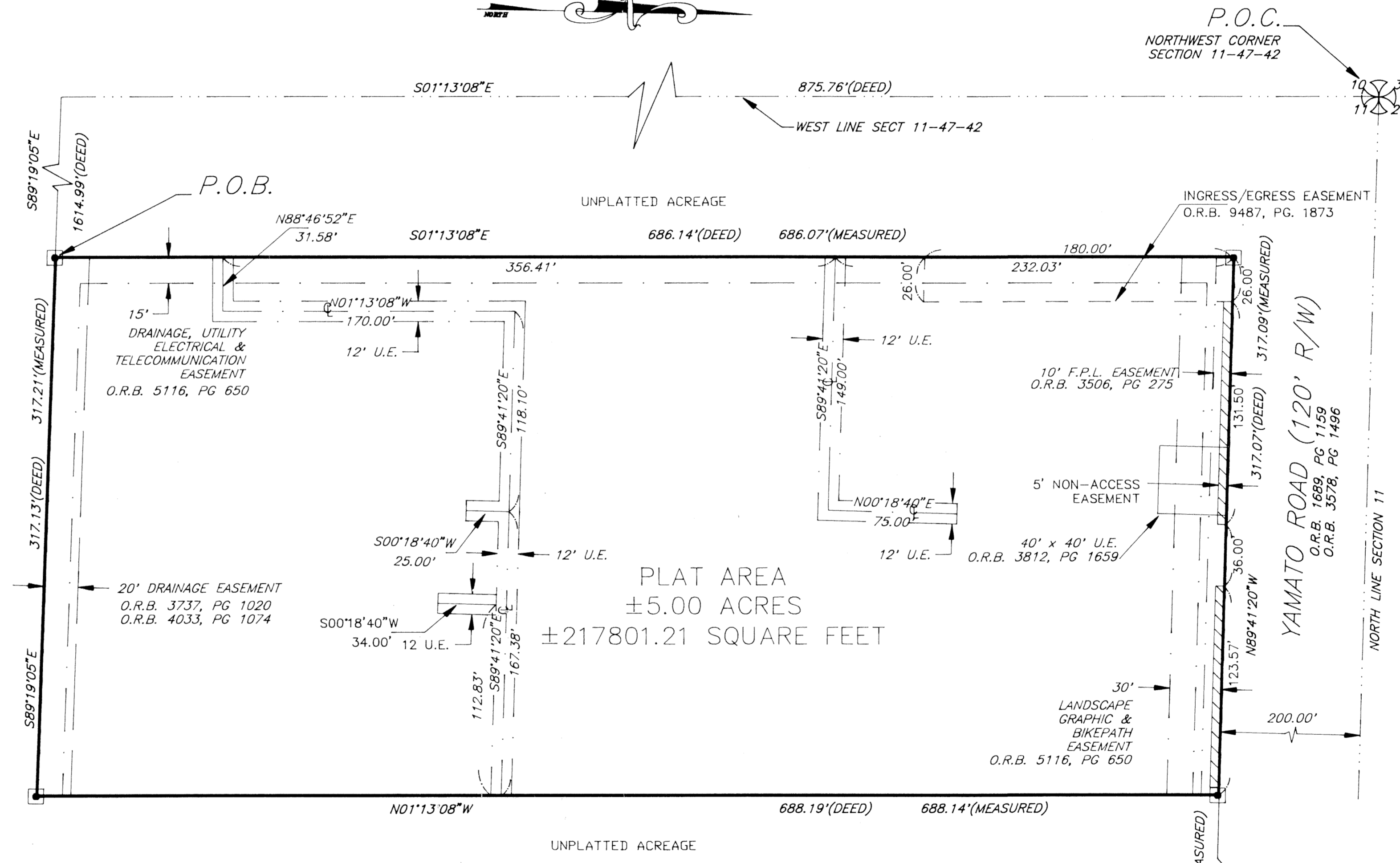
BEFORE ME PERSONALLY APPEARED *Archiep Khajeg Barsamian* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ARMENIAN CHURCH OF AMERICA, INC., A CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE (SHE) EXECUTED SUCH INSTRUMENT 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 6th DAY OF DECEMBER, 1996.

MY COMMISSION EXPIRES: Sept. 17, 1998

Simpal
NOTARY PUBLIC

SURVEYOR'S SEAL ARMENIAN CHURCH OF AMERICA, INC. CORPORATE SEAL NOTARY CITY OF BOCA RATON



PLAT AREA
±5.00 ACRES
±217801.21 SQUARE FEET

NOTES:

- DENOTES PERMANENT REFERENCE MONUMENT (P.R.M.) # 4102 UNLESS OTHERWISE DESIGNATED.
- ⊕ DENOTES CENTER LINE
- R-O-W DENOTES RIGHT-OF-WAY
- PB & PG DENOTES PLAT BOOK AND PAGE
- D.B. & PG DENOTES DEED BOOK AND PAGE
- O.R.B. & PG DENOTES OFFICIAL RECORD BOOK AND PAGE
- U.E. DENOTES UTILITY EASEMENT
- P.O.C. DENOTES POINT OF COMMENCEMENT
- P.O.B. DENOTES POINT OF BEGINNING
- ▨ DENOTES NON-ACCESS EASEMENT

- BUILDING SETBACKS SHALL BE AS REQUIRED BY THE CITY OF BOCA RATON ZONING CODE EXCEPT AS MODIFIED HEREIN.
- THERE SHALL BE NO BUILDINGS, WALLS, FENCES, ANY KIND OF PERMANENT STRUCTURE, TREES OR SHRUBS PLACED ON DRAINAGE OR UTILITY EASEMENTS WITHOUT HAVING THE WRITTEN CONSENT OF THE CITY OF BOCA RATON AND UTILITIES HAVING THE RIGHT TO OCCUPY OR USE SAME.
- THERE MAY BE ADDITIONAL EASEMENTS AND RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BEARINGS SHOWN HEREON ARE BASED UPON THE WEST LINE OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST BEING SOUTH 01° 13' 08" EAST

APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION, DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 28 DAY OF January, 1997

- BY: *Sandra M. McGinn*
SANDRA M. MCGINN
DIRECTOR OF DEVELOPMENT SERVICES
- BY: *W.A. Johnson*
WALTER A. JOHNSON, P.E.
ACTING CITY CIVIL ENGINEER
- BY: *Candace Bridgewater*
CANDACE BRIDGEWATER
CITY CLERK
- BY: *Carol G. Hanson*
CAROL G. HANSON
MAYOR

TITLE CERTIFICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
I, *Richard C. Bagdasarian*, 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 ARMENIAN CHURCH OF AMERICA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

BY: *Richard C. Bagdasarian* DATE: 12/16/96
ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATION

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 (P.R.M.s) PERMANENT REFERENCE MONUMENTS 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 PLATTING ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

MANUEL A. GUTIERREZ, P.L.S.
REGISTERED SURVEYOR NO. 4102
STATE OF FLORIDA

SUBDIVISION # ST DAVID'S ARMENIAN CHURCH
BOOK 1 PAGE 198
FLOOD MAP #
ZONING
ZIP CODE
CITY OF BOCA RATON