

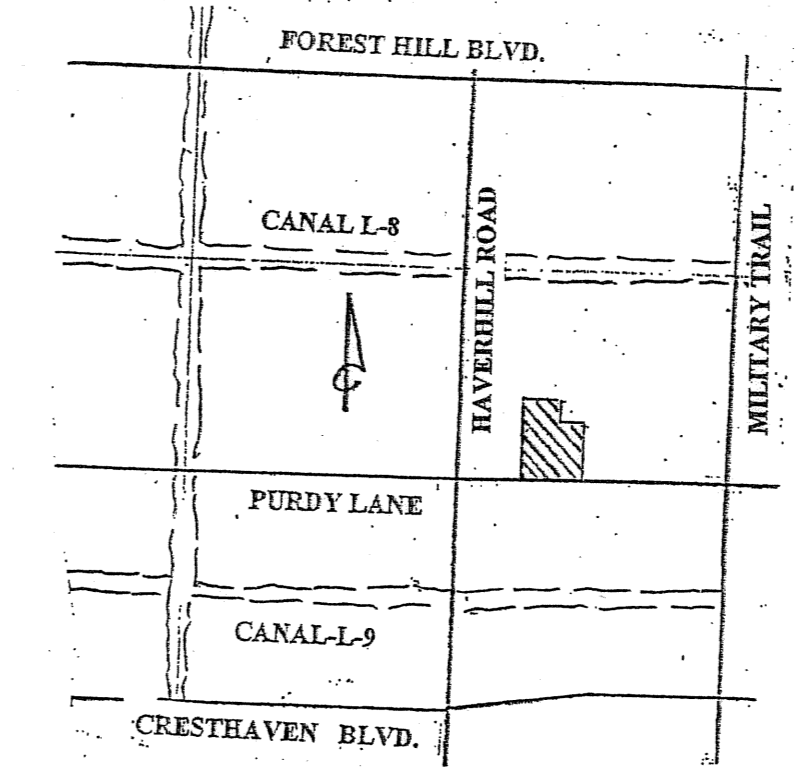
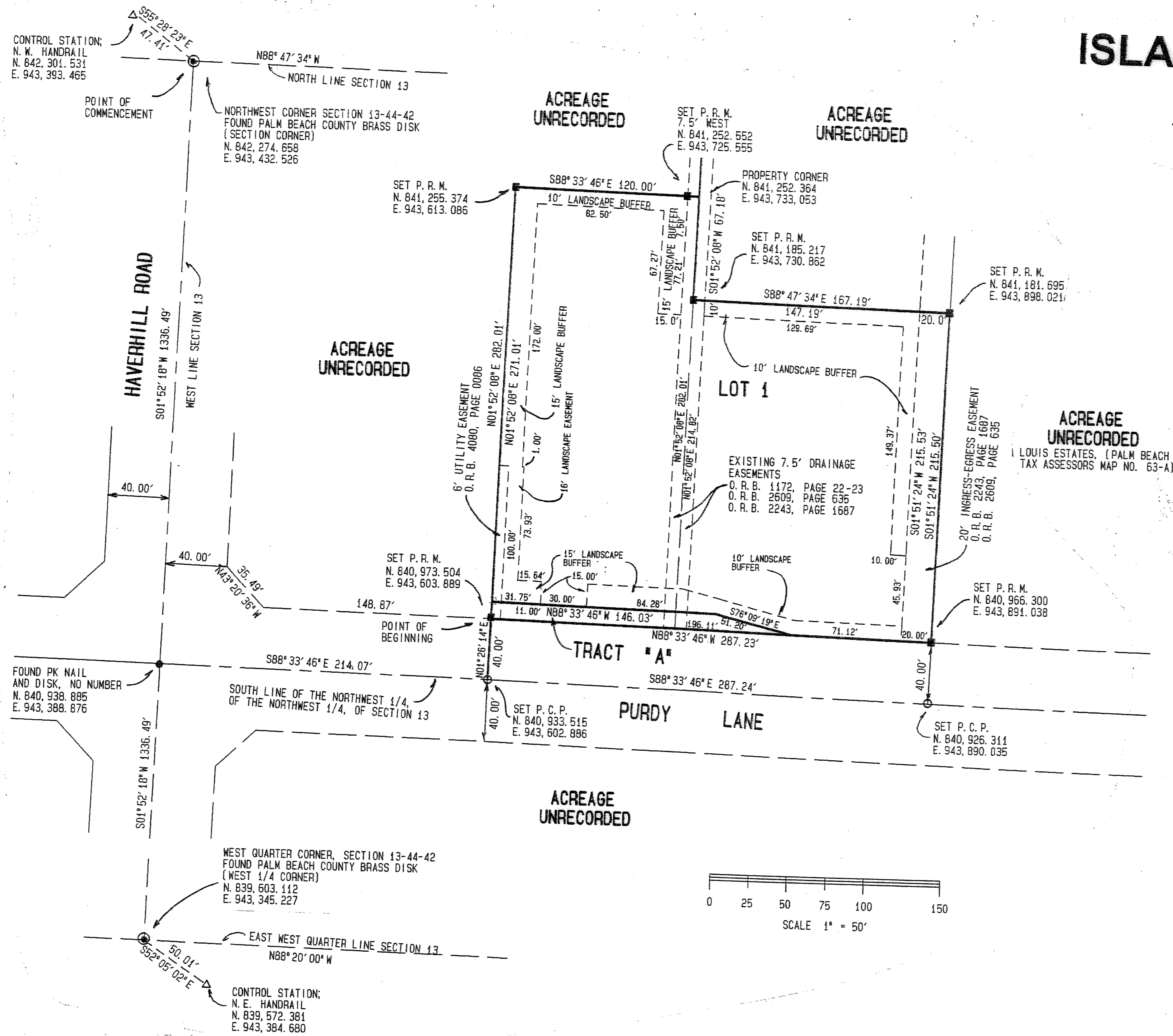
ISLAMIC CENTER OF THE PALM BEACHES

2004-0676058

120

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, OF PALM BEACH COUNTY, FLORIDA.

SEPTEMBER 2004



SURVEYORS 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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'s"), AND MONUMENTS ACCORDING TO 177.091 (9), F.S., 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.

DATE: 11/18/04

JOSEPH M. TUCKER, P.L.S.
LICENSE NO. 3285
STATE OF FLORIDA

SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION, 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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITY BEING DETERMINED BY THE USE OF RIGHTS GRANTED.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

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 THIS COUNTY.

BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF SOUTH 01°52' 18" WEST, ALONG THE CENTERLINE OF HAVERHILL ROAD, AND ALL BEARINGS SHOWN ARE RELATIVE THERETO.

LEGEND:

- INDICATES PALM BEACH BRASS DISK FOUND
- INDICATES P.R.M. (PERMANENT REFERENCE MONUMENT) L.B. 2102
- INDICATES P.C.P. (PERMANENT CONTROL POINT) SET L.B. 2102
- INDICATES P. K. NAIL AND TAB FOUND
- ▲ INDICATES CONTROL STATION MONUMENT FOUND
- O.R.B. INDICATES OFFICIAL RECORD BOOK

ZONING DATA:

TOTAL NUMBER OF LOTS 1
 PETITION NUMBER CA 92-048 B
 TOTAL ACREAGE 69,817 SQUARE FEET, (1.60 ACRES)
 LOT 1 67,935 SQUARE FEET, (1.56 ACRES)
 PROJECT NAME: MUSLIM COMMUNITY OF PALM BEACH COUNTY

DEDICATION;

KNOW ALL MEN BY THESE PRESENTS THAT THE MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, AS THE ISLAMIC CENTER OF THE PALM BEACHES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, THENCE WITH A BEARING OF SOUTH 01°52' 33" WEST, ALONG THE WEST LINE OF SECTION 13, AND THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 1336.49 FEET TO A POINT ON THE CENTERLINE OF PURDY LANE, THENCE WITH A BEARING OF SOUTH 88°33' 46" EAST, ALONG THE CENTERLINE OF PURDY LANE, A DISTANCE OF 214.07 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 01°28' 14" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE WITH A BEARING OF NORTH 01°52' 08" EAST, A DISTANCE OF 282.01 FEET; THENCE SOUTH 88°33' 46" EAST, A DISTANCE OF 120.00 FEET; THENCE WITH A BEARING OF SOUTH 01°52' 08" WEST, A DISTANCE OF 67.18 FEET; THENCE WITH A BEARING OF SOUTH 88°47' 34" EAST, A DISTANCE OF 167.19 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 01°51' 24" WEST, A DISTANCE OF 215.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PURDY LANE, THENCE WITH A BEARING OF NORTH 88°33' 46" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF PURDY LANE, (SAID LINE LYING 40.00 FEET NORTH OF AND PARALLEL TO THE CENTERLINE OF PURDY LANE), AND THE SOUTHLINE OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 13, A DISTANCE OF 287.23 FEET MORE OR LESS TO THE POINT OF BEGINNING

ALL LYING IN THE COUNTY OF PALM BEACH

CONTAINING 69,817 SQUARE FEET, (1.60 ACRES), MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS;

STREET TRACTS;

TRACT "A", 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

LANDSCAPE BUFFER

AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF LOT 1, ITS SUCCESSOR AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF LOT 1, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO, BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13th DAY OF October 2004.

MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC.
A FLORIDA CORPORATION,

ATTEST TO: MAHMOOD AZHAR, SECRETARY

BY: MOHAMMED ZHOWDHOORY, PRESIDENT

ACKNOWLEDGMENT;

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MOHAMMED ZHOWDHOORY, AND MAHMOOD AZHAR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF THE MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 13th DAY OF October 2004

MY COMMISSION EXPIRES: June 21, 07
Comm. No. DD 225190

BY: VAIDE MONDESIR, NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, FLAGLER TITLE, A TITLE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN THE MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC. A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD

FLAGLER TITLE COMPANY
2624 P G A BOULEVARD
PALM BEACH GARDENS, FLORIDA

BY: BEBBIE GUERRA, Oct. 29, 2004

COUNTY ENGINEER;

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 30 DAY OF November 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: GEORGE T. WEBB, P.E., COUNTY ENGINEER

PREPARING SURVEYOR'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH M. TUCKER
RICHARD L. SHEPARD & ASSOCIATES, INC.
219 S.E. 23 RD. AVENUE
P.O. BOX 759
BOYNTON BEACH, FLORIDA 33435
PHONE NO. 1-561-737-6546

LB 2102 Joe Tucker

RICHARD L. SHEPARD and Associates

218 S.E. 23RD AVENUE
P.O. BOX 799
BOYNTON BEACH, FLORIDA 33435

Phone: (561) 391-4388
Fax: (561) 737-5546
Fax: (561) 734-7546

SUBDIVISION Islamic Center of the Palm Beaches
BOOK 103
PAGE 120
FLOOD MAP # 105B
ZONING RS/SE
SE R. 20, 1703
TAZ 092
PUB NAME