

ADVENT LUTHERAN CHURCH

BEING A REPLAT OF A PORTION OF BLOCKS 2, 3, 4 AND 14, VILLA RICA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 73 THROUGH 82 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 8, TOWNSHIP 47, SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY

OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
SEPTEMBER - 2006

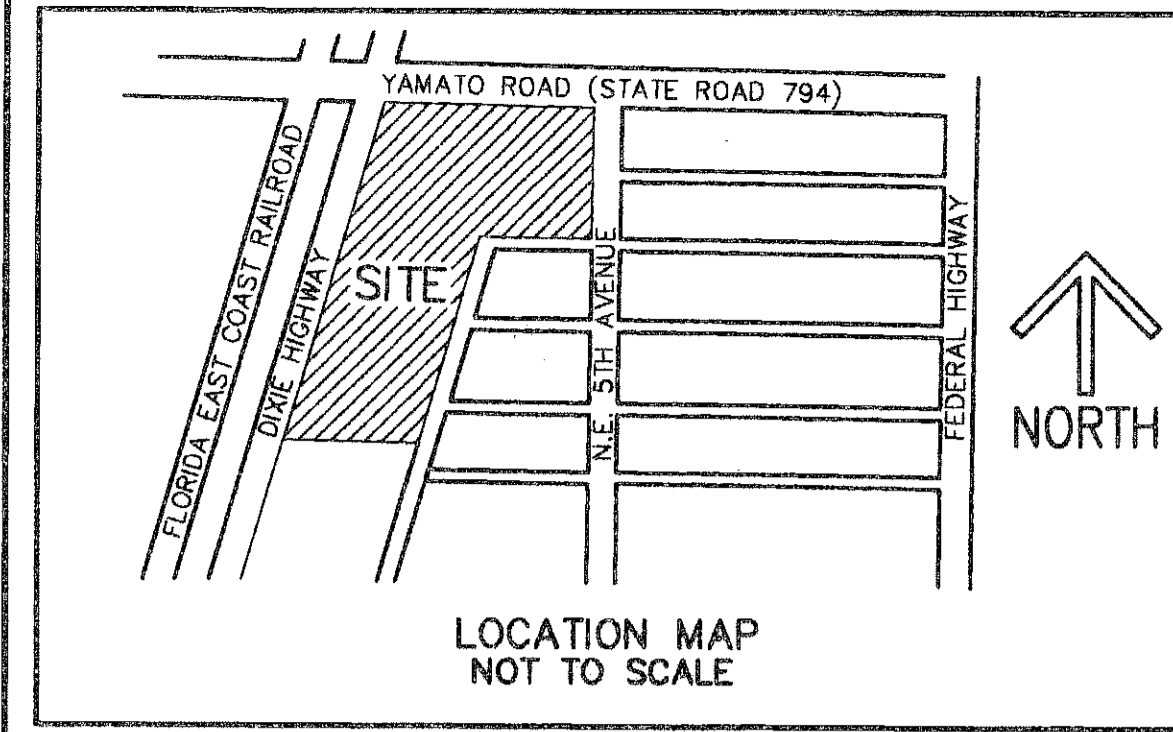
00006-087



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:26 A.M.
THIS 15th DAY OF JUNE
A.D. 2007 AND DULY RECORDED
IN PLAT BOOK 0014 ON
PAGES 0014 AND 0015.

SHARON R. BOCK
CLERK AND COMPTROLLER

By: *Michelle Spang*
DEPUTY CLERK



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE TRUSTEES OF ADVENT LUTHERAN CHURCH, INC., A NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ADVENT LUTHERAN CHURCH, BEING A REPLAT OF A PORTION OF BLOCKS 2, 3, 4 AND 14, TOGETHER WITH A PORTION OF BAKER AVENUE (N.E. 4TH AVENUE), VILLA RICA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 73 THROUGH 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 8, TOWNSHIP 47 SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 12 OF SAID BLOCK 14, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF DIXIE HIGHWAY AS SHOWN ON SAID PLAT; THENCE S81°53'17"E ALONG THE SOUTH LINE OF SAID LOT 12, A DISTANCE OF 130.00 FEET; THENCE N08°06'43"E, A DISTANCE OF 21.48 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 27 OF SAID BLOCK 14; THENCE S81°53'17"E ALONG SAID LINE, A DISTANCE OF 130.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 27, AND THE WESTERLY RIGHT-OF-WAY LINE OF BAKER AVENUE (N.E. 4TH AVENUE), AS SHOWN ON SAID PLAT; THENCE N08°06'43"E ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 682.43 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID BLOCK 4; THENCE N89°23'27"E ALONG SAID LINE, A DISTANCE OF 290.06 FEET TO THE SOUTHEAST CORNER OF SAID LOT 7, BLOCK 4, AND THE WESTERLY RIGHT-OF-WAY LINE OF PRINDIVILLE AVENUE (N.E. 5TH AVENUE), AS SHOWN ON SAID PLAT; THENCE N00°35'05"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 473.87 FEET; THENCE N45°26'25"W, A DISTANCE OF 35.27 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF YAMATO ROAD (STATE ROAD 794), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93005-2502; THENCE S89°42'15"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 165.90 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,849.88 FEET AND A CENTRAL ANGLE OF 08°18'31"; THENCE WESTERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE A DISTANCE OF 268.25 FEET; THENCE S49°36'46"W, A DISTANCE OF 31.63 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID DIXIE HIGHWAY; THENCE S08°06'43"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 1,111.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 424,643 SQUARE FEET OR 9.748 ACRES, MORE OR LESS, AND DO HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS:
THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

2. ADDITIONAL RIGHT-OF-WAY
TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED TO THE ~~BOARD OF COUNTY COMMISSIONERS~~ **CITY OF BOCA RATON, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.**

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 08 DAY OF MARCH, 2007.

THE TRUSTEES OF ADVENT OF LUTHERAN CHURCH, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

BY: *Chris Kleppin*
CHRIS KLEPPIN
PRESIDENT

WITNESS: *Kevin P. Whelan*
PRINT
WITNESS: *Toni B. Windham*
PRINT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHRIS KLEPPIN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE TRUSTEES OF ADVENT LUTHERAN CHURCH, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE 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 8th DAY OF March, 2007.

MY COMMISSION EXPIRES: 12/18/07
Julie Hansen
NOTARY PUBLIC
Commission # DD276112

MORTGAGEES CONSENT:

STATE OF FLORIDA)
COUNTY OF _____)

IN WITNESS WHEREOF, BETTY L. AVIS DO HERUNTO SET MY HAND AND SEAL THIS 08 DAY OF MARCH, 2007.

WITNESS: *Kevin P. Whelan*
NAME: Kevin P. Whelan PRINT
WITNESS: *Toni B. Windham*
NAME: Toni B. Windham PRINT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF Palm Beach)

BEFORE ME PERSONALLY APPEARED BETTY L. AVIS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Reasonable Evidence AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF March, 2007.

MY COMMISSION EXPIRES: 12/18/07
Julie Hansen
NOTARY PUBLIC
COMMISSION NUMBER: DD276112
Julie Hansen
PRINT NAME



THE TRUSTEES OF ADVENT LUTHERAN CHURCH, INC.

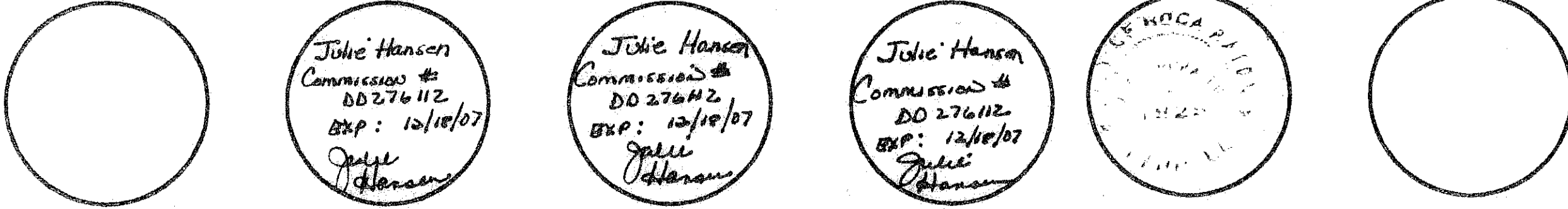
THE TRUSTEES OF ADVENT LUTHERAN CHURCH, INC. NOTARY

MORTGAGEE NOTARY

MORTGAGEE NOTARY

CITY OF BOCA RATON

SURVEYOR



CITY 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 12 DAY OF MARCH, 2007. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: *Steven L. Abrams*
STEVEN L. ABRAMS, MAYOR
BY: *Jorge A. Gamejo*
JORGE A. GAMEJO, DIRECTOR OF DEVELOPMENT SERVICES
BY: *Shafiqa Carannano*
SHAFIQA CARANNANO, CITY CLERK
BY: *Maurice C. Morel*
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, STEPHEN L. MACKAY, 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 THE TRUSTEES OF ADVENT LUTHERAN CHURCH, INC., A NOT FOR PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE 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 16, 2007
Stephen L. Mackay
STEPHEN L. MACKAY
ATTORNEY AT LAW
LICENSED IN FLORIDA

SURVEYOR'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), F.S., 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 THE ORDINANCES OF THE CITY OF BOCA RATON.

DATE: 3-19-07
David P. Lindley
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591