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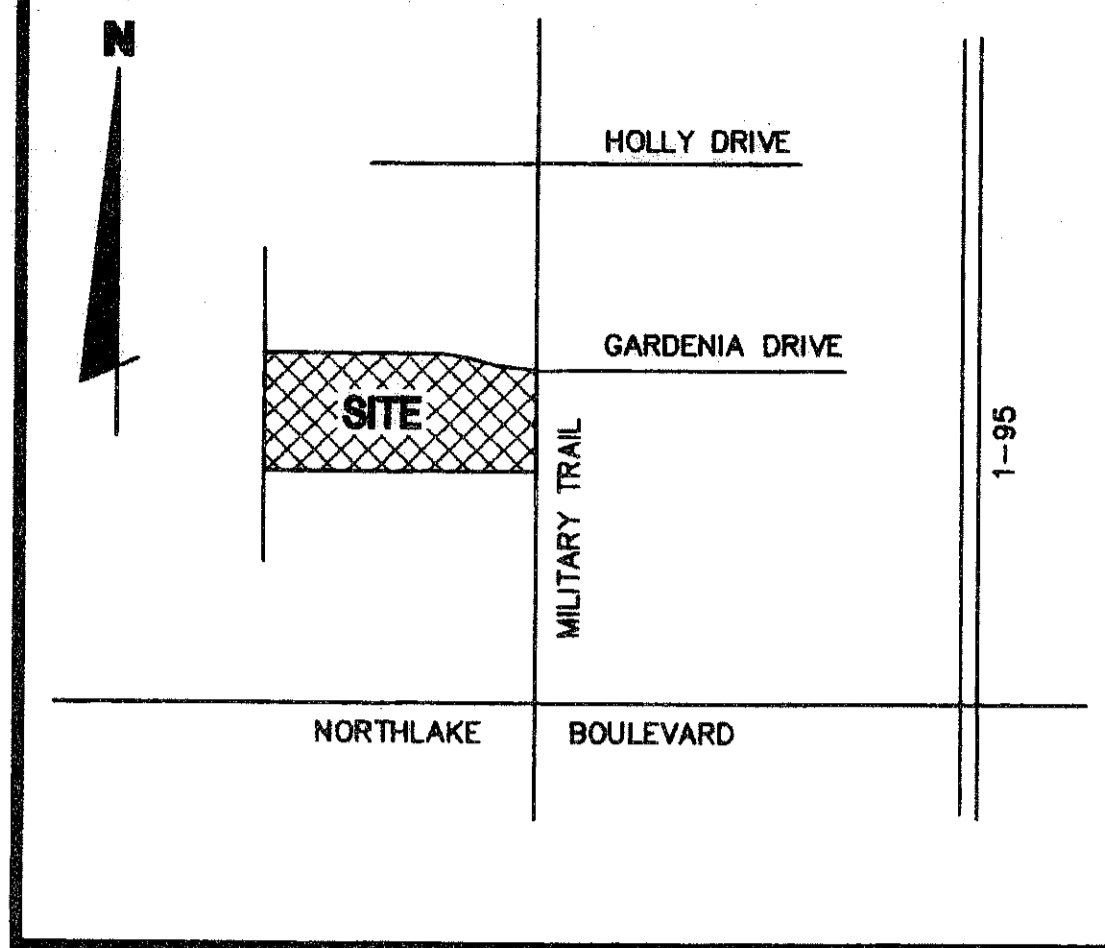
84

A BOUNDARY PLAT OF TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS

LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN
THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

MAY 2007

00056-049



I, SHARON R. BOCK, CLERK & COMPTROLLER OF THE CIRCUIT COURT OF PALM BEACH COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN PLAT BOOK PAGE 84-85 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, THIS 17th DAY OF August 2007.

SHARON R. BOCK, CLERK & COMPTROLLER OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA
BY: *Michelle Greep*
DEPUTY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC. A FLORIDA NON-PROFIT CORPORATION, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT THEY ARE THE OWNER OF THE PROPERTY DESCRIBED HEREON AS THE BOUNDARY PLAT OF TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST; THENCE SOUTH 1'45'30" WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2220.19 FEET TO A LINE 430.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 13; THENCE NORTH 88'26'36" WEST, ALONG THE LINE 430.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL; ALSO KNOWN AS STATE ROAD 809, ACCORDING TO ROAD PLAT BOOK 7, PAGE 165, SAID POINT IS ALSO THE NORTHEAST CORNER OF BALLENSLES POD 23 AS RECORDED IN PLAT BOOK 89, PAGE 159 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 88'26'36" WEST ALONG THE LINE 430.00 FEET NORTH OF THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, ALONG THE NORTH LINE OF BALLENSLES POD 23, A DISTANCE OF 869.63 FEET TO THE SOUTHEAST CORNER OF TRACT ECA-2 ACCORDING TO PHASE 4 ROADWAY AT BALLENSLES AS RECORDED IN PLAT BOOK 74, PAGE 194; THENCE NORTH 1'45'30" EAST ALONG THE EAST LINE OF SAID TRACT ECA-2 ALONG A LINE 936.63 FEET WEST OF AND PARALLEL TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 13, A DISTANCE OF 466.69 FEET TO THE SOUTHWEST CORNER OF GARDENIA DRIVE TRACT R-2 ACCORDING TO SAID PHASE 4 ROADWAY AT BALLENSLES; THENCE SOUTH 88'26'36" EAST ALONG THE SOUTH LINE OF SAID GARDENIA DRIVE TRACT R-2 AND LATER GARDENIA DRIVE TRACT R-3, A DISTANCE OF 491.41 FEET TO THE POINT OF CURVATURE WITH A CURVE CONCAVED TO THE SOUTH, HAVING A RADIUS OF 321.00 FEET AND A CENTRAL ANGLE OF 26'47'51"; THENCE CONTINUE EASTERLY ALONG THE SOUTH LINE OF SAID GARDENIA DRIVE TRACT R-3 AN ARC DISTANCE OF 150.13 FEET TO THE POINT OF REVERSE CURVE WITH A CURVE CONCAVED TO THE NORTH, HAVING A RADIUS OF 429.00 FEET AND A CENTRAL ANGLE OF 26'47'51"; THENCE CONTINUE EASTERLY ALONG THE SOUTH LINE OF SAID GARDENIA DRIVE TRACT R-3 AN ARC DISTANCE OF 200.65 FEET TO THE END OF SAID CURVE; THENCE SOUTH 36'50'48" EAST ALONG THE SOUTH LINE OF SAID GARDENIA DRIVE TRACT R-3, A DISTANCE OF 63.80 FEET TO SAID WEST RIGHT OF WAY LINE OF MILITARY TRAIL, ALSO KNOWN AS STATE ROAD 809; THENCE SOUTH 1'45'30" WEST ALONG SAID WEST RIGHT OF WAY, ON A LINE 67.00 FEET WEST OF THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 336.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.8919 ACRES MORE OR LESS.

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

1. THE WATER AND SEWER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
2. THE LIMITED ACCESS EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ARTHUR WATTS, ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6 DAY OF June, 2007

SIGNED AND SEALED THIS 6 DAY OF June, 2007 BY:

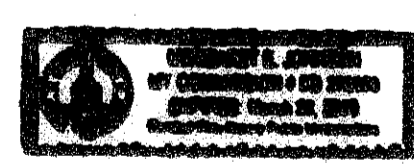
TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION
BY: *Arthur Watts*
ARTHUR WATTS, PRESIDENT
WITNESS: *Olga Righi*
WITNESS: *Jana Palletier*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED ARTHUR WATTS, TO ME WELL KNOWN TO BE THE PRESIDENT OF TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION, AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH CERTIFICATE OF OWNERSHIP AND DEDICATION AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Margaret E. Johnson
MARGARET JOHNSON
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. DD270683
MY COMMISSION EXPIRES: MARCH 28, 2008



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, RUSSELL M. SMILEY, 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 TITLE TO THE PROPERTY VESTED IN TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE MORTGAGES DATED MAY 15, 1998 RECORDED IN OFFICIAL RECORD BOOK 10404, PAGE 1400 AND DATED OCTOBER 31, 2006 RECORDED IN OFFICIAL RECORD BOOK 21031, PAGE 609 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 25 DAY OF June, 2007.

BY: *Russell M. Smiley*
RUSSELL M. SMILEY
FLORIDA BAR NO. 207081

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE ORIGINAL 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."

THE BEARINGS ARE BASED ON THE NORTH/SOUTH QUARTER SECTION LINE OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEARING NORTH 1'45'30" EAST, ACCORDING TO THE NORTH AMERICAN DATUM OF 1983, AND READJUSTED IN 1990, AS COMPUTED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM.

NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

P.R.M. = PERMANENT REFERENCE MONUMENTS

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (NPBCID) HEREBY CONSENTS TO THE CREATION OF THIS PLAT AND ACKNOWLEDGES THAT THERE ARE NO MAINTENANCE OBLIGATIONS BEING INCURRED OR ACCEPTED BY SAID DISTRICT ON THIS PLAT.

DATED THIS 18th DAY OF June, 2007.

ATTEST: *Oneal Bardin, Jr.* BY: *Pamela Rauch, Pres.*
ONEAL BARDIN, JR., SECRETARY PAMELA RAUCH, PRESIDENT

UNIT OF DEVELOPMENT No. 12

MORTGAGEE CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 10404, PAGE 1400 AND OFFICIAL RECORD BOOK 21031, PAGE 609 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF June, 2007

NATIONAL CITY BANK

BY: *Mark T. Ciotti*
MARK T. CIOTTI
VICE-PRESIDENT

WITNESS: *Suzanne Palang*
WITNESS: *Margaret Johnson*

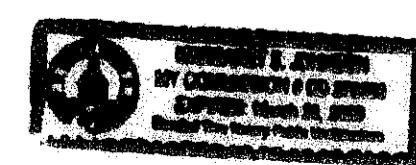
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED MARK T. CIOTTI, TO ME WELL KNOWN TO BE THE VICE-PRESIDENT OF NATIONAL CITY BANK AND HE ACKNOWLEDGED THAT HE EXECUTED SUCH MORTGAGEE CONSENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT IT IS THE FREE ACT AND DEED OF SAID CORPORATION. HE IS PERSONALLY KNOWN TO ME.

Margaret E. Johnson

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO.
MY COMMISSION EXPIRES: 3/28/08



CITY OF PALM BEACH GARDENS APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD ON THIS 19th DAY OF July, 2007

ATTEST: *Patricia Snider* BY: *Joseph Russo*
PATRICIA SNIDER, CMC, CITY CLERK JOSEPH RUSSO, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD ON THIS 19th DAY OF July, 2007.

Daniel P. Clark
DANIEL P. CLARK, P.E., CITY ENGINEER

REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.

O. Howard Dukes
O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. LS4533

DATE 1 July 2007

CERTIFICATE OF SURVEYOR AND MAPPER

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAY ALAN BONNER, HEREBY CERTIFY THAT THIS PLAT OF TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED; THAT SUCH SURVEY WAS MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SUCH SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED, AS REQUIRED BY LAW; AND THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AND ALL APPLICABLE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

SUNSHINE SURVEYORS
7592 159th COURT NORTH
PALM BEACH GARDENS, FLORIDA 33418
FLORIDA CERTIFICATE OF AUTHORIZATION NO. LB 4725

Jay Alan Bonner
JAY ALAN BONNER
PROFESSIONAL SURVEYOR AND
MAPPER
FLORIDA REGISTRATION NO. LS4088

THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, LS4088
IN THE OFFICE OF SUNSHINE SURVEYORS,
7592 159th COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418

SUNSHINE SURVEYORS
PO Box 31224 (LB4725)
Palm Beach Gardens
Florida 33420-1224

SHEET
1 OF 2