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# CHRIST FELLOWSHIP CHURCH NORTH CAMPUS

BEING A REPLAT OF THE BOUNDARY PLAT OF PALM BEACH GARDENS CHRIST FELLOWSHIP CHURCH AS RECORDED IN PLAT BOOK 82, PAGES 171 AND 172, TOGETHER WITH AN ADJACENT PARCEL OF LAND BOTH LYING IN SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, WITHIN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

AUGUST 2008

### CERTIFICATE OF OWNERSHIP

CHRIST FELLOWSHIP CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FORMERLY KNOWN AS PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, BY AND THROUGH ITS UNDERSIGNED OFFICER, HEREBY CERTIFIES THAT SAID CORPORATION OWNS THE LAND SHOWN HEREON AS "CHRIST FELLOWSHIP CHURCH NORTH CAMPUS". SAID LAND IS A REPLAT OF "THE BOUNDARY PLAT OF PALM BEACH GARDENS CHRIST FELLOWSHIP CHURCH" ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA AS RECORDED IN PLAT BOOK 82, PAGES 171 AND 172, TOGETHER WITH THE REMAINDER OF THE LAND LYING WITHIN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 653.87 FEET OF THE WEST 693.87 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°57'07" EAST ON A LINE PARALLEL TO AND 40 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1332.88 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 SAID LINE ALSO BEING THE SOUTH LINE OF THE GARDENS HUNT CLUB AS RECORDED IN PLAT BOOK 59, PAGES 162 THROUGH 165, INCLUSIVE, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°25'09" EAST ALONG SAID LINE, A DISTANCE OF 653.88 FEET TO A LINE 693.87 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 1°57'07" WEST ALONG SAID LINE, A DISTANCE OF 1331.87 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88°30'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 653.89 FEET TO THE POINT OF BEGINNING.

LESS THE FOLLOWING TWO (2) PARCELS CONVEYED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES:

(1) A PORTION OF LAND LYING WITHIN THE EAST 653.87 FEET OF THE WEST 693.87 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SECTION 14, A DISTANCE OF 40.00 FEET TO THE EAST RIGHT OF WAY LINE OF HUNT CLUB DRIVE AND THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 25.20 FEET; THENCE NORTH 43°16'40" WEST, A DISTANCE OF 35.50 FEET TO THE EAST RIGHT OF WAY LINE OF HUNT CLUB DRIVE; THENCE SOUTH 1°57'07" WEST ALONG THE EAST RIGHT OF WAY LINE OF HUNT CLUB DRIVE, A DISTANCE OF 25.20 FEET TO THE POINT OF BEGINNING. SHOWN AS "TRACT A" HEREON.

(2) A PORTION OF LAND LYING WITHIN THE EAST 653.87 FEET OF THE WEST 693.87 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SECTION 14, A DISTANCE OF 286.43 FEET TO THE POINT OF BEGINNING OF THIS HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 393.46 FEET; THENCE NORTH 58°48'49" WEST, A DISTANCE OF 28.26 FEET TO A POINT 14.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 14; THENCE NORTH 88°30'27" WEST ALONG A LINE 14.00 FEET NORTH OF AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SECTION 14; A DISTANCE OF 351.85 FEET; THENCE SOUTH 28°14'36" WEST, A DISTANCE OF 15.88 FEET TO THE POINT OF BEGINNING. SHOWN AS "TRACT C" HEREON.

TOGETHER WITH:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 691.11 FEET THEREOF AND LESS THE WEST 693.87 FEET THEREOF, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 693.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 632.30 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 1°50'07" EAST ALONG SAID EAST LINE, A DISTANCE OF 639.77 FEET TO A LINE 691.11 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 88°25'09" WEST ALONG SAID LINE, A DISTANCE OF 631.00 FEET TO A LINE 693.87 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 1°57'07" WEST ALONG SAID LINE, A DISTANCE OF 640.75 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THE NORTH 691.11 FEET LESS THE WEST 693.87 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 1°57'07" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14, A DISTANCE OF 1332.94 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14, SAID LINE ALSO BEING THE SOUTH LINE OF THE GARDENS HUNT CLUB AS RECORDED IN PLAT BOOK 59, PAGES 162 THROUGH 165, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°25'09" EAST ALONG SAID LINE, A DISTANCE OF 693.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°25'09" EAST ALONG SAID LINE, A DISTANCE OF 629.59 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE SOUTH 1°50'07" WEST ALONG SAID EAST LINE, A DISTANCE OF 691.11 FEET TO A LINE 691.11 FEET SOUTH OF THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 88°25'09" WEST ALONG SAID LINE, A DISTANCE OF 631.00 FEET TO A LINE 693.87 FEET EAST OF THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE NORTH 1°57'07" EAST ALONG SAID LINE, A DISTANCE OF 691.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 39.1554 ACRES MORE OR LESS

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

- 1. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 2. TRACTS B AND D AS SHOWN HEREON ARE HEREBY RESERVED FOR COUNTY ROAD RIGHT OF WAY PURPOSES WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF CHRIST FELLOWSHIP CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FORMERLY KNOWN AS PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THOMAS D. MULLINS, ITS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29<sup>th</sup> DAY OF August 2008.

SIGNED AND SEALED THIS 29<sup>th</sup> DAY OF August 2008 BY:

CHRIST FELLOWSHIP CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FORMERLY KNOWN AS PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA CORPORATION, NOT FOR PROFIT  
BY: Thomas D. Mullins THOMAS D. MULLINS, PRESIDENT  
WITNESS: Patricia M. Hendrix  
WITNESS: Stephen P. Austin

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED THOMAS D. MULLINS, TO ME WELL KNOWN TO BE THE PRESIDENT OF CHRIST FELLOWSHIP CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FORMERLY KNOWN AS PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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.

Samuel S. Hartwood  
NOTARY PUBLIC, STATE OF FLORIDA, AT LARGE  
COMMISSION NO. 0210812011  
MY COMMISSION EXPIRES: 02/08/2011  
& DD 688383

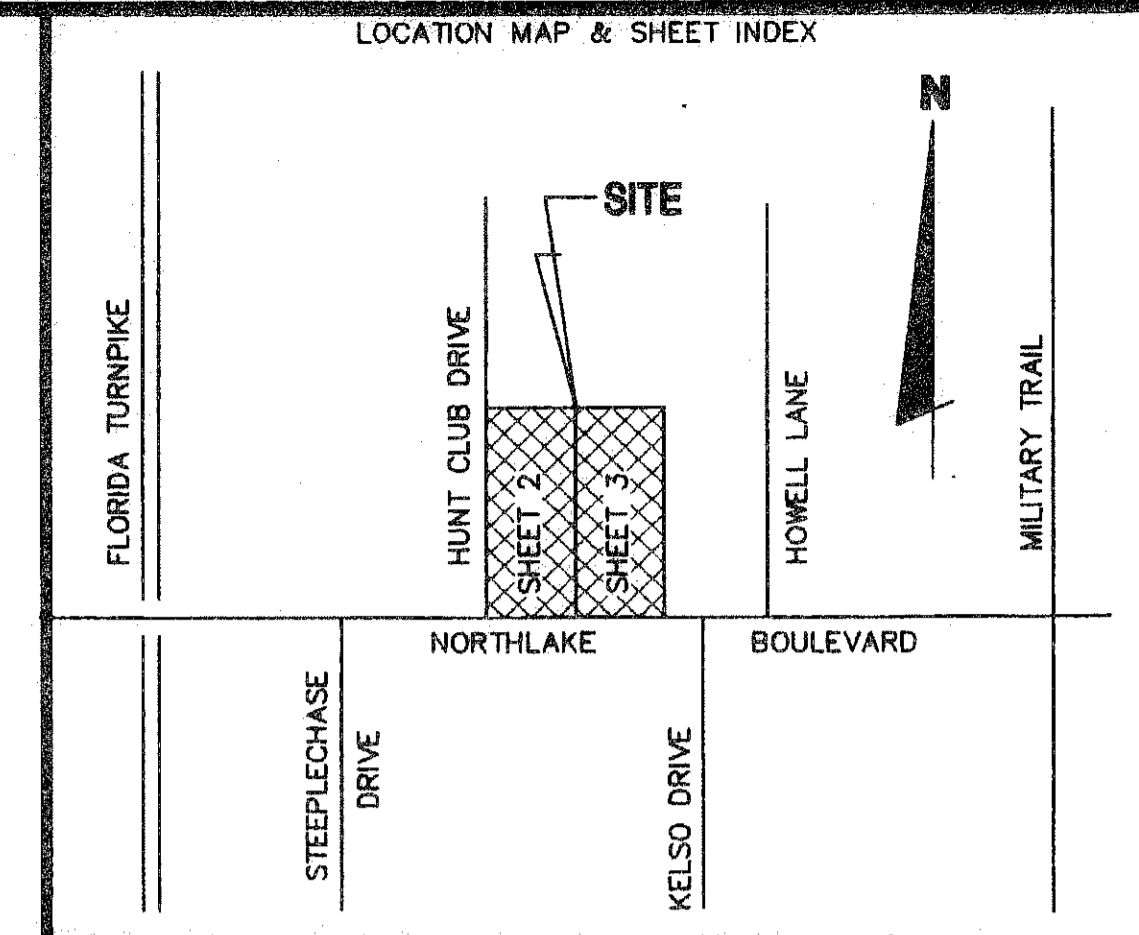
### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JOHN FENN FOSTER, 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 CHRIST FELLOWSHIP CHURCH, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, FORMERLY KNOWN AS PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA CORPORATION, NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO 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 THIS 29<sup>th</sup> DAY OF August 2008

BY: John Fenn Foster  
JOHN FENN FOSTER  
FLORIDA BAR NO. 435120



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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 111 PAGES 157-159 PALM BEACH COUNTY, FLORIDA, PUBLIC RECORDS, THIS 8<sup>th</sup> DAY OF October 2008.  
SHARON R. BOCK, CLERK & COMPTROLLER OF THE CIRCUIT COURT, PALM BEACH COUNTY, FLORIDA  
BY: Michelle Sook  
DEPUTY CLERK



### NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

DATED THIS 10<sup>th</sup> DAY OF September 2008

ATTEST: Ornel Bardin, Jr. O'NEAL BARDIN, JR., SECRETARY  
BY: Marilyn Lew-Jacobs MARILYN LEW-JACOBS, PRESIDENT

### 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.

Thomas Vokoun  
THOMAS VOKOUN  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS4382  
DATE 9-11-2008

### CITY OF PALM BEACH GARDENS APPROVAL

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD ON THIS 2<sup>nd</sup> DAY OF October 2008

ATTEST: Patricia Snider PATRICIA SNIDER, CMC, CITY CLERK  
Eric Jablin ERIC JABLIN, MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD ON THIS 2<sup>nd</sup> DAY OF October 2008.

John E. Donahue  
JOHN E. DONAHUE, P.E., CITY ENGINEER

### CERTIFICATE OF SURVEYOR AND MAPPER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, JAY ALAN BONNER, HEREBY CERTIFY THAT THIS PLAT OF CHRIST FELLOWSHIP CHURCH NORTH CAMPUS 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, THAT LOT CORNERS HAVE BEEN PLACED WITHIN THE PLATTED LANDS; 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 Bonner 8-29-08  
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 3**