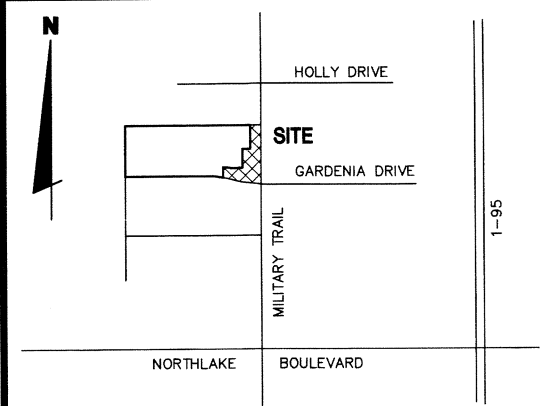


20140264750

TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS PARCEL 2

A PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST
CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

APRIL 2014



91
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:35 PM
ON THIS 17th DAY
OF July
2014 AND DULY RECORDED IN
PLAT BOOK 118 ON PAGES
91 AND 92
SHARON R. BOCK,
CLERK & COMPTROLLER
BY: TCC
DEPUTY CLERK

CERTIFICATE OF OWNERSHIP AND DEDICATION

TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION, THE OWNER OF THE PROPERTY DEPICTED HEREON, ALSO DESCRIBED AS, A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 42 SOUTH, RANGE 42 EAST, IN THE CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE EASTERLY TERMINUS OF THAT CERTAIN COURSE DESCRIBED AS "...SOUTH 88°26'34" EAST, A DISTANCE OF 40.19 FEET... IN THE DEED TO HANSEN - FLORIDA II, INC., A FLORIDA CORPORATION, RECORDED IN OFFICIAL RECORD BOOK 5884, PAGE 1270 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, SAID TERMINUS BEING ON THE WESTERLY RIGHT OF WAY LINE OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORD BOOK 2729, PAGE 1536 OF SAID PUBLIC RECORDS, SAID TERMINUS ALSO BEING THE SOUTHEAST CORNER OF THAT CERTAIN DEED RECORDED IN OFFICIAL RECORD BOOK 6265, PAGE 286; THENCE NORTH 88°26'34" WEST, ALONG THE SOUTH LINE OF SAID PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6265, PAGE 286, A DISTANCE OF 40.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 321.00 FEET AND A PARTIAL CENTRAL ANGLE OF 0°20'05"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SOUTH LINE OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6265, PAGE 286, A DISTANCE OF 1.88 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUING WESTERLY, ALONG THE ARC OF SAID CURVE AND SAID BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5884, PAGE 1270, THROUGH A CENTRAL ANGLE OF 26°27'42", A DISTANCE OF 148.25 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE HAVING A RADIAL BEARING OF SOUTH 28°21'17" WEST, A RADIUS OF 429.00 FEET, AND A PARTIAL CENTRAL ANGLE OF 24°23'20"; THENCE PROCEED WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 182.61 FEET; THENCE NORTH 1°33'26" EAST, A DISTANCE OF 84.56 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH, HAVING A RADIAL BEARING OF SOUTH 3°34'10" WEST, HAVING A RADIUS OF 513.50 FEET, AND A CENTRAL ANGLE OF 8°14'34"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.87 FEET; THENCE SOUTH 88°26'34" EAST, A DISTANCE OF 109.95 FEET; THENCE NORTH 1°45'31" EAST, A DISTANCE OF 178.00 FEET; THENCE SOUTH 88°26'34" EAST, A DISTANCE OF 74.00 FEET; THENCE NORTH 1°45'31" EAST, A DISTANCE OF 228.00 FEET TO SAID BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5884, PAGE 1270; THENCE SOUTH 88°26'34" EAST, ALONG SAID BOUNDARY OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 5884, PAGE 1270, A DISTANCE OF 103.50 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF MILITARY TRAIL; THENCE SOUTH 1°45'31" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 225.84 FEET TO THE NORTHERN CORNER OF THAT PARCEL DESCRIBED IN OFFICIAL RECORD BOOK 6265, PAGE 286; THENCE SOUTH 5°34'22" WEST, ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 180.40 FEET; THENCE SOUTH 1°45'31" WEST, CONTINUING ALONG THE WEST LINE OF SAID PARCEL, A DISTANCE OF 127.14 FEET TO A CURVE HAVING A RADIAL BEARING OF NORTH 88°14'29" WEST, A RADIUS OF 30.00 FEET, AND A CENTRAL ANGLE OF 90°08'02"; THENCE PROCEED SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.19 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

CONTAINING IN ALL 2.206 ACRES MORE OR LESS

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

1. THE SEACOAST UTILITY AUTHORITY (SUA) WELL EASEMENT AND THE SEACOAST UTILITY AUTHORITY (SUA) ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER SUPPLY FACILITIES, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
2. THE 12 FOOT SEACOAST UTILITY AUTHORITY (SUA) EASEMENT THE AS SHOWN HEREON IS HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF PUBLIC WATER AND SEWER FACILITIES, WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT OR THE CITY OF PALM BEACH GARDENS.
3. THE 8 FOOT LANDSCAPE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF INSTALLING AND MAINTAINING A LANDSCAPE BUFFER, AND SHALL BE MAINTAINED BY TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC. WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.
4. THE PEDESTRIAN ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS FOR PEDESTRIAN INGRESS AND EGRESS, AND SHALL BE MAINTAINED BY SAID ASSOCIATION WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS.

IN WITNESS WHEREOF, THE ABOVE NAMED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE THIS 29th DAY OF April, 2014

BY: TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION
BY: Enrique Meira ENRIQUE MEIRA, PRESIDENT
DATE: 4/29/14
WITNESS: Ramus Ehlwans

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4/29/2014 BY ENRIQUE MEIRA, THE PRESIDENT OF TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Ramus Ehlwans
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. EE 103225
MY COMMISSION EXPIRES: July 23, 2015

ACCEPTANCE OF DEDICATIONS

TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID CORPORATION AS STATED AND AS SHOWN HEREON, DATED THIS 29th DAY OF April, 2014.

BY: TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION
BY: Enrique Meira ENRIQUE MEIRA, PRESIDENT
WITNESS: Ramus Ehlwans

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4/29/14 BY ENRIQUE MEIRA, THE PRESIDENT OF TRINITY UNITED METHODIST CHURCH OF PALM BEACH GARDENS, INC., A FLORIDA NON-PROFIT CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Ramus Ehlwans
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. EE 103225
MY COMMISSION EXPIRES: July 23, 2015

ACCEPTANCE OF DEDICATIONS

THE GARDENIA ISLES HOMEOWNERS ASSOCIATION INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATION AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND AS SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR THE SAME AS STATED HEREON, DATED THIS 29th DAY OF April, 2014.

BY: GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC.
BY: Doug Bruk DOUG BRUK, ITS PRESIDENT
WITNESS: Eric van Schaik

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 29th of April 2014 BY DOUG BRUK, THE PRESIDENT OF THE GARDENIA ISLES HOMEOWNERS ASSOCIATION, INC, A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

Eric van Schaik
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
COMMISSION NO. EE 103225
MY COMMISSION EXPIRES:

"NOTICE: 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." 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°45'31" 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.

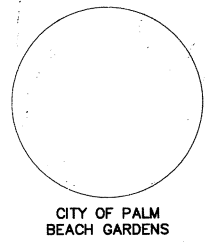
TITLE CERTIFICATION
STATE OF FLORIDA
COUNTY OF PALM BEACH

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., A FLORIDA NON-PROFIT CORPORATION; 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 29th DAY OF April, 2014.
BY: Russell M. Smiley
RUSSELL M. SMILEY
FLORIDA BAR NO. 207081

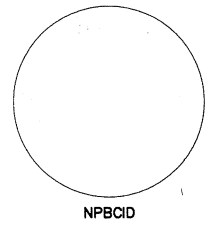
CITY OF PALM BEACH GARDENS APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD ON THIS 10th DAY OF May, 2014.
ATTEST: Patricia Snider PATRICIA SNIDER, CMC, CITY CLERK
Robert G. Premuroso ROBERT G. PREMURROSO, MAYOR
THIS PLAT IS HEREBY ACCEPTED FOR RECORD ON THIS 9th DAY OF May, 2014.
Todd Engle TODD ENGLE, P.E., CITY ENGINEER



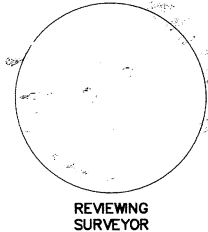
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGMENT

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 14th DAY OF May, 2014.
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 12
ATTEST: Adrian M. Salee ADRIAN M. SALEE, PRESIDENT
Onal Barlow, Jr. O'NEAL BARLOW, JR., ASSISTANCE SECRETARY



REVIEWING SURVEYOR

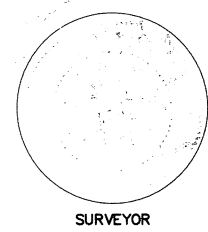
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT/TRACT CORNERS.
DATE: 5-15-2014



PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO.

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 PARCEL 2, 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 PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE PLACED WITHIN THE PLATTED LANDS; AND THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, 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. LB4725

Jay Alan Bonner 4-25-14
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
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