

20120142758

FIRST BAPTIST CHURCH OF WEST PALM BEACH

LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST
CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA
BEING A REPLAT OF A PORTION OF CHADBOURNE COURT RECORDED IN PLAT BOOK 2, PAGE 88
AND A PORTION OF JEFFERSON PARK RECORDED IN PLAT BOOK 1, PAGE 90 OF THE
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
JANUARY, 2015 SHEET 1 OF 3

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT FIRST BAPTIST CHURCH OF WEST PALM BEACH, INC. A FLORIDA NOT FOR PROFIT CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS FIRST BAPTIST CHURCH OF WEST PALM BEACH, FLORIDA, BEING LOCATED IN GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING IN PART OF GOVERNMENT LOT 2, SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND LOTS 7 THROUGH 12 AND THE NORTH TWO FEET AND THE SOUTH 90 FEET OF LOT 13, AND LOTS 14 THROUGH 20 OF CHADBOURNE COURT, AS RECORDED IN PLAT BOOK 2, PAGE 88, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPTING THEREFROM THE RIGHT-OF-WAY OF FLAGLER DRIVE, THE WEST 5 FEET OF LOT 20 AND THE EAST RIGHT-OF-WAY OF OLIVE AVENUE AS PER ROAD PLAT BOOK 8, PAGE 21 AS NOW LAID OUT AND IN USE.

AND THAT PORTION OF RIGHT-OF-WAY FOR CHADBOURNE COURT (FORMERLY CHADBOURNE PLACE) AS SHOWN ON SAID PLAT OF CHADBOURNE COURT ADJOINING LOTS 14, 15 AND 16 OF SAID PLAT TOGETHER WITH

LOT 6, BLOCK 1 AND THE WEST 154.02 FEET OF LOT 7, BLOCK 1, JEFFERSON PARK, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 90, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST RIGHT-OF-WAY LINE OF OLIVE AVENUE AS RECORDED IN ROAD PLAT BOOK 8, PAGE 21 AND THE SOUTH LINE OF VALLOWE COURT AS RECORDED IN PLAT BOOK 7, PAGE 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 89°58'56"E ALONG THE SOUTH LINE OF SAID VALLOWE COURT, A DISTANCE OF 660.22 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF FLAGLER DRIVE AS DEPICTED IN PLAT BOOK 118, PAGE 128 SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST (A RADIAL LINE AT SAID POINT BEARS S 62°33'34"E HAVING A RADIUS OF 575.51 FEET AND A CENTRAL ANGLE OF 7°55'16"; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.56 FEET; THENCE S19°31'10"W, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE OF FLAGLER DRIVE AND ALONG THE TANGENT OF SAID CURVE, A DISTANCE OF 218.06 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 336.19 FEET AND A CENTRAL ANGLE OF 18°28'51"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE C

THENCE N89°57'18"W, A DISTANCE OF 206.53 FEET TO THE EAST LINE OF THE WEST 154.02 FEET OF SAID LOT 7, BLOCK 1; THENCE S01°36'15"W, A DISTANCE OF 61.42 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE N89°51'43"W, A DISTANCE OF 153.98 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7; THENCE N00°16'44"E, A DISTANCE OF 122.14 FEET TO THE SOUTH LINE OF LOT 16 OF SAID PLAT OF CHADBOURNE COURT; THENCE N89°52'46"W, ALONG THE SOUTH LINE OF LOTS 16 THROUGH 20 OF SAID CHADBOURNE COURT, A DISTANCE OF 195.42 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID OLIVE AVENUE; THENCE N00°45'41"E ALONG SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 126.82 FEET; THENCE N45°26'28"E, A DISTANCE OF 14.07 FEET TO THE SOUTH RIGHT OF WAY LINE OF CHADBOURNE PLACE; THENCE S89°52'46"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 249.70 FEET; THENCE N00°14'26"E, A DISTANCE OF 98.16 FEET; THENCE N89°52'46"W, A DISTANCE OF 15.00 FEET; THENCE S00°14'26"W, A DISTANCE OF 58.16 FEET; THENCE N89°52'46"W, A DISTANCE OF 234.33 FEET; THENCE N43°23'03"W, A DISTANCE OF 14.51 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID OLIVE AVENUE; THENCE N03°06'39"E, A DISTANCE OF 38.96 FEET; THENCE N10°03'12"E, A DISTANCE OF 68.31 FEET; THENCE N29°05'44"E, A DISTANCE OF 21.18 FEET; THENCE N00°07'00"E, A DISTANCE OF 383.35 FEET MORE OR LESS TO THE POINT OF BEGINNING, CONTAINING 419,594 SQUARE FEET OR 9.63 ACRES MORE OR LESS.

HAS CAUSED THE THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE TRACT A FOR PROPER PURPOSES CONSISTENT WITH THE APPROVED SITE PLAN:

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND SECRETARY THIS 13 DAY OF February, 2015

WITNESS: Darlene D. Colby BY: J. Dickinson
PRINTED NAME: Darlene D. Colby JON DICKINSON, PRESIDENT
WITNESS: Maria K. Macy
PRINTED NAME: Maria K. Macy
WITNESS: Leslie Bennett BY: Peter Filomena
PRINTED NAME: Leslie Bennett PETER FILOMENA, SECRETARY
WITNESS: Maria K. Macy
PRINTED NAME: Maria K. Macy

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JON DICKINSON, AS PRESIDENT AND PETER FILOMENA, AS SECRETARY WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FORGOING INSTRUMENT AS SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13 DAY OF February 2015

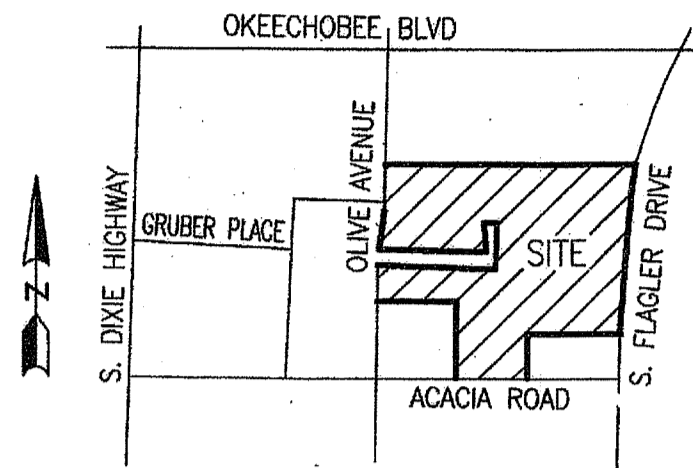
MY COMMISSION EXPIRES: 4/27/2018
Linda Thornton

COMMISSION NUMBER: FF116790

PRINTED NAME: LINDA THORNTON
NOTARY PUBLIC



CORPORATE SEAL



LOCATION MAP
Not to Scale

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, Larry B. Alexander 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 RECORD TITLE TO THE PROPERTY IS VESTED IN FIRST BAPTIST CHURCH OF WEST PALM BEACH, FLORIDA THAT THE CURRENT TAXES HAVE BEEN PAID; THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO ENCUMBRANCES OF RECORD.

DATED: March 3, 2015

Larry B. Alexander
140027
FLORIDA BAR NUMBER
JONES, FOSTER, JOHNSTON & STUBBS

CITY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORDING BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA THIS 15 DAY OF APRIL, 2015

BY: Geraldine Muio
GERALDINE MUOIO, MAYOR

CITY PLANNING BOARD APPROVAL:

BY: Steve Mayans
STEVE MAYANS, CHAIRMAN

REVIEWING SURVEYOR

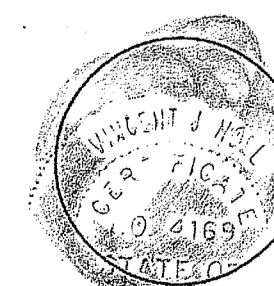
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MONUMENTS.

BY: Vincent J. Noel
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

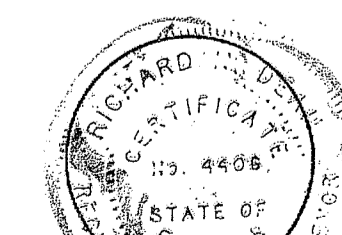
DATE: 3/30/15



SEAL - CITY CLERK



REVIEWING SURVEYOR



PLATTING SURVEYOR

State of Florida
County of Palm Beach

This Plat was filed for Record this 20 day of April, A.D. 2015 and duly recorded in Plat Book 135, on Page 135-137

Ssharon Beck, Clerk & Comptroller
by: [Signature] D.C.



Seal of Clerk & Comptroller

SURVEYOR' CERTIFICATION:

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SUREY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES AS AMENDED AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: Richard N. Dean
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. 4406

DATE: 2/13/15

SURVEYOR'S NOTES:

- BEARINGS AS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF CHADBOURNE PLACE WHICH IS ASSUMED TO BEAR S89°52'46"E.
- DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
- THIS PLAT, AS DEPICTED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE LANDS AS 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 PALM BEACH COUNTY, FLORIDA.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

Dean Surveying and Mapping, Inc.
"The Measuring Line Shall Go Forth" Jeremiah 31:39
4201 Weegate Avenue
Suite #2
West Palm Beach, Florida 33409
Tel: (561) 825-8748 Facsimile: (561) 826-4558
FIELD: N/A DATE: OCTOBER 2014
DRAWN: D.J.M./C.A.D. SCALE: N/A
SHEET: 1 of 3 JOB No.: 012-1208