

DRAWING NUMBER
51/144

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Palm Springs Baptist Church Inc., a Florida corporation, owner of the land shown hereon, being in Section 32, Township 44 South, Range 42 East, Palm Beach County, Florida, said land being shown hereon as SHERBROOKE BAPTIST CHURCH, being more particularly described as follows:

All of Tract 1, Lakes of Sherbrooke Phase 6, as recorded in Plat Book 44, Pages 117 through 119, in the public records of Palm Beach County, Florida, LESS that portion lying north of the easterly extension of the south line of Lot 12, Block 4, Phase 6, containing 4.62 acres, more or less, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate to the respective parties and their successors and assigns as follows:

1. EASEMENTS:

The utility and drainage easements as shown are hereby dedicated in perpetuity for construction and maintenance of utilities and drainage. Drainage easements are the maintenance obligations of Palm Springs Baptist Church, Inc., its successors and assigns, without recourse to Palm Beach County, Florida.

2. LIMITED ACCESS EASEMENTS:

The limited access easements as shown are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for purposes of control and jurisdiction over access rights.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its respective officers and its corporate seal affixed hereto by and with the authority of its respective Board of Directors this 21st day of MAY, 1985.

ATTEST:
J. Lamar Bell
J. Lamar Bell, Secretary

PALM SPRINGS BAPTIST CHURCH, INC.
By: *E.C. Layman*
E.C. LAYMAN, President

ACKNOWLEDGMENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared E.C. LAYMAN and J. Lamar Bell, to me well known, and known to be to be the individuals described in and who executed the foregoing instrument as President and Secretary of the Palm Springs Baptist Church, Inc., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 21 day of May, 1985, A.D.
My commission expires:
James J. Blackburn
Notary Public, State of Florida at Large

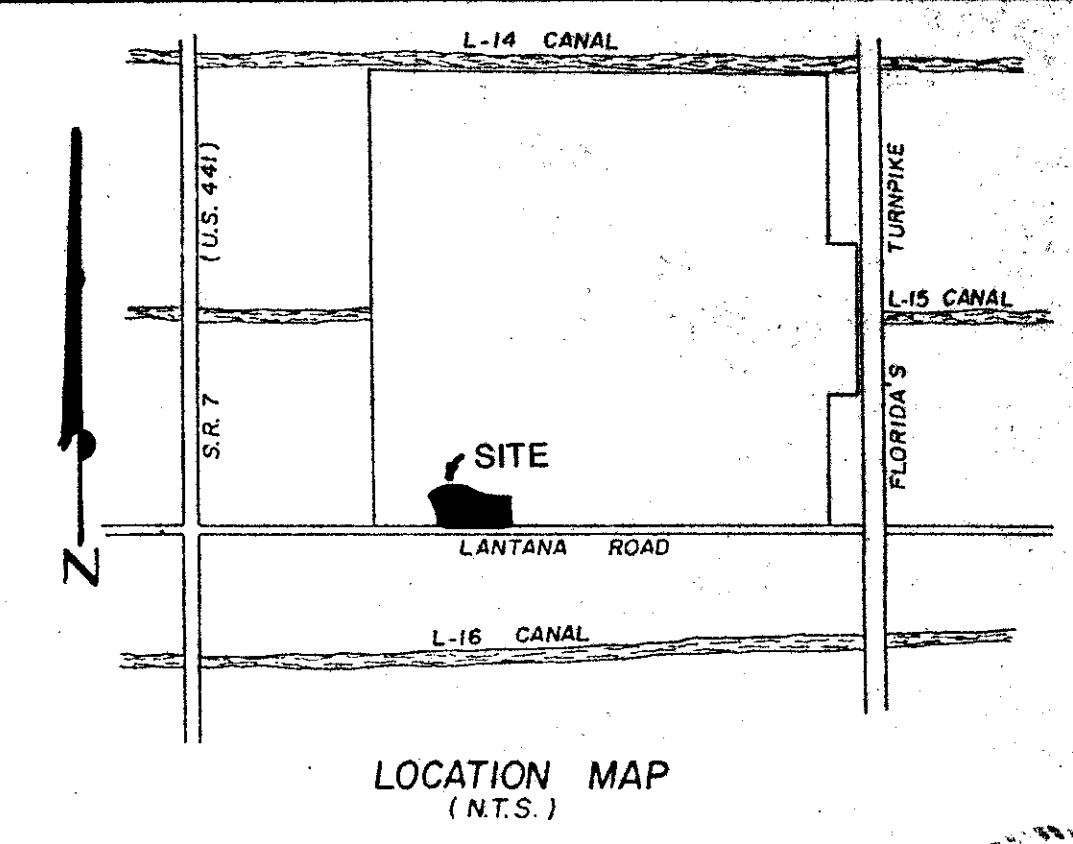
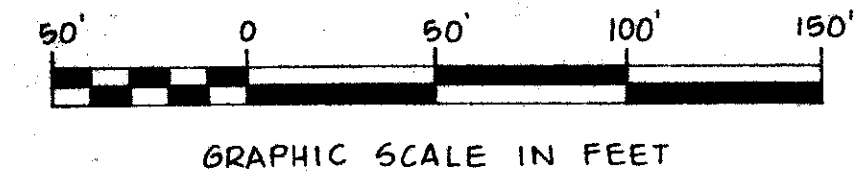
TITLE CERTIFICATION

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

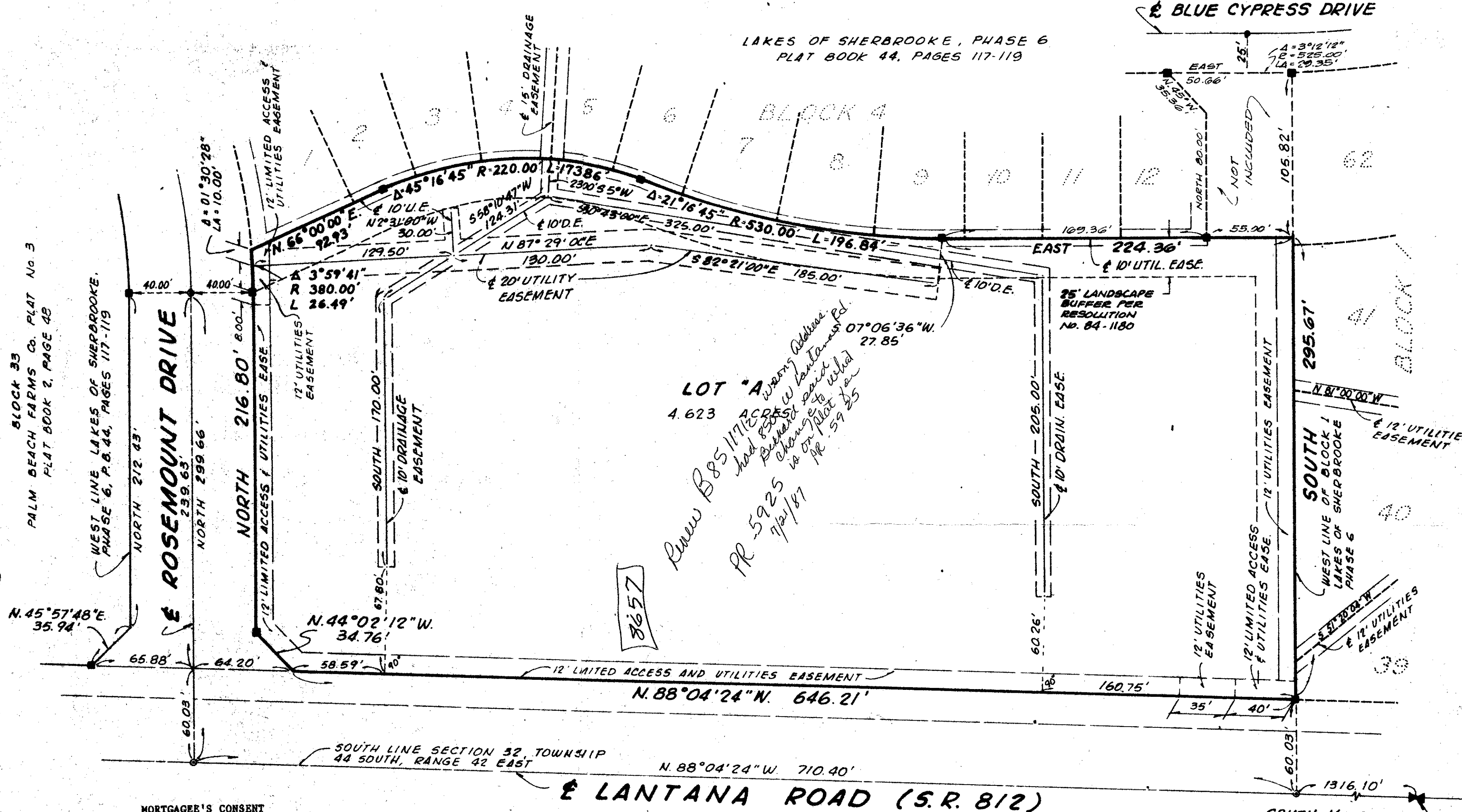
I, Van Chua, Title Officer, of CHELSA TITLE AND GUARANTY COMPANY, a certified title insurance company, licensed under the laws of the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Palm Springs Baptist Church, Inc.; that the current taxes have been paid; and that the property is free of encumbrances; and that I find all mortgages are shown and are true and correct and there are no other encumbrances of record.

Date: 5-20-85
BY: *Van Chua*
Title Officer
Chelsa Title and Guaranty Company

A PART OF LAKES OF LANTANA P.U.D.
SHERBROOKE BAPTIST CHURCH
IN SECTION 32, TOWNSHIP 44 SOUTH, RANGE 42 EAST
BEING A REPLAT OF TRACT 1, LAKES OF SHERBROOKE PHASE 6,
RECORDED IN PLAT BOOK 44, PAGES 117 THROUGH 119.



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51/144
STATE OF FLORIDA
COUNTY OF PALM BEACH : SS
This Plat was filed for record at 11:30 A.M. this 26th day of July, 1985, A.D., and duly recorded in Plat Book No. 51 on Page 144.
JOHN B. DUNKLE, Clerk
BY: *Morgan L. Moulton* D.C.



APPROVALS

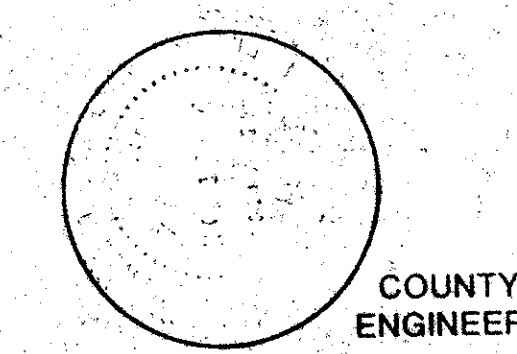
BOARD OF COUNTY COMMISSIONERS
PALM BEACH COUNTY, FLORIDA
This plat is hereby approved for record this 23 day of July, 1985, A.D.
BY: *K. Adams*
Kenneth M. Adams, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 23 day of July, 1985, A.D.
BY: *H.F. Kahlert*
Herbert F. Kahlert, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk
BOARD OF COUNTY COMMISSIONERS

By: *Paul M. Compton*
Deputy Clerk



MORTGAGEE'S CONSENT

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

The undersigned hereby certifies that it is the holder of a mortgage 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 mortgage which is recorded in Official Record Book 438 at page 1555 of the public records of Palm Beach County, Florida shall be subordinated to the dedications shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its *Stuart Hoffman* and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 20 day of May, 1985, A.D.

ATTEST:
Stuart Hoffman
JACK HEINLEY, EXEC. VICE PRES.
BY: *Stuart Hoffman*
STUART HOFFMAN, EXEC. VICE PRES.

STATE OF FLORIDA : SS
COUNTY OF PALM BEACH :

BEFORE ME personally appeared *Stuart Hoffman* and *Jack Heintley*, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as *Stuart Hoffman* and *Jack Heintley* of BANK OF SOUTH PALM BEACHES, a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 20th day of May, 1985.

My commission expires:
Arthur C. Woodard
Notary Public, State of Florida at Large

NOTE:

There shall be no buildings or any kind of construction placed on utility or drainage easements.

There shall be no structures, trees or shrubs placed on drainage easements.

Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying same.

Bearings refer to the State Road Department Right-of-Way Map of Lantana West Road, S. R. 812, Section No. 9353-151, dated January 1953, the $\frac{1}{4}$ thereof being N.88°04'24"W.

All Palm Beach Farms Co. Plat No. 3 thirty foot reservations encompassed by the Lakes of Lantana Planned Unit Development have been abandoned by Resolution No. R-79-159 and recorded in Official Record Book 3012, Pages 285-287, Public Records of Palm Beach County Florida.

All distances shown along curves are arc lengths, and lines that are drawn as radial lines are radial lines unless noted otherwise.

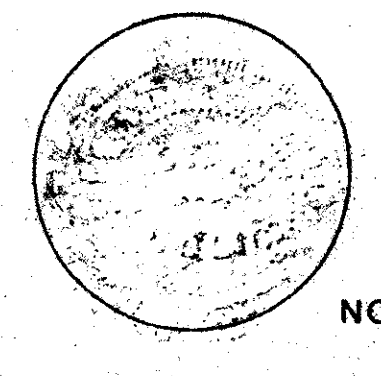
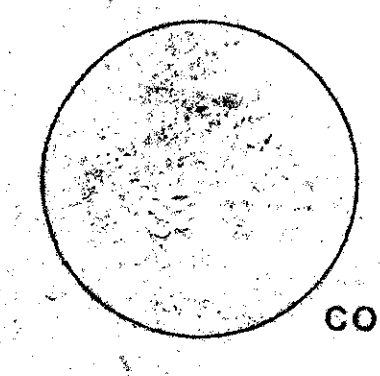
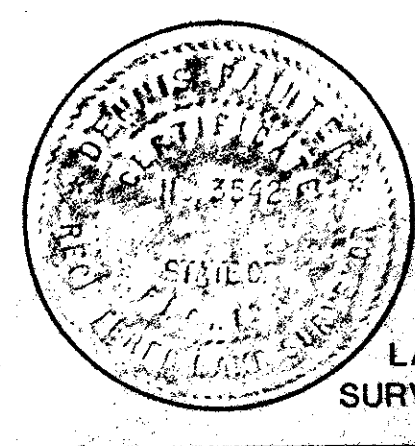
■ - indicates Permanent Reference Monument.

⊙ - indicates Permanent Control Point.

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 and that said survey is accurate to the best of my knowledge and belief and that Permanent Reference Monuments (P.R.M.'s) have been placed as required by law and the Permanent Control Points (P.C.P.'s) will be set under the guarantees posted with Palm Beach County for the required improvements and further that the survey data complies with all requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

Date: May 20, 1985
BY: *Donna Painter*
Dennis Painter
Registered Land Surveyor
Florida Certificate No. 3542



Adair and Brady, Inc. 0268-303
Area: 4.623 Acres, 100%
Usage: Lot "A" Civic

This instrument was prepared by:
David C. Wiegand
ADAIR & BRADY, INC.
1958 South Congress Avenue
West Palm Beach, Florida 33406

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|---|---------------|--|---------|
| ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS | | SHERBROOKE BAPTIST CHURCH RECORD PLAT | |
| WEST PALM BEACH | Scale 1"=50' | DATE | SHEET |
| Dr. D.C. F.B. 1/11 | Scale 1"=50' | PG. 9-11 | FP 1055 |
| DATE | Date MAY 1985 | NO. 4047 | 1 OF 1 |