

BOCA GLADES BAPTIST CHURCH

A PORTION OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, BEING A REPLAT OF A PORTION OF TRACTS 50 AND 51 OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, A PLAT OF WHICH IS ON FILE IN PLAT BOOK 1, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WALTER A. CORNNELL INC. CONSULTING ENGINEERS & LAND SURVEYORS PALM BEACH COUNTY, FLORIDA
JANUARY, 1988 SHEET 1 OF 2

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for recording on 11:52A
10 JUNE
88 and duly recorded in Plat Book No. 59 on page 190-191
Walter A. Cornell
D. O.

DEDICATION

Know all men by these presents that BOCA GLADES BAPTIST CHURCH (INC.), a Florida Corporation, owner of the land shown hereon in Section 25, Township 47 South, Range 41 East, Palm Beach County, Florida, shown hereon as BOCA GLADES BAPTIST CHURCH, being more particularly described as follows: A portion of Tracts 50 and 51, of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, of Section 25, Township 47 South, Range 41 East, according to the Plat thereof, as recorded in Plat Book 1, Page 102 of the Public Records of Palm Beach County, Florida, more particularly described as follows:

Commence at the Northeast corner of said Section 25; thence South 87° 08' 00" West, along the North boundary of said Section, 65.25 feet; thence South 00° 52' 29" East, along the West Right-of-Way line of U.S. 441 (State Road 7) as shown on Road Plat 1, Pages 35 thru 41, of said Public Records, 3741.90 feet to a point on the North Right-of-Way line of Oriole Country Road, as described in Right-of-Way Deed, Recorded in Official Records Book 2694, Page 497 of said Public Records; thence South 88° 55' 19" West, along said North Right-of-Way line and its Westerly extension, 149.91 feet to the POINT OF BEGINNING; thence continue South 88° 55' 19" West, along said North Right-of-Way line, 690.30 feet; thence North 01° 04' 41" West, 304.73 feet; thence North 88° 55' 19" East, parallel with said North Right-of-Way line, 716.29 feet to a point on a line that is 125.00 feet West of and parallel with said West Right-of-Way line of U.S. 441 (State Road 7); thence South 00° 52' 29" East, along said parallel line, 279.82 feet to a point on said North Right-of-Way line of Oriole Country Road; thence South 44° 01' 25" West, along said North Right-of-Way line, 35.29 feet to the POINT OF BEGINNING. Said lands lying in Palm Beach County, Florida, containing 5.000 acres, more or less, and shown hereon as BOCA GLADES BAPTIST CHURCH and have caused the same to be surveyed and platted as shown hereon and do hereby dedicate, as follows:

1. Parcel A is dedicated to Boca Glades Baptist Church, (Inc.), a Florida corporation, its successors and assigns, for church and related purposes and is the perpetual maintenance obligation of said corporation, its successors and assigns, without recourse to Palm Beach County.
2. Utility Easements as shown hereon are dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement, and repair of utility facilities and CABLE TELEVISION FACILITIES.
3. The limited access easement as shown hereon is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the control and jurisdiction of access rights.
4. The buffer shown hereon is dedicated for open space, landscape, and buffer purposes and shall be the perpetual maintenance obligation of Boca Glades Baptist Church, Inc., its successors and assigns without recourse to Palm Beach County.
5. The drainage easements shown hereon are dedicated in perpetuity to Boca Glades Baptist Church, Inc., its successors and assigns, for drainage purposes and are the perpetual maintenance obligation of said corporation without recourse to Palm Beach County.

In Witness whereof, BOCA GLADES BAPTIST CHURCH, (INC.), a Florida corporation, has caused these presents to be signed by its President and attested to by its Vice-President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 27th day of January, 1988.

C. B. Turner, President
Gil Covey, Vice-President

ACKNOWLEDGEMENT

STATE OF FLORIDA, COUNTY OF PALM BEACH
Before me personally appeared C.B. Turner and Gil Covey, to me well known and known to me to be the individuals described in and who executed the foregoing Instrument as President and Vice-President of Boca Glades Baptist Church, Inc., a Florida corporation, and severally acknowledged to and before me that they executed such Instrument as 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 27th day of January, 1988.

My commission expires: March 8, 1991
Walter A. Cornell
Notary Public

MORTGAGEE'S CONSENT

STATE OF GEORGIA, FULTON COUNTY
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 5120 at pages 1577 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.
(ASSIGNMENT RECORDED BOOK 5370 PAGE 1200)

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its EXECUTIVE VICE PRESIDENT and attested to by its ADMINISTRATIVE ASSISTANT and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 1st day of FEBRUARY, 1988.
Home Mission Board of the Southern Baptist Convention
Joan O. Redford, Administrative Assistant
Robert T. Banks Jr., Executive Vice President

ACKNOWLEDGEMENT

STATE OF GEORGIA, FULTON COUNTY
Before me personally appeared ROBERT T. BANKS, JR. and JOAN O. REDFORD to me well known and known to be the individuals described in and who executed the foregoing Instrument as EXECUTIVE VICE PRESIDENT and ADMINISTRATIVE ASSISTANT of the Home Mission Board of the Southern Baptist Convention 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 a 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 1st day of FEBRUARY, 1988.
My commission expires SEPTEMBER 11, 1990
Sharon J. Shirehill
NOTARY PUBLIC

APPROVAL PALM BEACH COUNTY, FLORIDA

BOARD OF COUNTY COMMISSIONERS
This plat is hereby approved for record this 7th day of JUNE, 1988.
By: Carol A. Roberts, CHAIR

Attest: JOHN B. DUNKLE, Clerk
Deputy Clerk

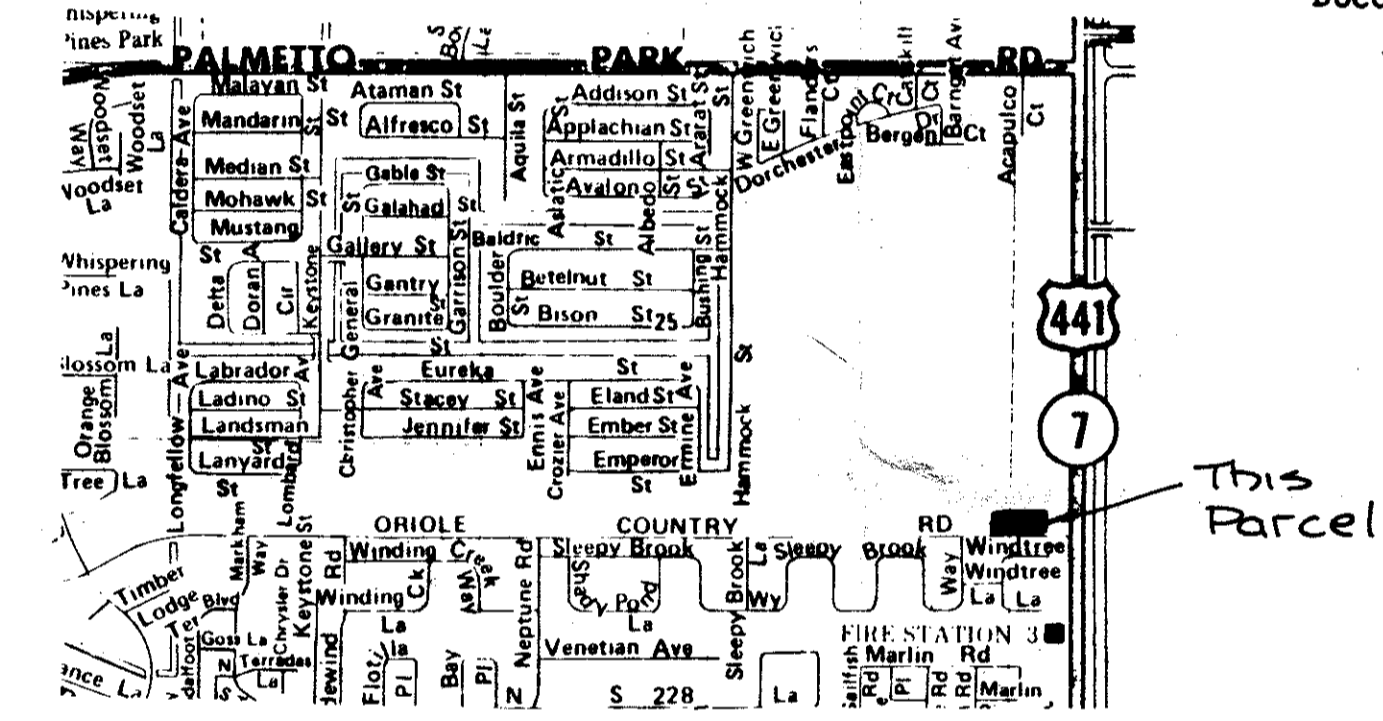
SURVEYOR'S CERTIFICATE

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, that the 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 further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County.

Walter A. Cornell
Walter A. Cornell
Florida Reg. Land Surveyor #1757

NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

This Instrument was prepared by Kevin M. Cornell in the offices of Walter A. Cornell, Inc., 22 S.E. 4th Street, Boca Raton, Florida.



LOCATION

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, 1988.

By: H.F. Kahlert, P.E., County Engineer

TITLE CERTIFICATE

STATE OF FLORIDA, PALM BEACH COUNTY
I, Dana M. Scheer, 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 title to the property is vested to Boca Glades Baptist Church (Inc) that the current taxes have been paid; and that I find the property is encumbered by the mortgage shown hereon; that there are no other encumbrances of record; and that I find that all mortgages are shown and are true and correct.

Dana M. Scheer
Dana M. Scheer, Attorney
4-12-1988
DATE

0513-001

59/190

Pet. 86-58

OWNER'S CORPORATE SEAL OWNER'S NOTARY MORTGAGEE CORPORATE SEAL MORTGAGEE NOTARY CHAIRMAN COUNTY ENGINEER LAND SURVEYOR COUNTY CLERK

BOCA GLADES BAPTIST CHURCH

SUBDIVISION Boca Glades Baptist Church
BOOK 59
PAGE 190
FLOOD ZONE A01
QUAD 69
SE
PUD NAME