

PLAT OF ST. PAUL EVANGELICAL LUTHERAN CHURCH A PLAT OF A PORTION OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA SHEET 1 OF 2

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COUNTY OF PALM BEACH ) STATE OF FLORIDA ) This Plat was filed for record at 12:22 P.M. this 16 day of June 1998. Publicly recorded in Plat Book No. 92 Page 145-146. BO-30714 H. WILSON, Clerk of Public Court by [Signature]



DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT ST. PAUL EVANGELICAL LUTHERAN CHURCH OF BOCA RATON, FLORIDA, INC., A FLORIDA CORPORATION, OWNERS OF LAND SHOWN HEREON, BEING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ST. PAUL EVANGELICAL LUTHERAN CHURCH, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 1, AVIS ACRES, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 185 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.0°00'00"E. ALONG THE EAST LINE AND NORTHERLY EXTENSION OF THE EAST LINE OF SAID PLAT OF AVIS ACRES, A DISTANCE OF 713.52 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE SOUTH LINE OF TUNISON PALMS SECTION 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 128 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°38'19"E. ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE AND SOUTH LINE OF SAID PLAT OF TUNISON PALMS SECTION 2, A DISTANCE OF 460.77 FEET; THENCE S.0°12'11"E. A DISTANCE OF 10.00 FEET TO A POINT ON A LINE 10.00 FEET SOUTH OF AND PARALLEL TO THE SOUTH LINE OF SAID PLAT OF TUNISON PALMS SECTION 2; THENCE S.89°38'19"E. ALONG SAID PARALLEL LINE, A DISTANCE OF 137.66 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE EL-RIO CANAL; THENCE S.0°12'11"E. ALONG THE SAID WEST RIGHT OF WAY LINE OF THE EL-RIO CANAL, A DISTANCE OF 703.74 FEET TO A POINT ON A LINE 300.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF SAID SECTION 19; THENCE N.89°38'02"W. ALONG SAID PARALLEL LINE, A DISTANCE OF 600.96 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS:

THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) (LESS THE SOUTH 300.00 FEET AND THE EAST 60 FEET THEREOF); THE EAST HALF (E.1/2) OF THE SOUTHWEST QUARTER (S.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) (LESS THE SOUTH 300.00 FEET AND LESS THE WEST 310.00 FEET); THE SOUTH 345.3 FEET OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) (LESS THE RIGHT-OF-WAY FOR EL RIO CANAL) AND THE SOUTH 345.3 FEET OF THE EAST HALF (E.1/2) OF THE NORTHEAST QUARTER (N.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) (LESS THE WEST 310.00 FEET THEREOF); ALL IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA. SUBJECT TO AN EASEMENT OVER THE EAST 60.00 FEET OF THE SOUTH 345.3 FEET OF THE WEST HALF (W.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 19, FURTHER INCLUDES ALL THOSE RIGHTS AND PRIVILEGES OBTAINED AND GRANTED UNDER AND BY THAT CERTAIN EASEMENT DATED MAY 12, 1953, EXECUTED BY C.S.P. BALL AND IRENE DAVIES BALL, HIS WIFE, TO MARIO SUCANO, OVER THE EAST 60.00 FEET OF THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AS RECORDED IN DEED BOOK 1020, PAGE 109, PALM BEACH COUNTY RECORDS.

AND

THE EAST HALF (E.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, LESS AND EXCEPT THE SOUTH 300.00 FEET OF SAID TRACT AND LESS AND EXCEPT ANY PORTION OF EL RIO CANAL THAT LIES WITHIN THE TRACT HEREIN DESCRIBED SITUATED IN PALM BEACH COUNTY, FLORIDA.

BEING A PORTION OF TRACT NO. B-126 (PARTIAL) OF BOCA RATON ARMY AIRFIELD AND BEING A PORTION OF THE LANDS ACQUIRED BY THE UNITED STATES OF DECLARATION OF TAKING NO. 1 IN THE CASE OF THE UNITED STATES OF AMERICA VS. 5820 ACRES OF LAND, MORE OR LESS, IN PALM BEACH COUNTY, FLORIDA; AND TOWN OF BOCA RATON, ET AL., BEING CIVIL ACTION NO. 682 IN THE DISTRICT COURT OF THE UNITED STATES FOR THE SOUTHERN DISTRICT OF FLORIDA, MIAMI DIVISION.

AND

THE EAST 60 FEET OF THE WEST HALF (W.1/2) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

ALSO ALL EASEMENT RIGHTS OVER THE EAST 60 FEET OF THE SOUTH 345.3 FEET OF THE WEST HALF (W.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

LESS AND EXCEPTING THEREFROM THE FOLLOWING:

THE EAST 237.65 FEET OF THE NORTH 10 FEET OF THE SOUTH 345.3 FEET OF THE NORTHWEST QUARTER (N.W.1/4) OF THE SOUTHWEST QUARTER (S.E.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF THE SOUTHWEST QUARTER (S.W.1/4) OF SAID SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BOCA RATON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 426,416 SQUARE FEET OR 9.7892 ACRES, MORE OR LESS.

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

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR ST. PAUL EVANGELICAL LUTHERAN CHURCH OF BOCA RATON, FLORIDA, INC. ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO CITY OF BOCA RATON, PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF June 1998.

ST. PAUL EVANGELICAL LUTHERAN CHURCH OF BOCA RATON, FLORIDA, INC.

ATTEST: [Signature] NAME: SAUL A. GILKIN TITLE: SECRETARY BY: [Signature] NAME: CAROL L. SCHNEIDER TITLE: PRESIDENT OF CORPORATION

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CAROL L. SCHNEIDER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ST. PAUL EVANGELICAL LUTHERAN CHURCH OF BOCA RATON, FLORIDA, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 17th DAY OF June 1998.

MY COMMISSION EXPIRES: Dec. 4, 1999



NAME: CAROL M. KONDRAS NOTARY PUBLIC - STATE OF FLORIDA

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 1020, PAGE 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 16th DAY OF June 1998.

1ST UNITED BANK, A FLORIDA BANKING CORPORATION

WITNESS: [Signature] PRINT NAME: AUGUST D. BROWN

BY: [Signature] STEVEN C. GEHALO VICE PRESIDENT

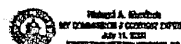
ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED STEVEN C. GEHALO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF 1ST UNITED BANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER 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 17th DAY OF June 1998.

MY COMMISSION EXPIRES:



NAME: RICHARD A. MURDOCH NOTARY PUBLIC - STATE OF FLORIDA

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, RICHARD A. MURDOCH, 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 ST. PAUL EVANGELICAL LUTHERAN CHURCH OF BOCA RATON, FLORIDA, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: MAY 8, 1998

[Signature] RICHARD A. MURDOCH

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 SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; 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 THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

[Signature] PAUL D. ENGLE SURVEYOR AND MAPPER NO. 5708 STATE OF FLORIDA

NOTES:

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 PAUL D. ENGLE IN THE OFFICE OF O'BRIEN, SUITER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561/276-4501).

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol]

NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENTS BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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.

THE SOUTH LINE OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST IS ASSUMED TO BEAR S.89°38'02"E.

CITY APPROVALS

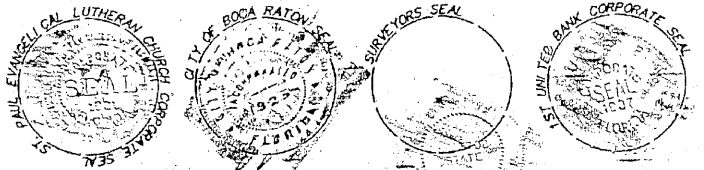
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY THE RESOLUTION DULY ADOPTED BY SAID COUNCIL, ON THE 9th DAY OF June 1998.

[Signature] CAROL G. HANCOCK, MAYOR

[Signature] JORGE A. CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES

[Signature] CANDACE BRIDGWATER, CITY CLERK

[Signature] MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER



O'BRIEN, SUITER & O'BRIEN, INC. LAND SURVEYORS CERTIFICATE OF AUTHORIZATION #0353 SURVEYOR AND MAPPER IN RESPON. REL. CHARGE: JOHN N. SUITER 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501 732-3279 FAX 276-2300