



# ST. MARKS EPISCOPAL CHURCH

BEING A PORTION OF SECTION 7, TOWNSHIP 42 SOUTH,  
AND RANGE 43 EAST, CITY OF PALM BEACH GARDENS,  
PALM BEACH COUNTY, FLORIDA.  
MAY, 2001



SHEET 1 OF 2

COUNTY OF PALM BEACH }  
STATE OF FLORIDA }  
This Plat was filed for record at 4:53 p.m.  
The 11 day of June 2001  
and duly recorded in Plat Book No. 90  
on page 192-193  
DOROTHY H. WILKIN, Clerk of Circuit Court  
by Wallace Surveying P.C.

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS that St. Marks Church, Inc., a Florida corporation, licensed to do business in Florida, owner of the land shown hereon being in Section 7, Township 42 South, Range 43 East, City of Palm Beach Gardens, Palm Beach County, Florida, shown hereon as St. Marks Episcopal Church, being more particularly described as follows:

### LEGAL DESCRIPTION:

PARCEL "A"  
A parcel of land lying in the Northeast quarter of Section 7, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of "THE PLAT OF THE OAKS - SUNTERRACE PLAT 3" as recorded in Plat Book 68, Pages 70 through 73 inclusive, Public Records of Palm Beach County, Florida; thence North 88° 34' 14" West, a distance of 90.00 feet to the POINT OF BEGINNING; thence continue North 88° 34' 14" West, a distance of 167.45 feet; thence South 14° 05' 37" East, a distance of 411.80 feet; thence South 04° 34' 58" East, a distance of 370.44 feet to a point on the Northern right-of-way line of Burns Road as recorded in Official Record Book 6438, Page 688 Public Records of Palm Beach County, Florida; thence South 88° 43' 16" East, a distance of 80.45 feet, to the point of curvature of a circular curve, concave Northerly, having a radius of 1,617.15 feet and a central angle of 06° 48' 15"; thence Easterly, along the arc of said curve, an arc distance of 192.04 feet, to a point of tangency; thence North 84° 28' 29" East, a distance of 77.94 feet (the last three described courses being coincident with said Northern right-of-way line of Burns Road); thence North 35° 12' 27" East along the Westerly right-of-way line of Gardens East Drive as recorded in Official Record Book 6709, Page 1410 Public Records of Palm Beach County, Florida, a distance of 17.01 feet; thence North 14° 05' 44" West, a distance of 136.85 feet; thence North 10° 25' 21" West, a distance of 325.01 feet, to the point of curvature of a circular curve, concave Easterly, having a radius of 400.00 feet and a central angle of 29° 27' 01"; thence Northerly, along the arc of said curve, an arc distance of 205.60 feet, to a point of intersection with a non-tangent line (the last three described courses being coincident with said Westerly right-of-way line of Gardens East Drive); thence North 14° 05' 44" West, a distance of 62.13 feet; thence North 88° 34' 14" West along a line 15 feet South of (as measured at right angles) and parallel with the South line of said Plat of "THE PLAT OF THE OAKS - SUNTERRACE PLAT 3", a distance of 243.65 feet; thence North 01° 25' 46" East, a distance of 15.00 feet to the POINT OF BEGINNING of the herein described parcel.

### TOGETHER WITH:

PARCEL "B"  
A parcel of land lying in the Northeast quarter of Section 7, Township 42 South, Range 43 East, Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the found Palm Beach County Brass Disk marking the Southwest corner of the Northwest quarter of said Section 7; thence South 88° 43' 16" East, along the South line of the North 1/2 of said Section 7, a distance of 3,054.17 feet to a point; thence North 1° 16' 44" East, departing from said South line, a distance of 125.10 feet to a point on the North line of Parcel 110.1 as described in Official Record Book 7301, Page 604, Public Records of Palm Beach County, Florida and the North right of way line of Burns Road and the POINT OF BEGINNING of the hereinafter described parcel; thence North 84° 28' 29" East, along said North line, a distance of 352.85 feet to the beginning of a curve concave to the South having a radius of 2,136.50 feet and a central angle of 1° 47' 02"; thence Easterly, along the arc of said curve, a distance of 66.92 feet to a point on the boundary line of that certain parcel recorded in Official Record Book 1853, Page 992, Public Records of Palm Beach County, Florida; thence North 14° 05' 44" West, continuing along said boundary line, a distance of 487.88 feet to a point on the South line of Tract "C", "THE PLAT OF THE OAKS CORE ROAD", according to the plat thereof, recorded in Plat Book 67, Page 33, said Public Records; thence South 84° 30' 38" West, along said South line, a distance of 440.71 feet to the Southwest corner of said Tract "C"; said point also being on the East right-of-way line of Gardens East Drive as recorded in Official Record Book 6709, Page 1410, said Public Records; thence South 14° 05' 44" East, along said East line, a distance of 465.33 feet to a point on said North line of Parcel 110.1; thence South 54° 48' 46" East, along said North line, a distance of 32.61 feet to the POINT OF BEGINNING.

Containing in all 10.97 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Parcel A and Parcel B, as shown hereon, are hereby reserved to St. Marks Church, Inc., a Florida corporation, licensed to do business in Florida, their successors and assigns, for commercial development and maintenance and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said St. Marks Church, Inc., a Florida corporation, licensed to do business in Florida, their successors and assigns, without recourse to the City of Palm Beach Gardens.

IN WITNESS WHEREOF, the above-named corporation has caused the presents to be signed by its Senior Warden and attested by its Clerk, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 29th day of May, 2001.

ATTEST: Susan R. Adkin BY: Scott B. Clinton  
Susan R. Adkin, Clerk Scott B. Clinton, Senior Warden  
Printed Name Title

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
Before me personally appeared Scott B. Clinton and Susan R. Adkin, whom are personally known to me or have produced as identification and who executed the foregoing instrument as Sr. Warden and Clerk, respectively, of St. Marks Church, Inc., a Florida corporation, and severally acknowledged 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 29th day of May, 2001.  
Dorinda Groome  
Notary Public  
My Commission Expires: February 17, 2005

### 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 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 11808 at Page 915 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 Sr. Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 29th day of May, 2001.

WITNESS: Anne E. Fitzpatrick BY: Gregory P. Barlow  
ANNE E. FITZPATRICK Gregory P. Barlow, Sr. Vice President  
Printed Name  
WITNESS: H. Wade Rilly, III  
H. WADE RILLY, III  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach  
Before me personally appeared Gregory P. Barlow, who is personally known to me or has produced as identification and who executed the foregoing instrument as Sr. Vice President of Suntrust Bank, a national banking association, and severally acknowledged before me that he executed such 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 29th day of May, 2001.  
Dorinda Groome  
Notary Public  
My Commission Expires: February 17, 2005

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach  
I, Jeffrey S. Raynor, Esquire, a duly licensed attorney in the State of Florida do hereby certify that I have examined the title to the herein described property; that I find the title to the property is vested to St. Marks Church, Inc., a Florida corporation, that the current taxes have been paid; that all mortgages not satisfied or released or record nor otherwise terminated by law are shown hereon and that there are no other mortgage encumbrances of record.  
Dated: 5-29-01  
Jeffrey S. Raynor, Esquire  
Raynor Law Firm, P.A.  
14241 U.S. Hwy. No. 1  
Juno Beach, Florida 33408  
Attorney-at-law licensed in Florida  
Florida Bar No. 539449

### SURVEYOR'S CERTIFICATE

State of Florida  
County of Palm Beach  
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 that monuments according to sec. 177.091(9), F.S., will be set under the guarantees posted with the City of Palm Beach Gardens for the required improvements; and further, that the plat was prepared under my supervision and direction and the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.  
BY: Craig L. Wallace DATE: 5/29/2001  
Professional Surveyor and Mapper  
Florida Certificate No. 3357

### 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 Palm Beach Gardens. This review does not include the verification of the geometric data.  
BY: Pasquale Volpe DATE: 30 May 2001  
Pasquale Volpe  
Professional Surveyor and Mapper  
License No. 4873

### APPROVALS

City of Palm Beach Gardens  
State of Florida  
County of Palm Beach  
This plat is hereby approved for record this 29th day of June, 2001.  
BY: Joseph A. Russ, Mayor  
ATTEST: Carol Gold, Clerk  
CITY ENGINEER  
This plat is hereby accepted for record this 29th day of June, 2001.  
BY: Leifert E. Lindahl, City Engineer

### NOTES

- 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.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable City of Palm Beach Gardens approvals or permits as required for such encroachments.
- Bearings shown hereon are based on the South line of the North 1/2 of Section 7, Township 42 South, Range 43 East, which bears South 88° 43' 16" East and all other bearings are relative thereto.
- This instrument prepared by: Craig L. Wallace  
Wallace Surveying Corporation  
901 Northpoint Parkway, Suite 117  
West Palm Beach, Florida 33407  
561/640-4551

ST. MARKS:	NOTARY:	SUNTRUST:	NOTARY:	SURVEYOR:	REVIEWING SURVEYOR:	CITY OF PALM BEACH GARDENS:
<b>ST. MARKS EPISCOPAL CHURCH</b>						
<b>WALLACE SURVEYING</b> CORP. LICENSED SURVEYOR & MAPPERS						
FIELD:	JOB No.:	DATE:	F.B.:	PG:		
OFFICE: R.C.	92-1322 "C"	MAY, 2001			DWG. No. 92-1322-1	
CK'D:	REF:				SHEET 1 OF 2	