

# "ST. HERMAN ORTHODOX CHURCH"

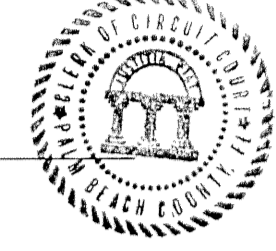
A REPLAT OF A PORTION OF TRACT 1 OF "AMENDED PLAT OF SEC. 12, TWP. 45 S R. 42 E.", P.B. 9, PAGE 74  
SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST  
PALM BEACH COUNTY-FLORIDA

SHEET 1 OF 2 SHEETS

PREPARED BY  
**PULICE LAND SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION LB3870  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
(954) 572-1777  
FAX (954) 572-1778  
AUGUST 2001

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 1:53 P.M.  
THIS 4<sup>th</sup> DAY OF September 2002 AND  
DULY RECORDED IN PLAT BOOK NUMBER 96  
AT PAGES 27-28.  
DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT



BY: *Sherry L. McCallister*  
DEPUTY CLERK

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT ST. HERMAN ORTHODOX CHURCH, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "ST. HERMAN ORTHODOX CHURCH", A REPLAT OF A PORTION OF TRACT 1 IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, OF THE "AMENDED PLAT OF SEC. 12, TWP. 45 S. R. 42 E.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9 AT PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 12; THENCE SOUTH 04°39'09" WEST ON THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12 FOR 402.54 FEET; THENCE NORTH 89°12'21" WEST FOR 67.42 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL AND ON THE ARC OF A 11,392.16 FOOT RADIUS NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS NORTH 85°44'20" WEST; THENCE SOUTHERLY ON THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 6392, PAGE 446 AND OFFICIAL RECORDS BOOK 13727, PAGE 0392 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THROUGH A CENTRAL ANGLE OF 00°23'29" FOR AN ARC DISTANCE OF 77.81 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°39'09" WEST CONTINUING ON SAID WESTERLY RIGHT-OF-WAY LINE AS DESCRIBED IN OFFICIAL RECORDS BOOK 13727, PAGE 0392 FOR 130.00 FEET; THENCE SOUTH 86°59'19" WEST FOR 30.28 FEET; THENCE NORTH 89°12'21" WEST FOR 160.88 FEET; THENCE NORTH 04°39'09" EAST FOR 209.84 FEET; THENCE SOUTH 89°12'21" EAST FOR 190.69 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 39,943 SQUARE FEET (0.9170 ACRES), MORE OR LESS.

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

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE COMPATIBILITY BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO 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 14<sup>th</sup> DAY OF June, 2002.

ST. HERMAN ORTHODOX CHURCH, INC.  
A FLORIDA CORPORATION

WITNESS: *Richard W. Carlson, Jr.*  
PRINT NAME: Richard W. Carlson, Jr.

*Rev. Michael Zaprawnik, Jr.*  
PRINT NAME: Rev. Michael Zaprawnik, Jr.  
TITLE: PRESIDENT

WITNESS: *Elizabeth E. Pulice*  
PRINT NAME: Elizabeth E. Pulice

**TITLE CERTIFICATION**  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, M. Timothy Healen, 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 THIS PROPERTY IS VESTED IN ST. HERMAN ORTHODOX CHURCH, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; **THAT THERE ARE NO MORTGAGES OF RECORD;** THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

7/16/02  
DATED

*M. Timothy Healen*  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

**COUNTY APPROVAL**  
COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 9 DAY OF September 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

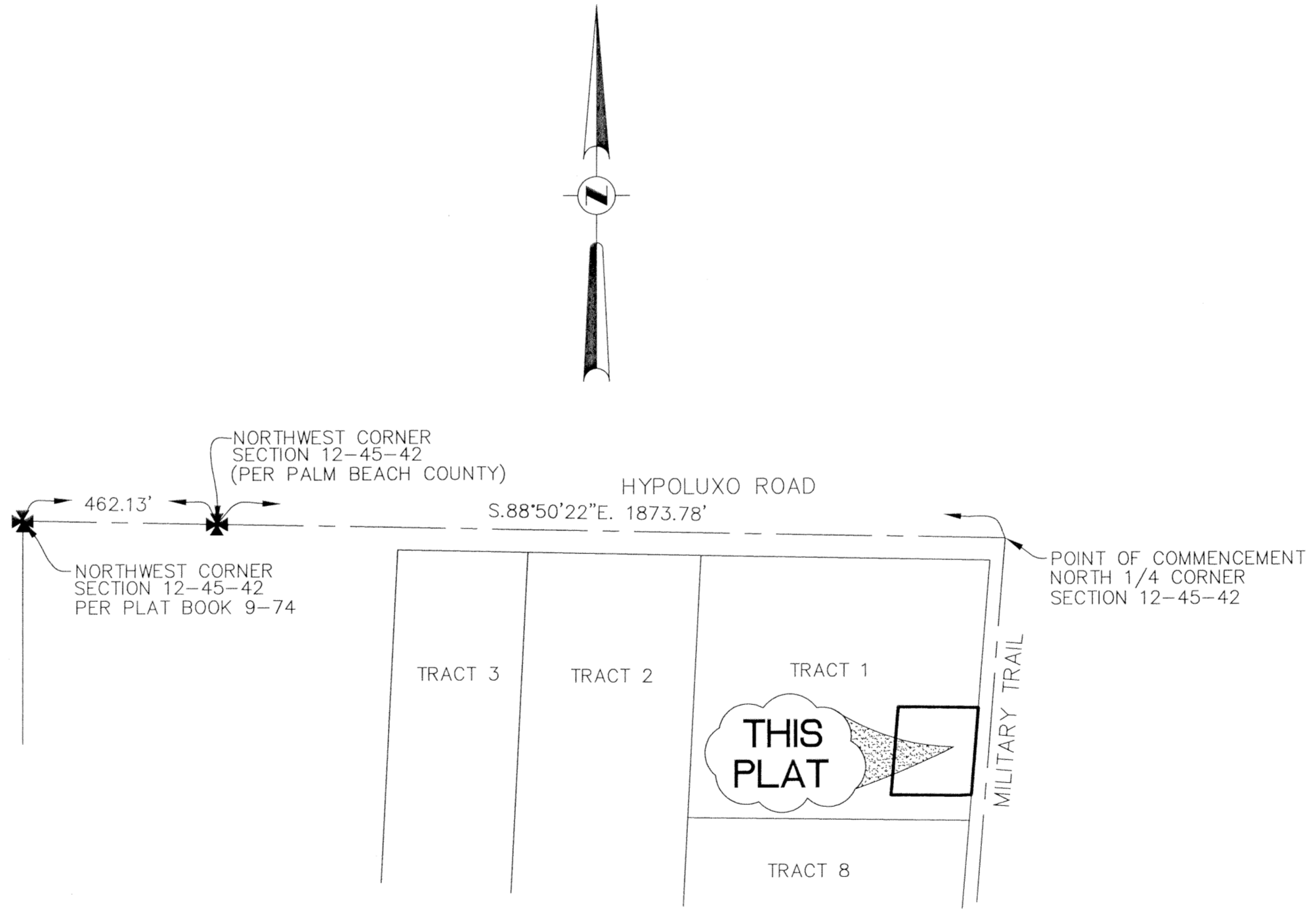
BY: *George T. Webb, P.E.*  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

**PREPARING SURVEYOR AND MAPPER'S STATEMENT**

THIS INSTRUMENT WAS PREPARED BY:  
JOHN F. PULICE  
PROFESSIONAL SURVEYOR AND MAPPER NO. 2691  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL RD.  
SUNRISE, FLORIDA 33351

**SURVEYORS NOTES**

- 1) BEARINGS AND GRID COORDINATES ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. ASSUMED BEARING OF N02°04'34"E ON THE WEST LINE OF SECTION 19-44-43 AS SHOWN ON PALM BEACH COUNTY, FLORIDA ENGINEERING DEPARTMENT RIGHT OF WAY MAP, DWG. NO. 3-75-328 R/W MAP BOOK 5, PAGES 125-138, PALM BEACH COUNTY RECORDS.
- 2)  PRM DENOTES: PERMANENT REFERENCE MONUMENTS.
- 3)  PCP DENOTES: PERMANENT CONTROL POINTS.
- 4) BM DENOTES: BENCH MARK ELEVATION
- 5)  CL DENOTES: CENTERLINE
- 6)  SC DENOTES: SECTION CORNER
- 7)  QSC DENOTES: QUARTER SECTION CORNER
- 8) POC DENOTES: POINT OF COMMENCEMENT
- 9) POB DENOTES: POINT OF BEGINNING
- 10) D.B. DENOTES: DEED BOOK
- 11) O.R.B. DENOTES: OFFICIAL RECORD BOOK
- 12) P.B. PG. DENOTES: PLAT BOOK AND PAGE
- 13) F.S. DENOTES: FLORIDA STATUTES
- 14) ELEVATIONS ARE BASED ON NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- 15) 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.
- 16) COORDINATES SHOWN ARE GRID  
DATUM = NAD 83, 1990 ADJUSTMENT  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FOOT  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR=1.0000374
- 17) PBCR DENOTES: PALM BEACH COUNTY RECORDS
- 18) THIS PLAT IS SUBJECT TO CROSS ACCESS AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 15833, PAGE 1222, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.



LOCATION MAP  
SCALE: 1"=300'

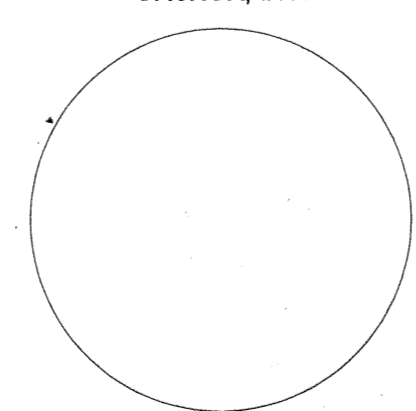
**ACKNOWLEDGEMENT**  
STATE OF FLORIDA  
COUNTY OF

BEFORE ME PERSONALLY APPEARED Rev. Michael Zaprawnik, Jr. WHO IS PERSONALLY KNOWN TO ME, OWNER AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF ST. HERMAN ORTHODOX CHURCH, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND 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.

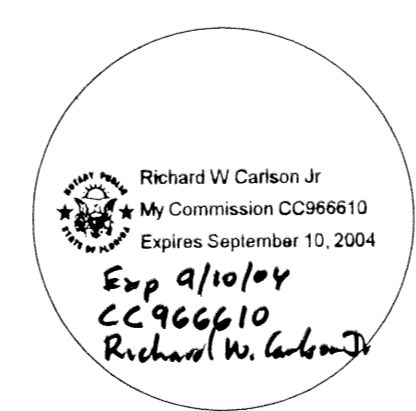
WITNESS MY HAND AND OFFICIAL SEAL THIS 14<sup>th</sup> DAY OF June, 2002  
MY COMMISSION EXPIRES: 9/10/04  
CC966610

*[Signature]*  
NOTARY PUBLIC

ST. HERMAN ORTHODOX CHURCH, INC.



DEDICATION ACKNOWLEDGEMENT



SURVEYOR

