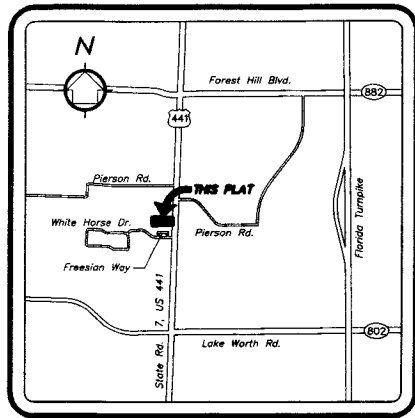


# LIFE COVENANT CHURCH, WELLINGTON CAMPUS

A REPLAT OF A PORTION OF TRACTS 6, 7 AND 8, BLOCK 26, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGE 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 24, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA.

00073-069

FEBRUARY 2011



LOCATION MAP (NOT TO SCALE)

## CERTIFICATE OF DEDICATION

State of Florida }  
County of Palm Beach } SS

Know all men by these presents that Life Covenant Church, Inc., an Oklahoma not for profit Corporation, owner of the land shown hereon as LIFE COVENANT CHURCH, WELLINGTON CAMPUS, being a replat of a portion of Tracts 6, 7 and 8, Block 26, PALM BEACH FARMS COMPANY PLAT NO. 3, Plat Book 2, Page 45 through 54, inclusive of the Public Records, Palm Beach County, Florida, said lands lying and situate in Section 24, Township 44 South, Range 41 East, being more particularly described as follows:

A parcel of land included within Tracts 6 through 8, less the South 86 feet of Tracts 6 through 8 and less the right-of-way for State Road 7 as now laid out, Block 26, of the PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof, as recorded in Plat Book 2, Pages 45 to 54, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

A certain parcel of land lying in Section 24, Township 44 South, Range 41 East, Palm Beach County, Florida, being a portion of Tracts 6, 7 and 8, in Block 26, PALM BEACH FARMS COMPANY PLAT NO. 3, as same is recorded in Plat Book 2, Pages 45 through 54, Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at a point on the Westerly right-of-way line of U.S. Highway 441 (State Road No. 7) as same is depicted on the Florida Department of Transportation Right-of-Way Map Section 93210-2519 and the North line of WHITEHORSE ESTATES PLAT 2, as same is recorded in Plat Book 78, Page 92, Public Records of Palm Beach County, Florida; Thence from said POINT OF COMMENCEMENT, North 01°53'57" East (the North line of said WHITEHORSE ESTATES PLAT 2 is assumed to bear South 88°52'02" West and all other bearings mentioned herein are relative thereto) along said Westerly right-of-way line, a distance of 66.09 feet to the POINT OF BEGINNING; Thence, from said POINT OF BEGINNING, South 88°52'02" West along a line 66.00 feet North of as measured at right angles thereto, from said North line of WHITEHORSE ESTATES PLAT 2, (said line also being 86.00 feet North of, as measured at right angles thereto, the South line of said Tracts 6, 7 and 8) a distance 1122.03 feet; Thence North 01°07'58" West, a distance of 415.00 feet; Thence South 88°05'50" East, a distance of 1142.41 feet to a point on said Westerly right-of-way line of State Road No. 7; Thence South 01°53'57" West, along said Westerly right-of-way line, a distance of 355.00 feet to the POINT OF BEGINNING.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate and reserve as follows:

1. Tract "A", as shown hereon is hereby reserved by the owner, Life Covenant Church, Inc., an Oklahoma not for profit Corporation, its successors and assigns, for future development purposes and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the Village of Wellington.

2. Tract "B", (Water Management Tract), as shown hereon, is hereby reserved by the owner, Life Covenant Church, Inc., an Oklahoma not for profit Corporation, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the Village of Wellington.

All littoral zones/filter marsh areas within Water Management Tract "B" are hereby reserved by the owner, Life Covenant Church, Inc., an Oklahoma not for profit Corporation, its successors and assigns for littoral zones/filter marsh areas and water management purposes and are the perpetual maintenance obligation of said owner without recourse to the Village of Wellington. The Village of Wellington, its successors and assigns, is hereby granted access through access easements and lake maintenance easements as shown hereon and shall have the right, but not the obligation, to inspect and monitor said littoral zones/filter marsh areas.

3. The Lake Maintenance Easement (L.M.E.), as shown hereon is hereby reserved by the owner, Life Covenant Church, Inc., an Oklahoma not for profit Corporation, its successors and assigns, for access, construction, operation and maintenance of stormwater management and drainage facilities, for the purpose of performing any and all maintenance activities pursuant to the maintenance obligation of said owner, its successors and assigns, without recourse to the Village of Wellington.

The Village of Wellington, its successors and assigns, shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this Plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance easements and lake maintenance access easements, and private streets associated with said drainage system.

4. The Landscape Buffer Easements (L.B.E.) as shown hereon are hereby reserved by the owner, Life Covenant Church, Inc., an Oklahoma not for profit Corporation, its successors and assigns, for landscape and buffer purposes and are the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to the Village of Wellington.

5. The Utility Easement (U.E.), as shown hereon is hereby dedicated in perpetuity for access, construction, operation and maintenance of utility facilities, including cable television. The installation of cable television systems shall not interfere with the construction and maintenance of other facilities.

6. The Water Easement (W.E.), as shown hereon is hereby dedicated to the Village of Wellington, its successors and assigns, for access, construction, operation and maintenance of water facilities and is the perpetual maintenance obligation of said Village, its successors and assigns.

In witness whereof, I CRAIG GROESCHEL, as President of Life Covenant Church, Inc., an Oklahoma not for profit corporation does hereunto set my hands and seals;

This 2 Day of MARCH 2011.

By: Craig Groeschel

Print Name: CRAIG GROESCHEL, President  
Life Covenant Church, Inc., an Oklahoma not for profit corporation

Witness: Kevin Penry

Print Name: KEVIN PENRY

Witness: Travis Reynolds

Print Name: TRAVIS REYNOLDS

## ACKNOWLEDGMENT

State of Oklahoma }  
County of Oklahoma } SS

Before me personally appeared CRAIG GROESCHEL, who is personally known to me, or has produced as identification, as identification, and who executed the foregoing instrument as President of Life Covenant Church, Inc., an Oklahoma not for profit 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 2<sup>nd</sup> day of MARCH, 2011.

My commission expires: 1-2-2013 (Date)

By: Guina M. Everts

Print Name: GUINA M. EVERTS

Commission Number: 09000156

## APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATION, VILLAGE OF WELLINGTON

State of Florida }  
County of Palm Beach } SS

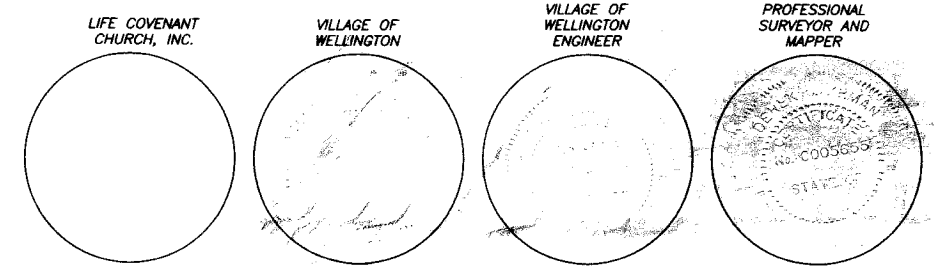
The Village of Wellington, its successors and assigns, hereby approves the plat and accepts the dedication to said Village of Wellington as stated and shown, dated this 6<sup>th</sup> day of MARCH 2011.

By: Darell Bowen

Darell Bowen  
Mayor

Attest: Awilda Rodriguez

Awilda Rodriguez  
Village Clerk



## ACKNOWLEDGMENT

State of Florida }  
County of Palm Beach } SS

Before me personally appeared Darell Bowen and Awilda Rodriguez who are personally known to me and who executed the foregoing instrument as Mayor and Village Clerk of the Village of Wellington, a Florida Political Subdivision of the State of Florida and severally acknowledged to and before me that they executed such instrument as such officer of said Village, the seal affixed to said instrument is the seal of said Village and that it was affixed by due and regular Village authority, and that said instrument is the free act and deed of said Village.

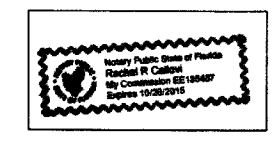
WITNESS my hand and official seal this 16<sup>th</sup> day of MARCH, 2011.

My commission expires: 10/26/2015 (Date)

By: Richard J. Caltoni

Print Name: Richard J. Caltoni

Commission Number: 65135457



## VILLAGE OF WELLINGTON ENGINEER

State of Florida }  
County of Palm Beach } SS

This plat is hereby approved for LIFE COVENANT CHURCH, WELLINGTON CAMPUS, recorded this 6<sup>th</sup> day of MARCH, 2011 and has been reviewed by a Professional Surveyor and Mapper employed by the Village of Wellington, in accordance with Section 177.081(1), Florida Statutes.

By: William Riebe

Print Name: William Riebe

Date: 3/6/11

## TITLE CERTIFICATION

State of Florida }  
County of Palm Beach } SS

I, Jeffrey D. Kneen, Esq., 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 Life Covenant Church, Inc., an Oklahoma not for profit corporation; that the current taxes have been paid; that there are no mortgages of record; and that there are no other encumbrances of record.

By: Jeffrey D. Kneen

Print Name: JEFFREY D. KNEEN, Esq., (P.A.)

Licensed in Florida  
Florida Bar No. 147768

## TABULAR DATA:

Zoning Petition Number: 2002-005

Total Plat Area: 10.00± Acres

Tract A = 8.58± Acres

Tract B = 1.42± Acres



## 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") and monuments according to Section 177.091(9), Florida Statutes, 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 Village of Wellington.

This 3<sup>RD</sup> day of MARCH, 2011

By: Derek C. Zeman  
Derek C. Zeman  
Professional Surveyor and Mapper,  
License No. 56555  
State of Florida

## SURVEYOR'S NOTES

1.) 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 Palm Beach County.

2.) Platted utility easements are also easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. This note does not apply to private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.

3.) 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.

4.) There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable Village of Wellington approvals or permits, as required for such encroachments, except construction and planting by government entities or driveways, sidewalks and similar surface construction.

5.) The building setbacks shall be as required by current Village of Wellington Zoning Regulations.

6.) All bearings shown hereon are based on the North boundary of WHITEHORSE ESTATES PLAT 2, Plat Book 78, Page 92 through 95, inclusive of the Public Records, Palm Beach County, Florida, said North boundary bears South 88°52'02" West and all other bearings recited hereon are relative thereto.

7.) Horizontal values shown hereon are State Plane Coordinates, Florida East Zone, North American Datum (NAD) 1983, (2007 Adjustment).

8.) 2010 Florida Statutes—Title XII, Chapter 177.101 (2): Vacation and annulment of plats subdividing lands. The following is stated and applies to the underlying plat of PALM BEACH FARMS COMPANY PLAT NO. 3.

The approval of a replat by the governing body of a local government, which encompasses lands embraced in all or part of a prior plat filed of public record shall, upon recording of the replat, automatically and simultaneously vacate and annul all of the prior plat encompassed by the replat.

**Wantman Group, Inc.**  
Engineering ♦ Planning ♦ Surveying ♦ Environmental  
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411  
(866) 909-2220 phone (561) 687-1110 fax  
CERT No. 6091 - LB No. 7055  
ORLANDO - PORT ST. LUCIE - TAMPA  
THIS INSTRUMENT WAS PREPARED BY DEREK G. ZEMAN, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 5655  
FOR THE FIRM: WANTMAN GROUP, INC.