

THE BOUNDARY PLAT OF
PALM BEACH GARDENS CHRIST FELLOWSHIP CHURCH

LYING IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST,
 CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JUNE 1998

SHEET 1 OF 2



17

DEDICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
) SS
 CITY OF PALM BEACH GARDENS)

KNOW ALL MEN BY THESE PRESENTS, THAT PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA NON-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "PALM BEACH GARDENS CHRIST FELLOWSHIP CHURCH", SAID LAND BEING THE EAST 653.87 FEET OF THE WEST 693.87 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°30'27" EAST ALONG THE SOUTH LINE OF SAID SECTION 14, A DISTANCE OF 40 FEET TO THE POINT OF BEGINNING; THENCE NORTH 1°57'07" EAST ON A LINE PARALLEL TO AND 4 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14, A DISTANCE OF 1332.88 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14 SAID LINE ALSO BEING THE SOUTH LINE OF THE GARDENS HUNT CLUB AS RECORDED IN PLAT BOOK 59, PAGES 162 THROUGH 165, INCLUSIVE, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°25'09" EAST ALONG SAID LINE, A DISTANCE OF 653.88 FEET TO A LINE 693.87 FEET EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE SOUTH 1°57'07" WEST ALONG SAID LINE, A DISTANCE OF 1331.87 FEET TO THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 14; THENCE NORTH 88°30'27" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 653.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 20.00 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS:

1. THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF PALM BEACH GARDENS FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
2. TRACT A AND TRACT C AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT OF WAY PURPOSES.
3. EASEMENTS FOR WATER AND SEWER PURPOSES AS SHOWN HEREON AND DESIGNATED AS W.S.E. ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND/OR ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF WATER AND SEWER FACILITIES.
4. THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO FLORIDA POWER & LIGHT COMPANY, ITS LICENSEES, AGENTS, SUCCESSORS, AND ASSIGNS WITH THE RIGHT TO ENTER UPON THE PROPERTY HEREIN DESCRIBED TO INSTALL, OPERATE AND MAINTAIN THEIR RESPECTIVE UTILITY FACILITIES.

IN WITNESS WHEREOF, PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY THOMAS D. MULLINS, ITS PRESIDENT, AND ATTESTED BY DUDLEY A. BARBER, JR., ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CHURCH BOARD THIS 16th DAY OF JUNE, 1998.

BY: PALM BEACH GARDENS CHRIST FELLOWSHIP, INC.
 A FLORIDA NON-PROFIT CORPORATION

BY: Thomas D. Mullins
 THOMAS D. MULLINS, PRESIDENT

ATTEST: Dudley A. Barber, Jr.
 DUDLEY A. BARBER, JR., SECRETARY

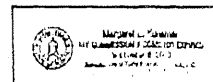
ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED THOMAS D. MULLINS, AND DUDLEY A. BARBER, JR., OF PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., A FLORIDA NON-PROFIT CORPORATION, WHO ARE PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF SAID 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 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 16th DAY OF June, 1998.

Margaret E. Kunsman
 MARGARET E. KUNSMAN, NOTARY PUBLIC



NOTARY SEAL

TITLE CERTIFICATION:

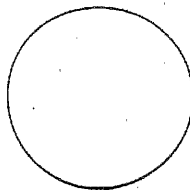
STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

I, EDWARD T. BIERCE, SENIOR VICE PRESIDENT OF THE FLAGLER TITLE COMPANY, 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 PALM BEACH GARDENS CHRIST FELLOWSHIP, INC., THAT THE CURRENT TAXES HAVE BEEN PAID, THERE ARE NO MORE MORTGAGES OF RECORD, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

FLAGLER TITLE COMPANY

DATE: June 17, 1998 BY: Edward T. Bierce
 EDWARD T. BIERCE
 SENIOR VICE PRESIDENT

FLAGLER TITLE COMPANY, 1897 PALM BEACH LAKES BOULEVARD
 SUITE 125, WEST PALM BEACH, FLORIDA 33409



PALM BEACH GARDENS CHRIST FELLOWSHIP, INC. SEAL



MORTGAGEE CONSENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

MICHAEL PARSONS AND W. J. PFAFFENBERGER, CO-TRUSTEES OF THE WILLIAM GROOT CHARITABLE REMAINDER UNITRUST DATED APRIL 17, 1996 HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE BOUNDARY PLAT OF PALM BEACH GARDENS CHRIST FELLOWSHIP CHURCH, 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 10163, AT PAGE 1962 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, MICHAEL PARSONS AND W. J. PFAFFENBERGER, CO-TRUSTEES OF THE WILLIAM GROOT CHARITABLE REMAINDER UNITRUST DATED APRIL 17, 1996, HAS CAUSED THESE PRESENTS TO BE SIGNED BY MICHAEL PARSONS AND W. J. PFAFFENBERGER, THIS 18th DAY OF June, 1998.

WITNESS: Lawrence BY: Michael Parsons
 MICHAEL PARSONS, CO-TRUSTEE

WITNESS: W. J. Pfaffenberger BY: W. J. Pfaffenberger
 W. J. PFAFFENBERGER, CO-TRUSTEE

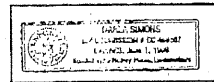
ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED, MICHAEL PARSONS AND W. J. PFAFFENBERGER, CO-TRUSTEES OF THE WILLIAM GROOT CHARITABLE REMAINDER UNITRUST DATED APRIL 17, 1996 WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS CO-TRUSTEES OF SAID TRUST, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CO-TRUSTEES.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF June, 1998.

Dale A. Giam
 NOTARY PUBLIC



NOTARY SEAL

AREA TABULATION:

TRACT A	00.007 ACRES
TRACT B	19.872 ACRES
TRACT C	00.121 ACRES
TOTAL	20.000 ACRES

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACCEPTANCE:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, HEREBY ACCEPTS THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY WILLIAM L. KERSLAKE, ITS PRESIDENT, AND PETER L. PIMENTEL, ITS SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 18th DAY OF JUNE, 1998.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT

BY: William L. Kerslake
 WILLIAM L. KERSLAKE, PRESIDENT

ATTEST: Peter L. Pimentel
 PETER L. PIMENTEL, SECRETARY

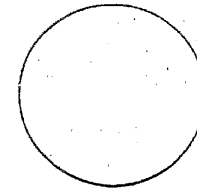
SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

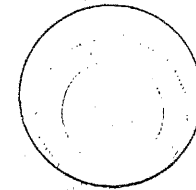
I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS.

SUNSHINE SURVEYORS

DATE: 6-16-98 BY: Jay Alan Bonner
 JAY ALAN BONNER, LS 4088



NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL



SURVEYOR'S SEAL

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEARING NORTH 88°30'27" WEST. THIS BEARING IS BASED ON THE STATE PLANE GRID AZIMUTHS, FLORIDA EAST ZONE, OBTAINED FROM THE PALM BEACH COUNTY ENGINEERING DEPARTMENT SECTIONAL DATUM, PALM BEACH COUNTY, FLORIDA.
2. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
3. P.R.M. = PERMANENT REFERENCE MONUMENT
4. ALL THE MEASUREMENTS FOR THE UTILITY EASEMENTS ARE TO THE CENTER LINE OF THE EASEMENT. W.S.E. = WATER AND SEWER EASEMENT; C/L = CENTER LINE
5. NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

CITY OF PALM BEACH GARDENS APPROVALS:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

THE BOUNDARY PLAT OF PALM BEACH GARDENS CHRIST FELLOWSHIP CHURCH IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF JUNE, 1998.

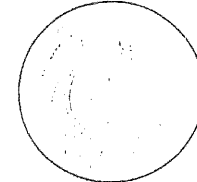
BY: Joseph R. Russo
 JOSEPH R. RUSSO, MAYOR

THE BOUNDARY PLAT OF PALM BEACH GARDENS CHRIST FELLOWSHIP CHURCH IS HEREBY ACCEPTED FOR RECORD THIS 18th DAY OF JUNE, 1998.

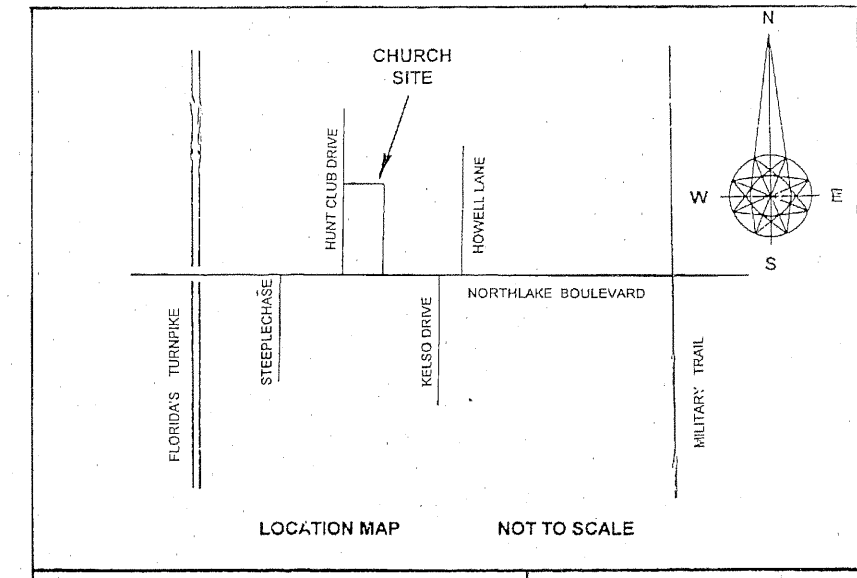
BY: N. E. Lindahl
 N. E. LINDAHL, P.E. CITY ENGINEER

BY: Linda V. Kosier
 LINDA V. KOSIER, CITY CLERK

COUNTY OF PALM BEACH)
) SS
 STATE OF FLORIDA)
)
 This Plat was filed for record at 10:23 AM
 this 17 day of June, 1998
 and duly recorded in Plat Book 10163
 on page 1962
 DOROTHY H. WILKIN, Clerk of Circuit C.
 by [Signature]



CITY OF PALM BEACH GARDENS SEAL



THIS INSTRUMENT WAS PREPARED BY JAY ALAN BONNER, LS 4088
 IN THE OFFICE OF SUNSHINE SURVEYORS
 7592 169TH COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418

SUNSHINE SURVEYORS, LS 4726
 P.O. BOX 31224, PALM BEACH GARDENS
 FLORIDA 33420-1224