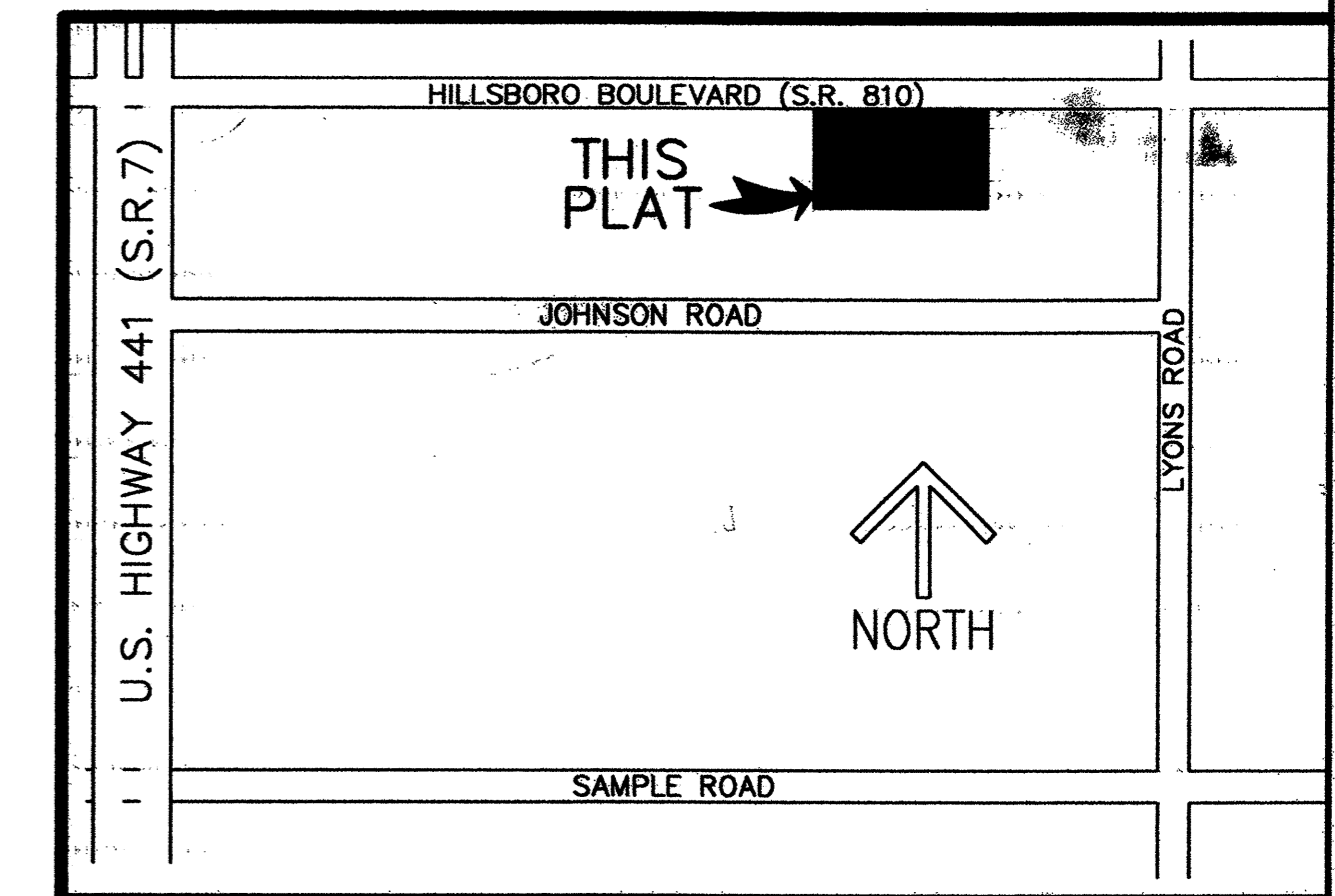


# FIRST BAPTIST CHURCH AT HILLSBORO

A REPLAT OF A PORTION OF TRACTS 17, 18 AND 19, BLOCK 85, THE PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD AND WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561) 392-1991  
JULY - 2005

CFN # 106631603,  
Page 1 of 2  
Recorded 11/29/2006 at 02:19 PM



LOCATION MAP (NOT TO SCALE)

### DESCRIPTION

A REPLAT OF PORTION OF TRACTS 17, 18 AND 19, BLOCK 85, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 17, 18 AND 19, BLOCK 85, "THE PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE NORTH 60.00 FEET THEREOF.

CONTAINING 594,376 SQUARE FEET OR 13.645 ACRES, MORE OR LESS, SAID LANDS SITUATE IN SECTION 6, TOWNSHIP 48 SOUTH, RANGE 42 EAST, THE CITY OF COCONUT CREEK, BROWARD COUNTY, FLORIDA.

### DEDICATION

STATE OF FLORIDA )  
COUNTY OF BROWARD )

KNOW ALL MEN BY THESE PRESENTS THAT FIRST BAPTIST CHURCH AT HILLSBORO, INC. A FLORIDA CORPORATION NOT FOR PROFIT, OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON, HAVE CAUSED SAID LANDS TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN HEREON, AND TO BE KNOWN AS FIRST BAPTIST CHURCH AT HILLSBORO, A REPLAT.

THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

TRACTS A AND B ARE HEREBY RESERVED FOR THE OWNER, SUCCESSOR OR ASSIGNEE FOR PRIVATE PURPOSES CONSISTANT WITH THE ZONING AND LAND USE REGULATIONS OF THE CITY OF COCONUT CREEK, FLORIDA.

RIGHT-OF-WAY TRACT RW DEDICATED BY THIS PLAT IS HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

TRACT RW1 SHOWN HEREON IS DEDICATED TO THE CITY OF COCONUT CREEK, ITS SUCCESSORS AND ASSIGNS FOR GREENBELT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY.

LANDSCAPE BUFFER TRACTS LB AND LB1 SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER FOR OPEN SPACE AND GREENBELT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE RESPONSIBILITY OF THE OWNERS AND/OR ASSIGNS.

THE BUS SHELTER EASEMENT AND BUS SHELTER SIDEWALK EASEMENT SHOWN HEREON ARE HEREBY DEDICATED FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

ALL OF THE FOREGOING DEDICATIONS ARE SUBJECT TO THE RIGHTS GRANTED IN THE SURVEYOR'S NOTES.

IN WITNESS WHEREOF FIRST BAPTIST CHURCH AT HILLSBORO, INC. A FLORIDA CORPORATION NOT FOR PROFIT HAS CAUSED THESE PRESENTS TO BE SIGNED BY JERRY WILLIAMSON, AS PRESIDENT OF FIRST BAPTIST CHURCH AT HILLSBORO, INC.  
THIS 15<sup>th</sup> DAY OF December, 2006 A.D.

FIRST BAPTIST CHURCH AT HILLSBORO, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

BY: Jerry Williamson  
JERRY WILLIAMSON, PRESIDENT

WITNESS: Avon Hunter  
(PRINT NAME): Avon Hunter

WITNESS: Termy Whaley  
(PRINT NAME): Termy Whaley

### ACKNOWLEDGMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGMENTS, JERRY WILLIAMSON, AS PRESIDENT OF FIRST BAPTIST CHURCH AT HILLSBORO, INC. WHO IS (PERSONALLY KNOWN) TO ME OR WHO PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE EXECUTION THEREOF TO BE HIS FREE ACT AND DEED AS SUCH OFFICER FOR THE PURPOSES HEREIN EXPRESSED. THIS 15<sup>th</sup> DAY OF December, 2006 A.D.

I WITNESS WHEREOF I HAVE SET MY HAND AND SEAL THIS 15<sup>th</sup> DAY OF December, 2006.

MY COMMISSION EXPIRES: 10/3/08

Veronica Brooke Duncan  
NOTARY PUBLIC-STATE OF FLORIDA

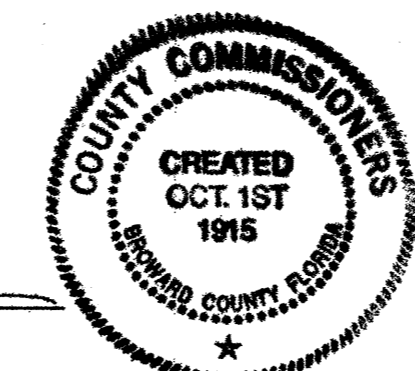
Veronica Brooke Duncan  
(PRINT NAME)

### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-RECORDING SECTION

THIS PLAT WAS FILED FOR RECORD THIS 29 DAY OF November, 2006 AND RECORDED IN PLAT BOOK 176, PAGE 123. RECORD VERIFIED.

ATTEST: PAMELA D. BRANGACCIO  
COUNTY ADMINISTRATOR

Freddie Murray  
DEPUTY



### BROWARD COUNTY FINANCE AND ADMINISTRATIVE SERVICES DEPARTMENT, COUNTY RECORDS DIVISION-MINUTES SECTION

THIS IS TO CERTIFY THAT THIS PLAT COMPLIES WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AND WAS ACCEPTED FOR RECORD BY THE BOARD OF COUNTY COMMISSIONERS OF BROWARD COUNTY, FLORIDA.

THIS 15<sup>th</sup> DAY OF December, 2006 A.D.  
PAMELA D. BRANGACCIO

ATTEST: COUNTY ADMINISTRATOR

Joseph Eggleston  
MAYOR

### BROWARD COUNTY DEPARTMENT OF URBAN PLANNING AND REDEVELOPMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED FOR RECORD THIS 22 DAY OF November, 2006.

BY: Leticia Cull  
DIRECTOR / DESIGNER

### BROWARD COUNTY PLANNING COUNCIL

THIS IS TO CERTIFY THAT THE BROWARD COUNTY PLANNING COUNCIL APPROVED THIS PLAT SUBJECT TO ITS COMPLIANCE WITH THE DEDICATION OF RIGHTS-OF-WAY FOR TRAFFICWAYS THIS 26 DAY OF May, 2006.

BY: Swamy  
CHAIRPERSON

THIS PLAT COMPLIES WITH THE APPROVAL OF THE BROWARD COUNTY PLANNING COUNCIL OF THE ABOVE DATE AND IS APPROVED AND ACCEPTED FOR RECORD THIS 22<sup>nd</sup> DAY OF NOVEMBER, 2006.

BY: Daryl  
EXECUTIVE DIRECTOR

### BROWARD COUNTY HIGHWAY CONSTRUCTION AND ENGINEERING DIVISION

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD.

BY: Richard C. Legg 10/17/06 DATE  
RICHARD C. LEGG, JR. DIRECTOR OF ENGINEERING  
FLORIDA PROFESSIONAL ENGINEER  
REGISTRATION NO. 40263

BY: Robert P. Legg, Jr. 10/16/06 DATE  
ROBERT P. LEGG, JR. PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. LS 4030

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF BROWARD )

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 RECORDS BOOK 33567, AT PAGE 1085, AND OFFICIAL RECORDS BOOK 38908, AT PAGE 1483, 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 Pres AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29<sup>th</sup> DAY OF NOV. 2006.  
Security Bank, N.A.  
A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA  
WITNESS: Rosemarie Cuervo NAME ROSEMARIE CUERVO  
BY: KENNETH A. NORDY NAME V. P.

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF BROWARD )

BEFORE ME PERSONALLY APPEARED Kenneth Nordy WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Vice Pres OF SECURITY BANK, N.A. A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 30 DAY OF November 2006  
MY COMMISSION EXPIRES: 5/12/2009  
Amey Alexander  
NOTARY PUBLIC

### CITY OF COCONUT CREEK PLANNING AND ZONING BOARD

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED AND ACCEPTED BY THE PLANNING AND ZONING BOARD OF THE CITY OF COCONUT CREEK, FLORIDA, NO. BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION, EXPANSION, AND/OR CONVERSION OF A BUILDING WITHIN THIS PLAT UNTIL SUCH TIME AS THE DEVELOPER PROVIDES THIS MUNICIPALITY WITH WRITTEN CONFIRMATION FROM BROWARD COUNTY THAT ALL APPLICABLE IMPACT FEES HAVE BEEN PAID OR ARE NOT DUE.

THIS 10<sup>th</sup> DAY OF August, 2006  
BY: Deba Veerkes  
CHAIRPERSON

### CITY COMMISSION

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF COCONUT CREEK BY ORDINANCE NO. 105-008 ADOPTED THIS 10<sup>th</sup> DAY OF November, A.D. 2007 PURSUANT TO SECTION 13-166, COCONUT CREEK CODE OF ORDINANCES.

BY: Barbara Price  
CITY CLERK-BARBARA PRICE, CMC mnc

### CITY ENGINEER

THIS PLAT IS HEREBY APPROVED AND ACCEPTED FOR RECORD THIS 4 DAY OF Nov. A.D. 2006.

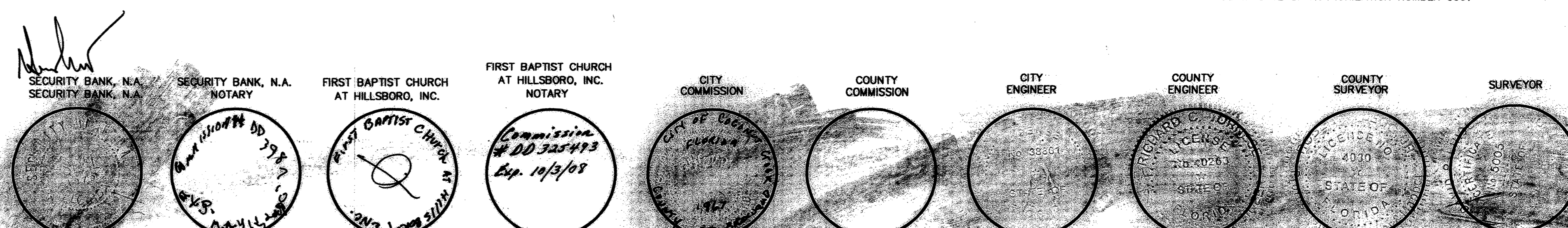
BY: Raj Verma  
CITY ENGINEER  
RAJ VERMA  
FLORIDA PROFESSIONAL ENGINEER NO. 38861

### SURVEYOR'S CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION, THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES PART 1, A.D. 1971, AND THE PORTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE AS REQUIRED TO COMPLY WITH THE BROWARD COUNTY LAND DEVELOPMENT CODE. THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.091 OF SAID CHAPTER 177, ON THIS 15<sup>th</sup> DAY OF December, 2006 A.D. THE BENCH MARKS SHOWN ARE REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM (N.G.V.D.) OF 1929 IN CONFORMITY WITH STANDARDS ADOPTED BY THE NATIONAL OCEAN SURVEY FOR THIRD ORDER CONTROL STANDARDS.

DATE: 12/1/06  
David P. Lindley  
DAVID P. LINDLEY, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 5005  
CAULFIELD AND WHEELER, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER 3591



THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY THIS IS NOT AN OFFICIAL COPY