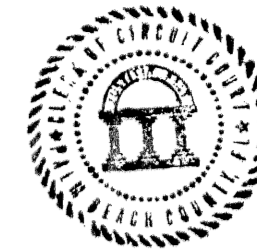


SPANISH RIVER PRESBYTERIAN CHURCH

BEING A PORTION OF THE NORTHWEST ONE QUARTER
OF SECTION 11, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CITY OF BOCA RATON PALM BEACH COUNTY FLORIDA

WALTER A. CORNNELL, INC. CONSULTING ENGINEERS & LAND SURVEYORS JULY 1994
SHEET 1 OF 2



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
This Plat was filed for record at 2:16 P.M.
this 28th day of June 1994
and duly recorded in Plat Book No. 73
on page 445
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* O.C.

DESCRIPTION

A tract of land lying in the Northwest 1/4 of Section 11, Township 47 South, Range 42 East, lying in the City of Boca Raton, Palm Beach County, Florida, said tract being more particularly described as follows:

Commence at the Northwest corner of said Section 11; thence South 01°13'08" East, an assumed bearing, along the West line of Section 11, a distance of 875.76 feet to a point; thence South 89°19'05" East, a distance of 60.03 feet to a point of intersection with the East right-of-way line of St. Andrew's Boulevard, said point being also the Point of Beginning of the herein described parcel; thence continue South 89°19'05" East, a distance of 1,236.88 feet to a point; thence North 01°13'08" West, along a line parallel with the West line of said Section 11, a distance of 684.08 feet to a point of intersection with the South right-of-way line of Yamato Road; thence North 89°41'20" West, along said South right-of-way, being also along a line parallel with and 200.00 feet South of (as measured at right angles) the North line of said Section 11, a distance of 1236.64 feet; thence South 01°13'08" East, along a line parallel with and 60.00 feet East of (as measured at right angles) the West line of said Section 11, being also along the aforesaid East right-of-way line of St. Andrew's Boulevard, a distance of 676.07 feet to the Point of Beginning. Containing 19.30 acres and subject to easements and rights-of-way of record.

DEDICATION

State of Florida)
County of Palm Beach) SS

Know all men by these presents that Spanish River Presbyterian Church, owner of the land described herein under Description and shown hereon as SPANISH RIVER PRESBYTERIAN CHURCH, being a plat of a portion of the Northwest One-Quarter (NW 1/4) of Section 11, Township 47 South, Range 42 East, lying in the City of Boca Raton, Palm Beach County, Florida and has caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- The utility easements as shown hereon are dedicated in perpetuity to the City of Boca Raton for the construction and maintenance of utilities; including cable television.
- The Non Access Easements as shown are dedicated to the City of Boca Raton for the purpose of control and jurisdiction over access rights.
- The area constituting the Preservation Tract shall be the perpetual maintenance obligation of Spanish River Presbyterian Church and may in no way be altered from its natural state, except pursuant to a management plan approved by the City of Boca Raton. Activities prohibited in the Preservation Tract include, but are not limited to: Construction; the depositing of substances such as trash; removal or destruction of trees, shrubs, or other vegetation; excavation; dredging; Removal of soil material; diking, fencing or any other activity detrimental to drainage; flood control; water conservation; erosion control; or fish and wildlife habitat conservation or preservation. Anything contained herein to the contrary not withstanding the removal of exotic vegetation is specifically authorized and in no way prohibited by the terms hereof.

IN WITNESS WHEREOF, Spanish River Presbyterian Church, has caused these presents to be signed by its President and its Vice President, and has caused its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 29th day of June, 1994.

By: *[Signature]*
Title: Doug Hutchison, President
Attest: *[Signature]*, V.P.
Title: James Clifton, Vice President

ACKNOWLEDGEMENT

State of Florida)
County of Palm Beach) SS

Before me personally appeared Doug Hutchison and James Clifton

to me well known and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President of Spanish River Presbyterian Church

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 29th day of June, 1994.

By: *[Signature]*
Notary Public
My commission expires: _____

CITY APPROVAL

This is to certify that this plat has been approved and accepted by the City Council of Boca Raton, Florida, but infers no obligation on the part of the Municipality to improve such streets other than provided under existing charter, nor to install water mains, sanitary sewers, or storm drainage.

Accepted and approved this 12th day of July, 1994.

By: *[Signature]*
Bill T. Smith, Jr., Mayor
By: *[Signature]*
Sandra M. McGinn, Acting Director of Community Development
By: *[Signature]*
Ronald M. Ash, P.E., City Civil Engineer
By: *[Signature]*
Candace Bridgewater, City Clerk

MORTGAGEE'S CONSENT

State of Florida)
County of Palm Beach) SS

The undersigned hereby certifies that it is the holder or 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 5021, at Pages 1252, DATED 9-30-86 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 Senior Vice President and attested to by its Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 28th day of June, 1994.

Mortgagee: Barnett Bank

By: *[Signature]*
Print Name: Kathy J Beattie
Attest: *[Signature]*
Print Name: Jeffrey W. Smith

ACKNOWLEDGEMENT

State of Florida)
County of Palm Beach) SS

Before me personally appeared Kathy J Beattie and Jeffrey W Smith

to me well known and known to me to be the individuals described in and who executed the foregoing instrument as Senior Vice President and Vice President of Barnett Bank
625 NO. FLAGLER DRIVE, WEST PALM BEACH, FL
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.

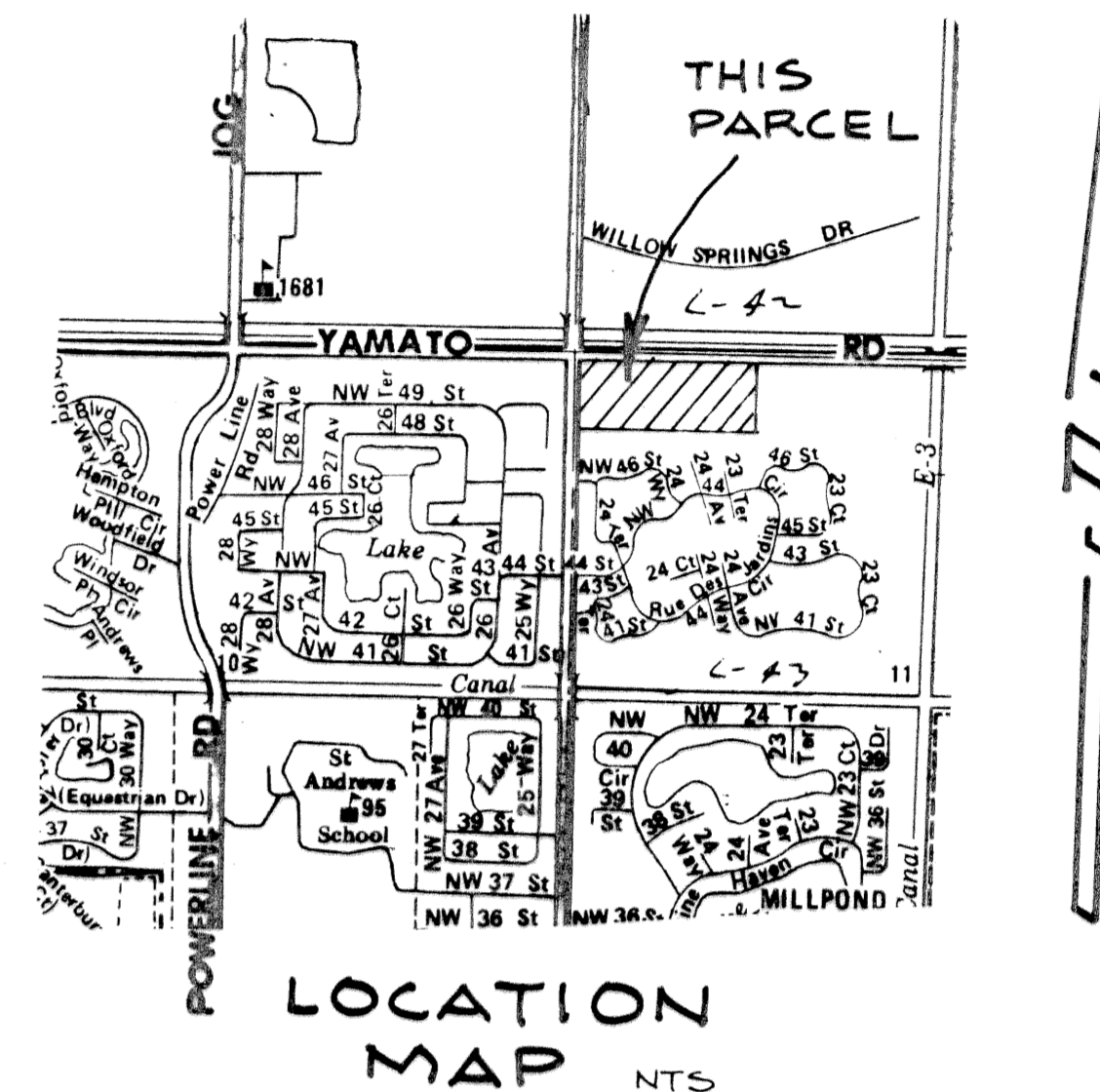
Witness my hand and official seal this 28th day of June, 1994.

By: *[Signature]*
Notary Public
My commission expires: _____

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 the 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 further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of the City of Boca Raton, Palm Beach County, Florida.

By: *[Signature]*
Walter A. Cornell, Florida R.L.S. 1757



TITLE CERTIFICATE

State of Florida)
County of Palm Beach) SS

I, RICHARD M. MOWRY, JR., 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 that the title to the property is vested to SPANISH RIVER PRESBYTERIAN CHURCH, INC.; that I find that the current taxes have been paid; and that I find that the property is encumbered by the mortgage shown hereon; and that I find that all mortgages are shown, and are true and correct and that there are no other encumbrances of record this 28th day of June, 1994.

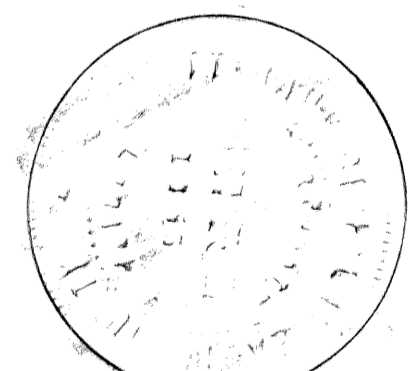
By: *[Signature]* Date: June 28, 1994
Attorney at Law

NOTICE:

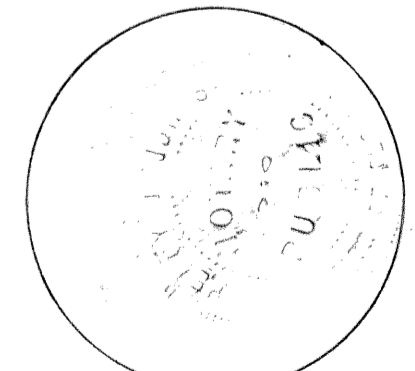
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this County.

This instrument was prepared by Kevin M. Cornell, PLS at the offices of Walter A. Cornell, Inc., 22 Southeast 4th Street, Boca Raton, Florida, 33432.

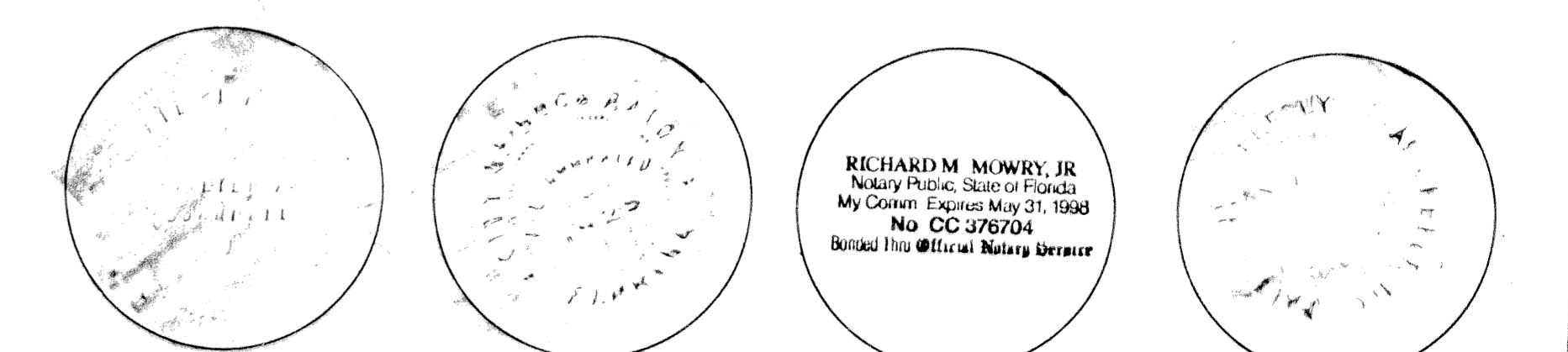
MORTGAGEE'S CORPORATE SEAL



MORTGAGEE'S NOTARY



SURVEYORS SEAL CITY OF BOCA RATON OWNERS NOTARY CORPORATE SEAL



TAZ 610
SPANISH RIVER PRESBYTERIAN CHURCH
PAGE 4
PLAT 73
BOOK 73
PAGE 445