

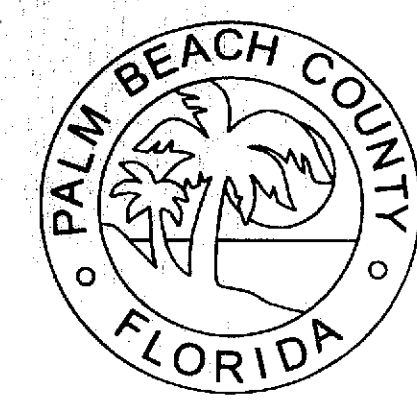
5000-821

ISLAMIC CENTER OF THE PALM BEACHES REPLAT

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST AND BEING A REPLAT OF ISLAMIC CENTER OF THE PALM BEACHES AS RECORDED IN PLAT BOOK 103, PAGE 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN FILED FOR RECORD AT 1:41 P.M., THIS 2nd DAY OF August, 2010, AND DULY RECORDED IN PLAT BOOK NO. 113 ON PAGES 140 THRU 141



SHARON R. BOCK, CLERK & COMPTROLLER PALM BEACH COUNTY
By: Law. Kuczek D.C.

ACKNOWLEDGMENT:

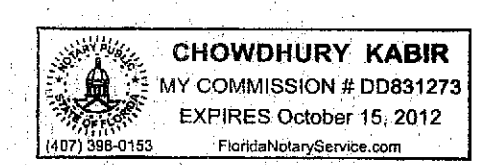
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HAROON SULAIMAN AND MUZAMMIL PATEL WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FLORIDA DRIVERS LICENSES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND GENERAL SECRETARY OF THE MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 18th DAY OF MAY, 2010.

(NOTARY SEAL)

COMMISSION NO. DD 831273
MY COMMISSION EXPIRES: 10-15-2012
BY: [Signature]
(PRINTED NAME) CHOWDHURY KABIR
NOTARY PUBLIC
STATE OF FLORIDA



LEGEND	
○	INDICATES NO. 5 IRON ROD AND CAP STAMPED "BL LB 6852"
⊙	INDICATES NAIL AND DISK STAMPED "PCP BL LB 6852"
□	INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB6852 PRM"
C.C.R.	INDICATES CERTIFIED CORNER RECORD
D.E.	INDICATES DRAINAGE EASEMENT
E	INDICATES EAST
L.A.E.	INDICATES LIMITED ACCESS EASEMENT
L.W.D.D.	INDICATES LAKE WORTH DRAINAGE DISTRICT
NO	INDICATES NUMBER
LB	INDICATES LICENSED BUSINESS
N	INDICATES NORTH
NW	INDICATES NORTHWEST
NAD	INDICATES NORTH AMERICAN DATUM
O.R.B.	INDICATES OFFICIAL RECORDS BOOK
P.B.	INDICATES PLAT BOOK
P.B.C.R.B.	INDICATES PALM BEACH COUNTY ROAD BOOK
PG	INDICATES PAGE
PCP	INDICATES PERMANENT CONTROL POINT
PRM	INDICATES PERMANENT REFERENCE MONUMENT
P.O.B.	INDICATES POINT OF BEGINNING
R/W	INDICATES RIGHT OF WAY
S	INDICATES SOUTH
SEC.	INDICATES SECTION
SW	INDICATES SOUTHWEST
SQ.FT.	INDICATES SQUARE FEET
U.E.	INDICATES UTILITY EASEMENT
W	INDICATES WEST

RESERVATION AND DEDICATION:

PARCELS "A" AND "B", AS SHOWN HEREON ARE HEREBY RESERVED BY THE MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC., A CORPORATION LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSOR AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

KNOW ALL MEN BY THESE PRESENTS THAT THE MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, AS ISLAMIC CENTER OF THE PALM BEACHES REPLAT, BEING A REPLAT OF ISLAMIC CENTER OF THE PALM BEACHES AS RECORDED IN PLAT BOOK 103, PAGE 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA, SAID LAND BEING DESCRIBED A FOLLOWS:

LEGAL DESCRIPTION:

PARCEL "A" - LOT 1 ACCORDING TO THE PLAT OF ISLAMIC CENTER OF THE PALM BEACHES RECORDED IN PLAT BOOK 103, PAGE 120 NOW DESCRIBED BY METES AND BOUNDS AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SECTION 13, THENCE WITH A BEARING OF SOUTH 01°52'18" WEST, ALONG THE WEST LINE OF SECTION 13, AND THE CENTERLINE OF HAVERHILL ROAD, A DISTANCE OF 1336.49 FEET TO A POINT ON THE CENTERLINE OF PURDY LANE; THENCE WITH A BEARING OF SOUTH 88°34'00" EAST, ALONG THE CENTERLINE OF PURDY LANE, A DISTANCE OF 214.07 FEET TO A POINT; THENCE NORTH 01°26'00" EAST, A DISTANCE OF 40.00 FEET TO A POINT, SAID POINT ALSO BEING THE NORTH RIGHT OF WAY LINE OF PURDY LANE, AND A LINE LYING 40.00 FEET NORTH OF AND PARALLEL WITH THE CENTERLINE OF PURDY LANE, AND THE SOUTH LINE OF THE NORTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 13; THENCE NORTH 01°51'54" EAST, A DISTANCE OF 11.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°51'54" EAST, A DISTANCE OF 271.01 FEET; THENCE SOUTH 88°34'00" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 01°51'54" WEST, A DISTANCE OF 67.18 FEET; THENCE SOUTH 88°47'48" EAST, A DISTANCE OF 167.19 FEET TO A POINT; THENCE SOUTH 01°51'10" WEST, A DISTANCE OF 215.50 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF PURDY LANE; THENCE WITH A BEARING OF NORTH 88°34'00" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 91.12 FEET; THENCE NORTH 76°09'44" WEST, A DISTANCE OF 51.20 FEET; THENCE NORTH 88°34'00" WEST, A DISTANCE OF 146.02 FEET TO THE POINT OF BEGINNING.

SAID PORTION OF LAND CONTAINING 67,935 SQUARE FEET OR 1.56 ACRES, MORE OF LESS AND SUBJECT TO EASEMENTS AND RIGHTS OF WAY OF RECORD.

PARCEL "B"

THE EAST HALF OF THE WEST QUARTER, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, LESS THE NORTH 40.00 FEET THEREOF, FOR RIGHT OF WAY FOR PURDY LANE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

THE SOUTHERLY 347 FEET, OF THE NORTHERLY 707 FEET, OF THE WEST HALF, OF THE EAST HALF, OF THE WEST HALF, OF THE SOUTHWEST QUARTER, OF THE NORTHWEST QUARTER, OF SECTION 13, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS OVER THE WESTERLY 20 FEET THEREOF.

LESS:

ADDITIONAL RIGHT OF WAY RECORDED IN OFFICIAL RECORD BOOK 22766, PAGE 849 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. ALL LYING IN THE COUNTY OF PALM BEACH

SAID PORTION OF LANDS CONTAINING 273,257 SQUARE FEET OR 6.27 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS, DEDICATIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DOES HEREBY DEDICATE AS FOLLOWS:

DEDICATION:

- UTILITY EASEMENT:
THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- LIMITED ACCESS EASEMENT:
THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PALM BEACH COUNTY 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, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS GENERAL SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF MAY, 2010.

MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC.
FLORIDA CORPORATION
ATTEST TO: [Signature] BY: [Signature]
MUZAMMIL PATEL HAROON SULAIMAN
GENERAL SECRETARY PRESIDENT

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, UNIVERSAL LAND TITLE, ^{UC} A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN THE MUSLIM COMMUNITY OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 5/12/10

BY: [Signature]
NAME: SANDRA A. PENNY
VICE PRESIDENT
UNIVERSAL LAND TITLE, ^{UC}

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 21250 AT PAGE 36 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 ^{EVP & CLO} AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF MAY, 2010.

WITNESS:
NAME: [Signature]
NAME: [Signature]
NAME: [Signature]

FIRST SOUTHERN BANK
A FLORIDA CORPORATION
BY: [Signature]
NAME: DONALD B. PUTNAM
TITLE: EVP & CLO

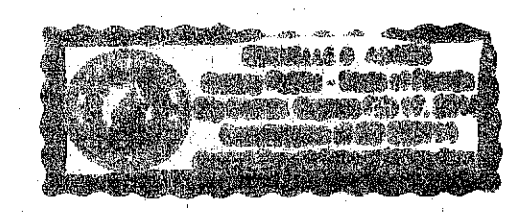
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DONALD B. PUTNAM WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT OF FIRST SOUTHERN BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY 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 19th DAY OF MAY, 2010.

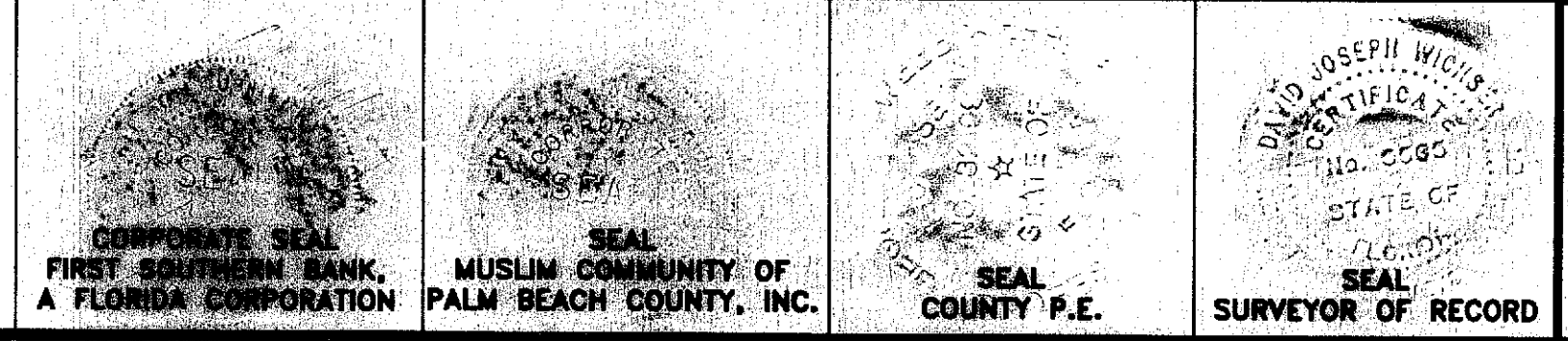
(NOTARY SEAL)



COMMISSION NO. DD 962714
MY COMMISSION EXPIRES: Feb 17, 2014
BY: [Signature]
(PRINTED NAME) Michelle B. Adams
NOTARY PUBLIC
STATE OF FLORIDA

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:
DAVID JOSEPH WICHSER
BETSY LINDSAY, INC.
7997 SW JACK JAMES DRIVE, STUART, FLORIDA 34997
PHONE: (772) 286-5753



COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), FLORIDA STATUTES, THIS 2nd DAY OF August, 2010, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), FLORIDA STATUTES.

BY: [Signature]
NAME: GEORGE T. WEBB, P.E.
COUNTY ENGINEER

(SEAL)

GENERAL NOTES:

- THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983/1990 ADJUSTED, FLORIDA EAST ZONE, REFERENCE A BEARING OF N01°52'18"E ALONG THE WEST LINE OF NORTHWEST QUARTER SECTION 13 BEING THE CENTER LINE OF HAVERHILL ROAD AS SHOWN ON THIS PLAT.
- THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. GROUND DISTANCES MULTIPLIED BY THE SCALE FACTOR OF 1.0000358 EQUALS GRID DISTANCE.
- 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.
- NO BUILDINGS; OR ANY KIND OF CONSTRUCTION; OR TREES; OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 SEC. 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 ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: [Signature] DATED: THIS 2 DAY OF JUNE, 2010.
DAVID JOSEPH WICHSER
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO: 5565
LICENSED BUSINESS NO. 6852

B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE STUART, FL 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852
SHEET 1 OF 2