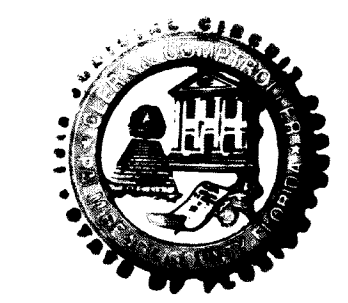


20170152400

132

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED FOR RECORD AT 8:13 AM
THIS 15th DAY OF MAY
2017, AND DULY RECORDED IN PLAT BOOK NO.
193 ON PAGE 132-133
SHARON R. BOOK, CLERK OF CIRCUIT COURT
BY *Marianne S. Jordan*, D.C.



CITY APPROVAL:

THIS PLAT OF "BEACON PLAT" AS APPROVED ON THE
15th DAY OF MAY, A.D. 2017, BY
THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

[Signature]
MAYOR
[Signature]
ATTORNEY
CITY CLERK
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] 4/17/17
DIRECTOR OF PLANNING, ZONING
AND BUILDING
[Signature]
DIRECTOR OF ENVIRONMENTAL
SERVICES
[Signature]
FIRE MARSHALL
[Signature]
CITY ENGINEER

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA
I, MICHAEL S. WEINER, 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 MICHAEL J. SEBASTIAN, JR., A SINGLE MAN
AND LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC. A FLORIDA
CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE
ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT
THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE
SUBDIVISION DEPICTED BY THIS PLAT.
DATE: 2/22/17
[Signature]
MICHAEL S. WEINER
ATTORNEY, STATE OF FLORIDA

REVIEWING SURVEYOR'S STATEMENT:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR
AND MAPPER UNDER CONTRACT WITH THE CITY OF DELRAY BEACH,
FLORIDA, HAS REVIEWED THIS PLAT OF "BEACON PLAT", AS REQUIRED BY
CHAPTER 177.081 (1), FLORIDA STATUTES, AND FINDS THAT IT
COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1,
FLORIDA STATUTES.
DATE: 2/22/17
[Signature]
DAVID M. LINDLEY, P.L.S.
LICENSE #5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. LB. 3591

SURVEYOR'S CERTIFICATE:

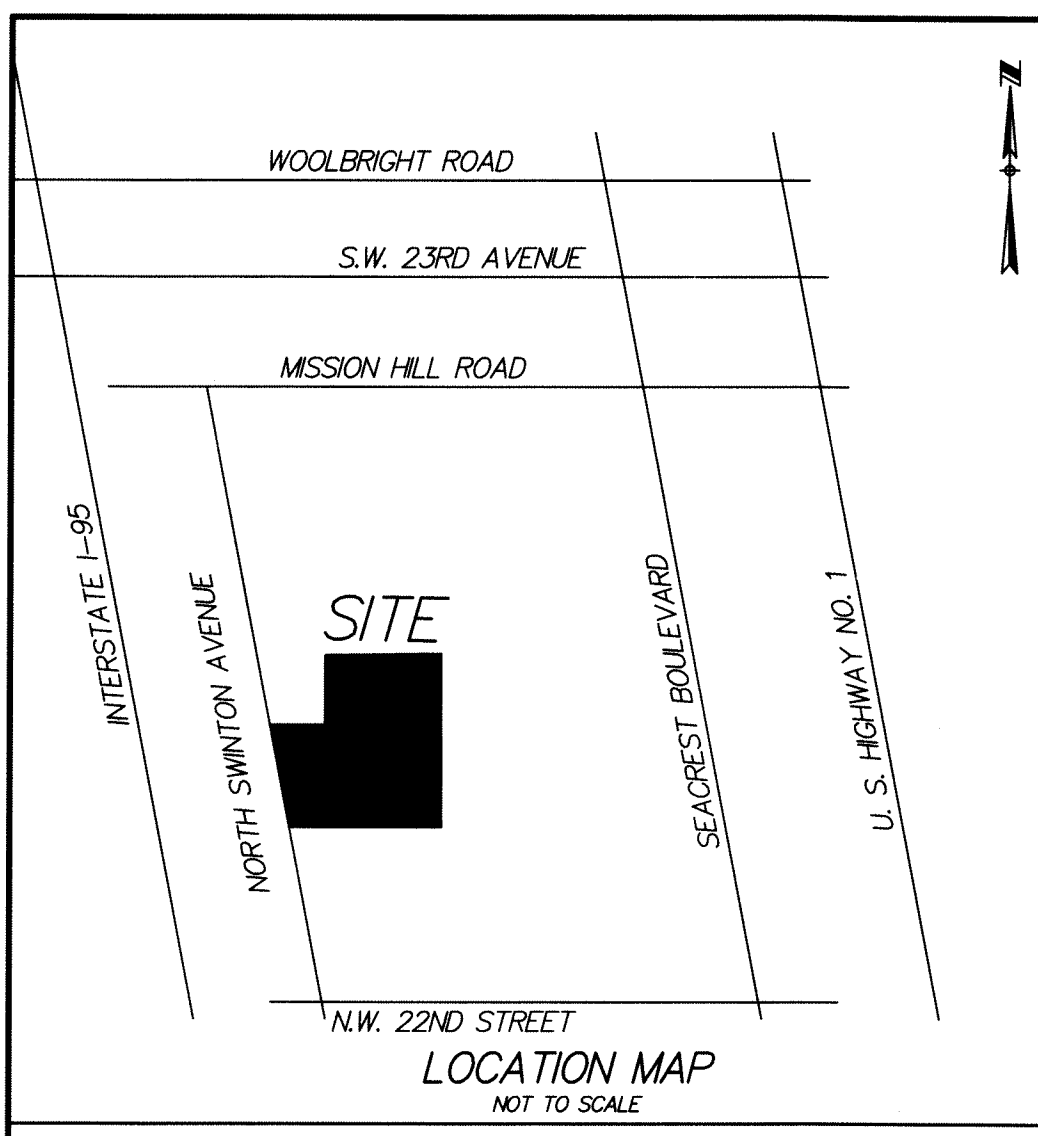
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND
CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE
DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE
BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE
MONUMENTS (PRMS) ACCORDING TO SEC. 177.091 (9), F.S. HAVE
BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY
DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA
STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY
BEACH, FLORIDA.
DATE: 2/15/17
[Signature]
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUTER & O'BRIEN, INC.
95 N.W. 17TH AVENUE, SUITE K-1
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

BEACON PLAT

BEING A REPLAT OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43
EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

MAY, 2016
SHEET 1 OF 2

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF
O'BRIEN, SUTER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1,
DELRAY BEACH, FLORIDA 33445 (561) 276-4501



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL J. SEBASTIAN, JR., A SINGLE MAN
(AS TO PARCELS 1-4) AND LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC., A
FLORIDA CORPORATION (AS TO PARCEL 5), OWNERS OF THE LANDS SHOWN HEREON BEING A
REPLAT OF A PORTION OF SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS "BEACON
PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DEDICATION

DESCRIPTION OF PARCEL 4:
A PARCEL OF LAND LYING IN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM
BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE LINE BETWEEN SECTIONS 4 AND 5, TOWNSHIP 46 SOUTH,
RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF THE SOUTHWEST QUARTER
OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE EASTERLY
ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 105.49 FEET, MORE OR LESS, TO THE
SOUTHWEST CORNER OF THE PLAT OF LAKE HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 206,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N0°13'30"W, ON AN
ASSUMED BEARING ALONG THE WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 570.44 FEET
TO THE NORTHERLY RIGHT OF WAY LINE OF COCONUT ROAD, AS SHOWN ON THE SAID PLAT OF LAKE
HEIGHTS, ALSO BEING THE POINT OF BEGINNING; THENCE N89° 53'00"W, ALONG THE WESTERLY
EXTENSION OF THE NORTH RIGHT OF WAY LINE OF COCONUT ROAD, A DISTANCE OF 285.91 FEET TO
A POINT IN THE EAST RIGHT OF WAY LINE OF SWINTON AVENUE, AS RECORDED IN ROAD PLAT BOOK
3, PAGES 250 AND 251 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
S10°52'17"E, ALONG THE EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 40.74 FEET TO A
POINT ON A LINE PARALLEL TO AND 40.00 FEET SOUTH, WHEN MEASURED AT RIGHT ANGLES TO THE
SAID WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF COCONUT ROAD; THENCE S89°
53'00"E, ALONG SAID PARALLEL LINE, BEING ALSO THE WESTERLY EXTENSION OF THE SOUTH
RIGHT OF WAY LINE OF COCONUT ROAD, A DISTANCE OF 278.39 FEET TO AN INTERSECTION WITH
THE WEST LINE OF THE SAID PLAT OF LAKE HEIGHTS; THENCE N0°13'30"W, ALONG THE WEST
LINE OF THE SAID PLAT OF LAKE HEIGHTS, A DISTANCE OF 400.00 FEET TO THE POINT OF
BEGINNING AFORDESCIBED.

DESCRIPTION OF PARCEL 5:

A PARCEL OF LAND LYING IN SECTION 4, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH
COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SECTION 4, TOWNSHIP 46 SOUTH, RANGE
43 EAST, PALM BEACH COUNTY, FLORIDA, AND THE SOUTH LINE OF THE SOUTHWEST QUARTER OF
THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4; THENCE EASTERLY
ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 105.49 FEET, MORE OR LESS, TO THE
SOUTHWEST CORNER OF THE PLAT OF LAKE HEIGHTS, AS RECORDED IN PLAT BOOK 23, PAGE 206,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N0° 13'30"W, ON AN
ASSUMED BEARING ALONG THE WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 570.44 FEET
TO THE NORTHERLY RIGHT OF WAY LINE OF COCONUT ROAD, AS SHOWN ON THE SAID PLAT OF LAKE
HEIGHTS, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE N0°13'30"W, ALONG THE
WEST LINE OF SAID PLAT OF LAKE HEIGHTS, A DISTANCE OF 117.00 FEET TO THE NORTHWEST
CORNER OF SAID PLAT OF LAKE HEIGHTS; THENCE N89°53'21"W, A DISTANCE OF 101.01 FEET
TO THE WEST LINE OF SAID SECTION 4; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION
4, A DISTANCE OF 116.99 FEET TO A POINT ON THE WESTERLY PROJECTION OF THE NORTH RIGHT
OF WAY LINE FOR COCONUT ROAD AS SHOWN ON SAID PLAT OF LAKE HEIGHTS; THENCE S89°
53'00"E, ALONG SAID WESTERLY PROJECTION, A DISTANCE OF 101.51 FEET TO THE POINT OF
BEGINNING.

CONTAINING 68,544 SQUARE FEET OR 157 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY
DEDICATE AS FOLLOWS:

LOTS 1, 2, 3, 4, AND 5 ARE HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED
PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY
BEACH.

TRACT "A" IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH AS PUBLIC RIGHT
OF WAY FOR STREET AND UTILITY PURPOSES.

THE GENERAL UTILITY EASEMENTS SHOWN HEREON ARE DEDICATED TO ANY PUBLIC OR
PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO STORM DRAINAGE, ELECTRIC POWER,
GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED
HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF
CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF
AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC FACILITY.

THE PRIVATE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF
LOTS 3 AND 4, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF
ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES FOR BUT NOT
LIMITED TO SEWER, ELECTRIC POWER, GAS SERVICE, TELEPHONE LINES AND CABLE
TELEVISION SERVICES; PROVIDED HOWEVER THAT NO SUCH CONSTRUCTION SHALL
INTERFERE WITH THE FACILITY AND SERVICES OF ANY OTHER PUBLIC FACILITY AND
SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF SAID LOTS 3
AND 4, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF DELRAY
BEACH.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF
LOTS 1, 2, 3, 4 AND 5, THEIR SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF
ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF DRAINAGE
LINES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF
SAID LOTS 1, 2, 3, 4 AND 5, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE
TO THE CITY OF DELRAY BEACH.

THE SIDEWALK EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF
DELRAY BEACH FOR PUBLIC ACCESS.

IN WITNESS WHEREOF, I MICHAEL J. SEBASTIAN, JR. A SINGLE MAN DO HEREUNTO SET MY
HAND AND SEAL THIS 22nd DAY OF FEBRUARY, 2017.

WITNESS: *[Signature]* BY: *[Signature]*
MICHAEL J. SEBASTIAN, JR.,
A SINGLE MAN

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED MICHAEL J. SEBASTIAN, JR. A SINGLE MAN,
WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL DL AS IDENTIFICATION,
AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE
EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND OFFICIAL THIS 22nd DAY OF February, 2017.

MY COMMISSION EXPIRES:
[Signature]
NOTARY PUBLIC Cynthia A. Burns
NAME: Cynthia A. Burns
COMMISSION NO.: 66 029050

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE
SIGNED BY ITS DEACON AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE
AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF FEBRUARY, 2017.

LAKEVIEW BAPTIST CHURCH OF DELRAY
BEACH, INC., A FLORIDA CORPORATION

WITNESS: *[Signature]* BY: *[Signature]*
NAME: Deacon
DEACON

WITNESS: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED Lewis R. Picher Jr., WHO IS
PERSONALLY KNOWN TO ME OR HAS PRODUCED FL DL AS IDENTIFICATION, AND
WHO EXECUTED THE FOREGOING INSTRUMENT AS DEACON OF LAKEVIEW BAPTIST CHURCH
OF DELRAY BEACH, INC., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO
AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS DEACON 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 OFFICIAL THIS 22nd DAY OF February, 2017.
MY COMMISSION EXPIRES:

[Signature]
NOTARY PUBLIC
NAME: Cynthia A. Burns
COMMISSION NO.: 66 029050

