

CFN 20230142065 PL BK 135 PG 168

# ATLANTIC CHRISTIAN ACADEMY

BEING A REPLAT OF A PORTION OF LOT 6, BLOCK 2, PALM BEACH PLANTATIONS, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ACA BRIDGE BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ATLANTIC CHRISTIAN ACADEMY, BEING A REPLAT OF A PORTION OF LOT 6, BLOCK 2, PALM BEACH PLANTATIONS, MODEL LAND COMPANY'S SUBDIVISION OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, AS RECORDED IN PLAT BOOK 10, PAGE 20, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SAID SECTION 12, S88°57'17"E FOR 89.03 FEET; THENCE S01°02'43"W FOR 53.05 FEET TO THE NORTHEAST CORNER OF A RIGHT-OF-WAY PARCEL FOR HAVERHILL ROAD, RECORDED IN OFFICIAL RECORD BOOK 11873, PAGE 1577, OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING;

THENCE ALONG THE BOUNDARY OF SAID RIGHT-OF-WAY PARCEL, S44°47'02"W FOR 36.13 FEET; THENCE CONTINUE ALONG THE BOUNDARY OF SAID RIGHT-OF-WAY PARCEL, S01°28'38"E FOR 1102.28 FEET TO THE NORTH LINE OF THE SOUTH 150.00 FEET OF SAID TRACT 6, BLOCK 2, AS MEASURED ALONG THE WEST LINE OF SAID TRACT 6; THENCE ALONG SAID NORTH LINE, DEPARTING SAID RIGHT-OF-WAY, S88°53'42"E FOR 273.22 FEET TO THE WEST LINE OF THE EAST ONE-HALF (E.1/2) OF SAID TRACT 6, BLOCK 2; THENCE ALONG SAID WEST LINE, S01°28'51"E FOR 150.00 FEET TO THE NORTH BOUNDARY OF THE PLAT OF LONG LAKE VILLAGE, RECORDED IN PLAT BOOK 56, PAGE 34, OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH LINE, S88°53'42"E FOR 333.79 FEET TO THE EAST LINE OF THE WEST ONE-HALF (W.1/2) OF THE NORTHWEST QUARTER (N.W.1/4) OF THE NORTHWEST QUARTER (N.W.1/4) OF SAID SECTION 12; THENCE ALONG SAID EAST LINE, N01°29'04"W FOR 1279.05 FEET TO THE SOUTH RIGHT-OF-WAY OF SUMMIT BOULEVARD, RECORDED IN OFFICIAL RECORD BOOK 4986, PAGE 1524, OF SAID PUBLIC RECORDS; THENCE ALONG SAID SOUTH RIGHT-OF-WAY, N88°57'17"W FOR 580.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.851 ACRES, MORE OR LESS.

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

#### 1. TRACT A:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR ACA BRIDGE BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ACA BRIDGE BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. TRACT R:

TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

#### 3. GENERAL UTILITY EASEMENTS (U.E.):

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

#### 4. PALM BEACH COUNTY UTILITY EASEMENT (PBCUE):

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

#### 5. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES. AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 1<sup>st</sup> DAY OF December, 2022.

WITNESS: Acacia M. Taylor (PRINT NAME)  
WITNESS: Nicola TOWAN (PRINT NAME)  
BY: Mark Davis  
ACA BRIDGE BUILDERS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
MARK DAVIS, AUTHORIZED MEMBER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 1<sup>st</sup> DAY OF December, 2022, BY MARK DAVIS, AS AUTHORIZED MEMBER OF ACA BRIDGE BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

MY COMMISSION EXPIRES: 3/21/2027  
(SEAL) Rhonda Jacobs (SIGNATURE)  
Rhonda Jacobs (PRINTED NAME)  
NOTARY PUBLIC  
Commission # HH 336654

### MORTGAGEE'S JOINDER AND 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 RECORD BOOK 31433 AT PAGE 1259 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 Executive Vice President (PRINT TITLE OF SIGNING OFFICER) AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1<sup>st</sup> DAY OF December, 2022.

AMERICAN NATIONAL BANK,  
A NATIONAL BANKING ASSOCIATION

WITNESS: Ashley House (SIGNATURE) BY: Conny Mahoney (SIGNATURE)  
Ashley House (PRINT NAME) Conny Mahoney, Executive (PRINTED NAME AND TITLE)  
WITNESS: Acacia M. Taylor (SIGNATURE)  
Acacia M. Taylor (PRINT NAME)

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF Broward

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 1<sup>st</sup> DAY OF December, 2022, BY Conny Mahoney (PRINT NAME) AS Executive Vice President (PRINT TITLE) FOR AMERICAN NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, ON BEHALF OF SAID NATIONAL BANKING ASSOCIATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 8/28/2026  
(SEAL) Lori Correa (SIGNATURE)  
Lori Correa (PRINT NAME)  
NOTARY PUBLIC  
LORI CORREA  
NOTARY PUBLIC - STATE OF FLORIDA  
My Comm. Expires August 27, 2026  
No. 104 302771

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

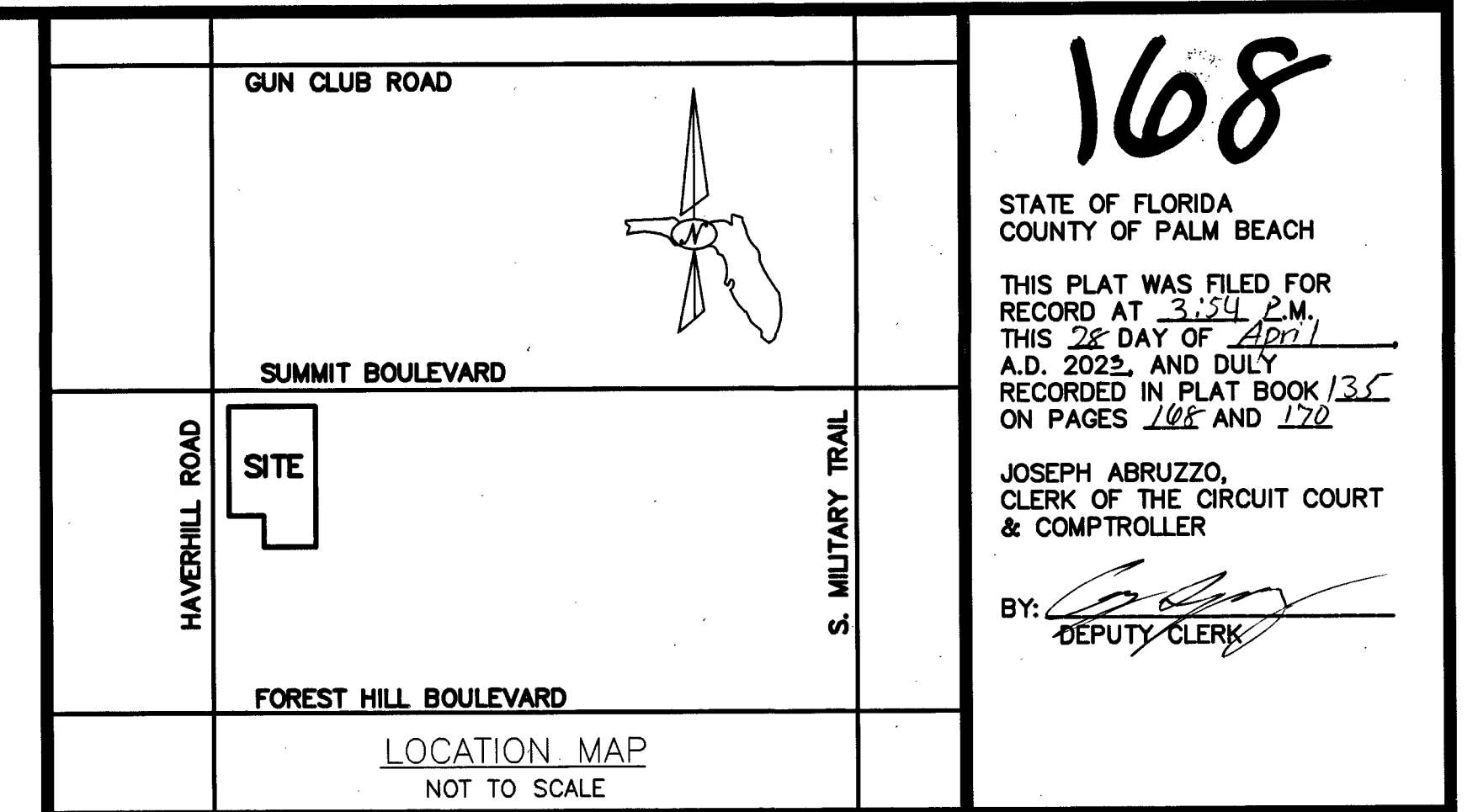
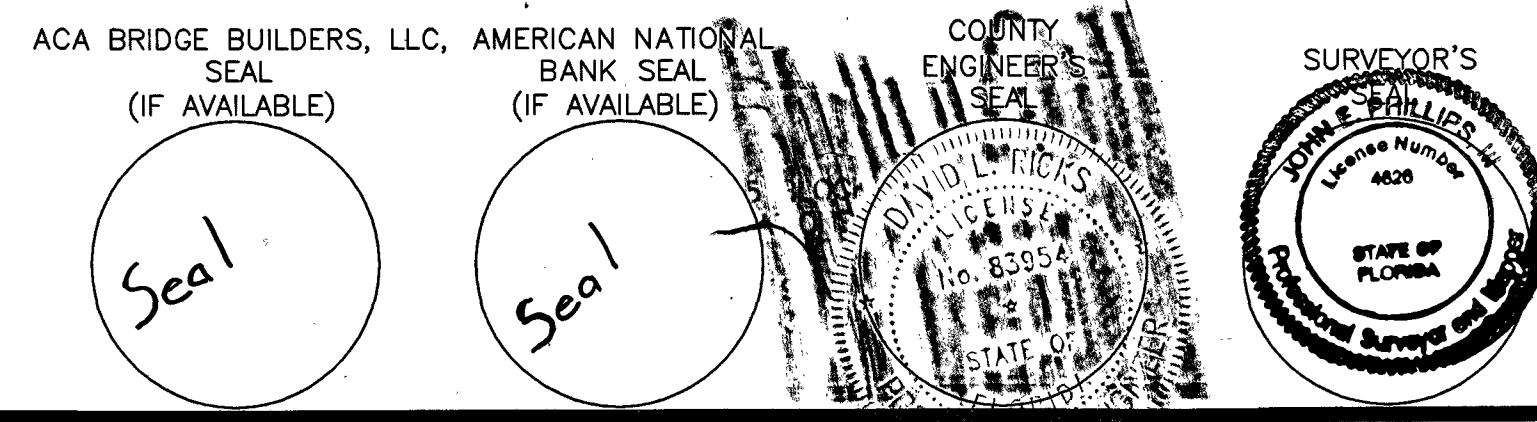
I, WILLIAM P. DONEY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN ACA BRIDGE BUILDERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 4/13/2023 BY: William P. Doney  
WILLIAM P. DONEY  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### SURVEYOR & MAPPER'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 (P.R.M.) AND MONUMENTS, ACCORDING TO SEC.177.091(9), F.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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

John E. Phillips III  
JOHN E. PHILLIPS, III, P.S.M.  
LICENSE # NO. 4826  
STATE OF FLORIDA  
DATE: 12/8/22



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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 3:54 P.M. THIS 28<sup>th</sup> DAY OF April, A.D. 2022, AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 168 AND 170

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: Joseph Abruzzo  
DEPUTY CLERK



CLERK OF THE CIRCUIT COURT AND COMPTROLLER'S SEAL

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 26<sup>th</sup> DAY OF April, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

David L. Ricks  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES:

- BEARINGS ARE BASED ON S01°28'38"E (GRID, NAD 83/90) ALONG THE WEST LINE OF THE NORTHWEST QUARTER (N.W.1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST.
- AREA = 16.851 ACRES, MORE OR LESS.
- STATE PLANE COORDINATES  
A. COORDINATES SHOWN ARE GRID  
B. DATUM - NAD 83, 1990 ADJUSTMENT  
C. ZONE - FLORIDA EAST  
D. LINEAR UNIT - US SURVEY FOOT  
E. COORDINATE SYSTEM 1983/1990 STATE PLANE  
F. TRANSVERSE MERCATOR PROJECTION  
G. ALL DISTANCES ARE GROUND, UNLESS NOTED OTHERWISE  
H. SCALE FACTOR - 1.000359  
I. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE  
J. ROTATION EQUATION: NONE
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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.

SITE DATA:  
ZONING CONTROL NUMBER: 1986-00114

### LEGEND:

ABBREVIATIONS:  
P.O.C. - POINT OF COMMENCEMENT  
P.O.B. - POINT OF BEGINNING  
ORB - OFFICIAL RECORD BOOK  
D.B. - DEED BOOK  
P.B. - PLAT BOOK  
NO. - NUMBER  
PG. - PAGE  
R/W - RIGHT-OF-WAY  
SEC. - SECTION  
PBC - PALM BEACH COUNTY  
C - CENTERLINE  
PBCUE - PALM BEACH COUNTY UTILITY EASEMENT  
NAD - NORTH AMERICAN DATUM  
LB - LICENSED BUSINESS  
(D) - DEED DIMENSION  
(C) - CALCULATED DIMENSION  
(G) - GROUND DIMENSION  
12/44/42 - SECTION 12, TOWNSHIP 44 SOUTH, RANGE 42 EAST  
U.E. - UTILITY EASEMENT  
C.M. - 4"x4" CONCRETE MONUMENT WITH NO IDENTIFICATION STAMP

### SYMBOLS:

- PERMANENT REFERENCE MONUMENT (P.R.M.), SET 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "LB6473", UNLESS NOTED OTHERWISE
- MONUMENT, 1/2" IRON ROD WITH "BROWN & PHILLIPS" CAP SET

### PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY  
JOHN E. PHILLIPS III, P.S.M. 4826

**BROWN & PHILLIPS, INC.**  
CERTIFICATE OF AUTHORIZATION # LB 6473  
1860 OLD OKEECHOBEE RD., SUITE 509  
WEST PALM BEACH, FLORIDA 33409  
561-615-3988, 615-3986 FAX