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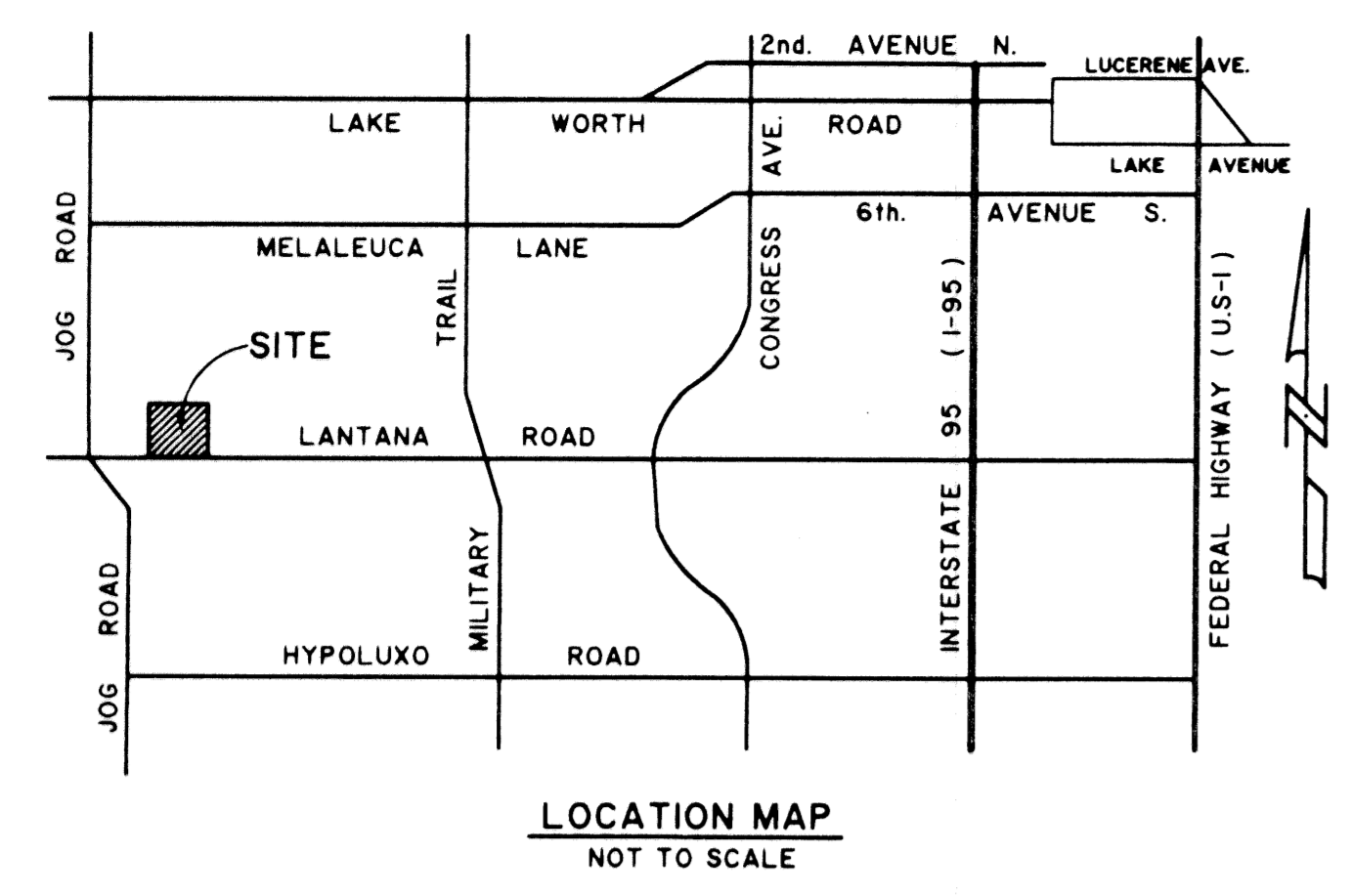
44



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 9:59
 A.M. THE 29 DAY OF December 1998
 AND DULY RECORDED IN PLAT BOOK NO. 84
 ON PAGE 44-45
 DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
 BY *Dwight A. Sholly* D.C.

IGLESIA HISPANA BIBLICA BAUTISTA

LYING IN SECTIONS 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA.
 SHEET 1 OF 2 JUNE, 1998



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT IGLESIA HISPANA BIBLICA BAUTISTA, A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 35, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS IGLESIA HISPANA BIBLICA BAUTISTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 877, OF LANTANA HOMES PLAT 9, AS RECORDED IN PLAT BOOK 58, PAGES 80 AND 81, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°31'17" WEST ALONG THE EAST LINE OF SAID LANTANA HOMES PLAT 9, A DISTANCE OF 100 FOOT TO THE POINT OF BEGINNING; SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD AS RECORDED IN OFFICIAL RECORD BOOK 9851, PAGE 1666, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°31'17" WEST ALONG THE EAST LINE OF SAID LANTANA HOMES PLAT 9, A DISTANCE OF 315.01 FEET; THENCE NORTH 89°58'08" EAST ALONG THE SOUTHERLY LINE OF LANTANA HOMES PLAT 9, A DISTANCE OF 344.20 FEET; THENCE SOUTH 00°35'36" EAST, A DISTANCE OF 315.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LANTANA ROAD AS RECORDED IN OFFICIAL RECORD BOOK 9851, PAGE 1666 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°58'08" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 344.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.49 ACRES MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE 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.

THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

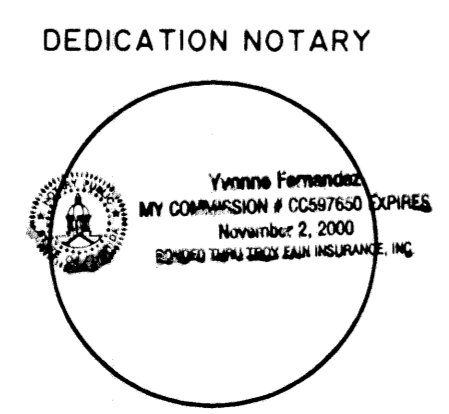
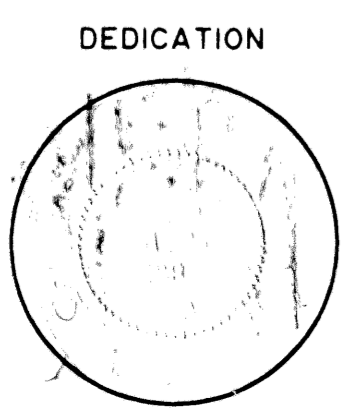
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

2. TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE IGLESIA HISPANA BIBLICA BAUTISTA, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE NAMED NOT-FOR-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 26 DAY OF October, 1998.

IGLESIA HISPANA BIBLICA BAUTISTA
 A FLORIDA NOT-FOR-PROFIT CORPORATION
 WITNESS: *[Signature]* BY: *[Signature]*
 ALFONSO PUERTO, PRESIDENT



ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALFONSO PUERTO WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF IGLESIA HISPANA BIBLICA BAUTISTA, A NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID NOT-FOR-PROFIT CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID NOT-FOR-PROFIT CORPORATION 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 NOT-FOR-PROFIT CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF October, 1998.
 MY COMMISSION EXPIRES: 11-2-00 *[Signature]*
 Yvonne Fernandez, NOTARY PUBLIC

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 RECORD BOOK 9780 AT PAGE 1991 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, WE, WILLIAM HOYLE LEE AND JACK COLON LEE AND OLGA M. LEE, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROY E. LEE, A/K/A ROY E. LEE, A/K/A ROY EDWIN LEE, DECEASED, DO HERETO SET OUR HANDS AND SEALS THIS 26th DAY OF October, 1998.

WITNESS: *[Signature]* BY: *[Signature]*
 WILLIAM HOYLE LEE
 WITNESS: *[Signature]* BY: *[Signature]*
 JACK COLON LEE
 WITNESS: *[Signature]* BY: *[Signature]*
 OLGA M. LEE

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM H. LEE, JACK COLON LEE, AND OLGA M. LEE WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF October, 1998.
 MY COMMISSION EXPIRES: 11-2-00 *[Signature]*
 Yvonne Fernandez, NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, JOSEPH M. LEE, 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 IGLESIA HISPANA BIBLICA BAUTISTA THAT THE CURRENT TAXED HAVE BEEN PAID; 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: 11/2/98 BY: *[Signature]*
 Joseph M. Lee, ATTORNEY

MORTGAGEE NOTARY



SURVEYOR'S NOTES:

- DENOTES PERMANENT REFERENCE MONUMENTS (P.R.M.'s #5019)
- DENOTES FOUND PERMANENT REFERENCE MONUMENTS
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF LANTANA HOMES PLAT 9 AS RECORDED IN PLAT BOOK 58, PAGES 80 AND 81, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING NORTH 89°58'08" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- P.O.C. DENOTES POINT OF COMMENCEMENT
 P.O.B. DENOTES POINT OF BEGINNING
 O.R.B. DENOTES OFFICIAL RECORD BOOK
 U.E. DENOTES UTILITY EASEMENT
 D.E. DENOTES DRAINAGE EASEMENT
 N DENOTES NORTHING
 E DENOTES EASTING
 L.A.E. DENOTES LIMITED ACCESS EASEMENT
 R/W DENOTES RIGHT-OF-WAY LINE
 P.B.C. DENOTES PALM BEACH COUNTY
 P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER

COUNTY APPROVAL

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS 29 DAY OF December, 1998, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

[Signature]
 GEORGE J. WEBB, P.E. - COUNTY ENGINEER

SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

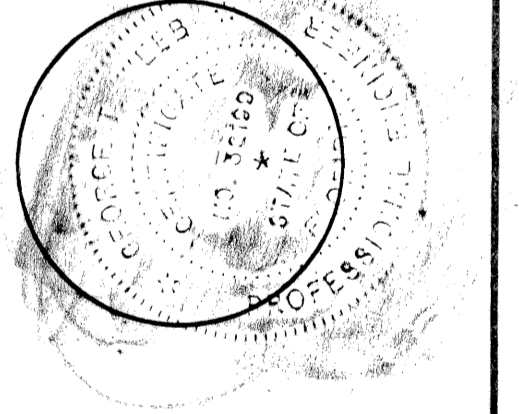
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'s) AND MONUMENTS ACCORDING TO SEC. 177.071 (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.

DATE: 11/2/98
[Signature]
 CRAIG S. PUSEY
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO. 5019
 LANDMARK SURVEYING AND MAPPING, INC.
 1850 FOREST HILL BLVD., SUITE 100
 WEST PALM BEACH, FLORIDA 33406
 CERTIFICATE OF AUTHORIZATION L.B. #4396

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.

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, P.S.M., UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC., 1850 FOREST HILL BLVD., WEST PALM BEACH, FLORIDA.

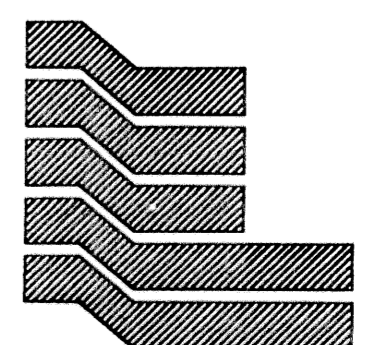
COUNTY ENGINEER



SURVEYOR



IGLESIA HISPANA BIBLICA
 SUBDIVISION SOUTH
 BOOK 84
 FLOOD ZONE
 QUAD # 33
 SS 46-103
 TAZ 450
 PLAT NAME IGLESIA HISPANA



Landmark Surveying & Mapping Inc.
 1850 Forest Hill Boulevard
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida

IGLESIA HISPANA BIBLICA BAUTISTA