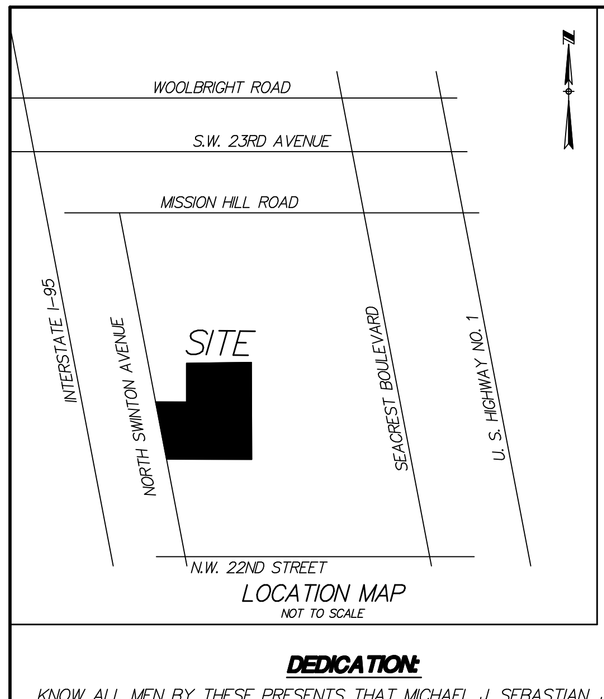
BEACON PLAT

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, SUITER & O'BRIEN, INC., 955 N.W. 17TH AVENUE, SUITE K-1, DELRAY BEACH, FLORIDA 33445 (561) 276-4501



LOCATION MAP
NOT TO SCALE

COUNTY OF PALM BEACH
STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT_____

THIS _____ DAY OF _____,

20____, AND DULY RECORDED IN PLAT BOOK NO.

_____ ON PAGE _____

SHARON R. BOCK, CLERK OF CIRCUIT COURT

BY _____ D.C.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL J. SEBASTIAN, JR., A MARRIED 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:

DESCRIPTION OF PARCEL 1

LOT 21 AND LOT 22 (2 LOTS) OF BLOCK 5 OF TENTATIVE PLAT OF LAKE EDEN SUBDIVISION, LOCATED IN SECTION 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE LINE BETWEEN SECTION 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 SAID SECTION 4; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST 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 ON PAGE 206, PALM BEACH COUNTY PUBLIC RECORDS; THENCE N.0° 13'30"W., ON AN ASSUMED BEARING ALONG THE WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 400.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N.0°13'30"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 130.44 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COCONUT ROAD, AS SHOWN ON THE SAID PLAT OF LAKE HEIGHTS; THENCE N.89° 53'00"W. AND PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, AND ALONG THE WESTERLY EXTENSION OF THE SAID SOUTHERLY RIGHT OF WAY LINE OF COCONUT ROAD, A DISTANCE OF 278.39 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE, AS SHOWN IN ROAD PLAT BOOK 3 ON PAGE 250, PALM BEACH COUNTY PUBLIC RECORDS; THENCE S.10°52'17"E., AND ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE, A DISTANCE OF 132.87 FEET; THENCE S.89°53'00"E., AND PARALLEL WITH SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 253.86 FEET TO THE POINT OF BEGINNING.

LESS:

A PARCEL OF LAND LYING IN SECTION 4 AND 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING 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 ON PAGE 206, PALM BEACH COUNTY PUBLIC RECORDS; THENCE N.0° 13'30"W., ON AN ASSUMED BEARING ALONG THE WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 400.00 FEET TO A POINT; THENCE CONTINUE N.0° 13'30"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 130.44 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF COCONUT ROAD, AS SHOWN ON THE PLAT OF LAKE HEIGHTS; THENCE N.89° 53'00"W. AND PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT OF WAY OF COCONUT ROAD, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT OF WAY LINE OF COCONUT ROAD TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE, AS SHOWN IN ROAD PLAT BOOK 3 ON PAGE 250, PALM BEACH COUNTY RECORDS; THENCE S.10°52'17"E., ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE, A DISTANCE OF 132.87 FEET; THENCE S.89°53'00"E. AND PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 128.86 FEET TO A POINT; THENCE NORTHERLY TO THE POINT OF BEGINNING.

DESCRIPTION OF PARCEL 2:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF SECTION 5, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT OF WAY LINE OF COCONUT ROAD, AS SHOWN ON THE PLAT OF LAKE HEIGHTS, AS RECORDED IN PLAT BOOK 23 ON PAGE 206, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WESTERLY ALONG SAID RIGHT OF WAY EXTENSION, A DISTANCE OF 92 FEET; THENCE NORTHERLY ALONG A LINE 92 FEET WEST OF AND PARALLEL TO THE SAID EAST LINE OF SECTION 5, A DISTANCE OF 115.69 FEET, MORE OR LESS, TO A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER (S.E.1/4) OF THE NORTHEAST (N.E.1/4) OF THE SOUTHEAST QUARTER (S.E.1/4) OF SAID SECTION 5; THENCE EASTERLY ALONG SAID LINE A DISTANCE OF 92 FEET TO A POINT IN THE SAID EAST LINE OF SECTION 5; THENCE SOUTHERLY ALONG SAID LINE A DISTANCE OF 116.99 FEET TO THE POINT OF BEGINNING AFORESAID.

DESCRIPTION OF PARCEL 3:

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:

COMMENCING 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 SAID 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, PALM BEACH COUNTY PUBLIC RECORDS; THENCE N.0°13'30"W., ON AN ASSUMED BEARING ALONG THE WEST BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 400.00 FEET TO A POINT; THENCE CONTINUE N.0° 13'30"W., ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 130.44 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF COCONUT ROAD, AS SHOWN ON THE SAID PLAT OF LAKE HEIGHTS; THENCE N.89°53'00"W. AND PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, AND ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT OF WAY LINE OF COCONUT ROAD, A DISTANCE OF 125 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT OF WAY LINE OF COCONUT ROAD TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE, AS SHOWN IN ROAD PLAT BOOK 3, PAGE 250, PALM BEACH COUNTY RECORDS; THENCE S.10°52'17"E., ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF NORTH SWINTON AVENUE, A DISTANCE OF 132.87 FEET; THENCE S.89°53'00"E. AND PARALLEL WITH THE SAID SOUTH LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, A DISTANCE OF 128.86 FEET TO A POINT; THENCE NORTHERLY TO THE POINT OF BEGINNING.

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 N.0°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 N.0°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 N.89°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 S.89° 53'00"E., ALONG SAID WESTERLY PROJECTION, A DISTANCE OF 101.51 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,544 SQUARE FEET OR 1.57 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 SEWER, 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.

ALL WATER AND SEWER MAIN EASEMENTS SHOWN HEREON ARE DEDICATED EXCLUSIVELY TO THE CITY OF DELRAY BEACH FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF WATER AND SEWER MAINS.

THE DRAINAGE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE BEACON LANE HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF ACCESS, CONSTRUCTION, MAINTENANCE AND OPERATION ACTIVITIES OF DRAINAGE LINES, 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 MARRIED MAN DO HEREUNTO SET MY HAND AND SEAL THIS _____ DAY OF _____, 2016.

WITNESS:_____ BY: _____
MICHAEL J. SEBASTIAN, JR.,
A MARRIED MAN

WITNESS:_____

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. SEBASTIAN, JR. A MARRIED MAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ 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 ____ DAY OF _____, 2016.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

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 _____ DAY OF _____, 2016.

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

WITNESS:_____ BY: _____
NAME:
DEACON

WITNESS:_____

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED _____, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ 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 ____ DAY OF _____, 2016.

MY COMMISSION EXPIRES:

_____
NOTARY PUBLIC
NAME: _____
COMMISSION NO.: _____

LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC.

CITY OF DELRAY BEACH SEAL

SURVEYORS SEAL

REVIEWING SURVEYORS SEAL

CITY APPROVAL:

THIS PLAT OF "BEACON PLAT" AS APPROVED ON THE _____DAY OF _____, A.D. 2016, BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

_____ ATTEST: _____
MAYOR: CITY CLERK:

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:

_____ _____
DIRECTOR OF PLANNING, ZONING AND BUILDING — FIRE MARSHALL

_____ _____
DIRECTOR OF ENVIRONMENTAL SERVICES — 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 MARRIED MAN AND LAKEVIEW BAPTIST CHURCH OF DELRAY BEACH, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THEIR 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: _____ _____
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: _____ _____
DAVID P. LINDLEY, P.L.S.
LICENSE #5005
CAULFIELD WHEELER, INC.
LICENSE BUSINESS NO. L.B. 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 (P.R.M.'S) 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 REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH, FLORIDA.

DATE: _____ _____
PAUL D. ENGLE
SURVEYOR AND MAPPER NO. 5708
O'BRIEN, SUITER & O'BRIEN, INC.
95 N.W. 17TH AVENUE, SUITE K-1,
DELRAY BEACH, FLORIDA 33445
CERTIFICATE OF AUTHORIZATION NO. 353

Z:\Data\Drawings\GENERAL CADD\CURRENT\BEACON PLAT SHEET 1 - 11-04-2016 - 11:00 AM - Scale 1" = 200.0000