

RESOLUTION 2019-38

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, APPROVING THE FINAL PLAT FOR CHRIST FELLOWSHIP CHURCH, INC. BEING DESCRIBED AS A REPLAT OF ALL OF OPEN SPACE TRACT #1, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30 AND A PORTION OF OPEN SPACE TRACT #1, ILEX WAY PHASE III, PLAT BOOK _____, PAGES _____ THROUGH _____ INCLUSIVE, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA, AND PROVIDING FOR RECORDATION.

WHEREAS, Minto PBLH, LLC, a Florida Limited Liability Company, as the Applicant has requested approval for the Christ Fellowship Church, described by metes and bounds, a Replat of all of Open Space Tract #1, Waters Edge Drive, Plat Book 128, Pages 29 and 30 and a portion of Open Space Tract #1, Ilex Way Phase III, Plat Book _____, Pages _____ Through _____ inclusive, both in the Public Records of Palm Beach County, Florida, lying in Section 12, Township 43 South, Range 40 East, City of Westlake, Palm Beach County, Florida, as described in Exhibit "A", containing approximately 12.77 acres, attached hereto; and

WHEREAS, the City of Westlake has the exclusive jurisdiction to approve the plat pursuant to Florida Statutes, §177.071; and

WHEREAS, the application has been reviewed and approved by a Professional Surveyor and Mapper for the City of Westlake, and said Surveyor and Mapper has found the application to be consistent with the requirements under Florida Statutes, Chapter 177; and

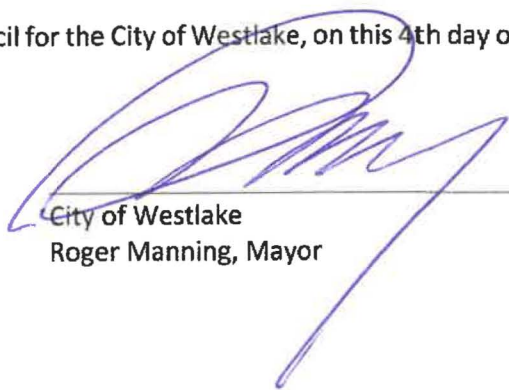
WHEREAS, the Building staff, Engineering staff and Planning staff for the City of Westlake have reviewed the application, the final plat and the boundary survey, and the collective staff has recommended approval; and

WHEREAS, after careful review and consideration, the collective staff has determined that this application has complied with the Palm Beach County Unified Land Development Codes and Florida law.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL FOR THE CITY OF WESTLAKE, FLORIDA, THAT:

- Section 1:** The above recitals are true and correct and are incorporated herein by this reference.
- Section 2:** The City Council for the City of Westlake hereby approves the final plat and boundary survey for the Christ Fellowship Church as described in the attached Exhibit "A" containing approximately 12.77 acres, which is located in the City of Westlake, and in Palm Beach County, Florida.
- Section 3.** The applicant shall provide a certified copy of the recorded plat and the applicant shall cover the costs of recording the plat in the public records in and for Palm Beach County Florida.

PASSED AND APPROVED by City Council for the City of Westlake, on this 4th day of November 2019.



City of Westlake
Roger Manning, Mayor



Sandra DeMarco, City Clerk



Approved as to Form and Sufficiency
Pam E. Booker, City Attorney

EXHIBIT 'A'
Legal Description
Christ Fellowship Church

A PARCEL OF LAND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 43 SOUTH, RANGE 40 EAST; THENCE S01°33'05"W ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.33 FEET TO A POINT ON THE NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT AS RECORDED IN DEED BOOK 1156, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS SHOWN IN ROAD PLAT BOOK 6, PAGE 136 OF SAID RECORDS, AND AS MONUMENTED; THENCE S88°36'57"W ALONG SAID NORTH LINE OF THE 80 FOOT M-CANAL EASEMENT, A DISTANCE OF 3776.52 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD AS RECORDED IN OFFICIAL RECORD BOOK 1544, PAGE 378 AND OFFICIAL RECORD BOOK 1640, PAGE 1626 BOTH OF SAID PUBLIC RECORDS; THENCE S01°42'52"W ALONG SAID EAST RIGHT OF WAY LINE OF SEMINOLE PRATT WHITNEY ROAD, A DISTANCE OF 7849.61 FEET; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE S88°17'08"E, DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

STARTING FROM SAID POINT OF BEGINNING THENCE S88°17'08"E, A DISTANCE OF 1,255.43 FEET; THENCE S01°42'52"W, A DISTANCE OF 80.85 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 01°09'20"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 20.17 FEET; THENCE S02°52'12"W, A DISTANCE OF 172.79 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 01°07'49"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 19.73 FEET; THENCE S01°44'23"W, A DISTANCE OF 106.52 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89°58'29"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 78.52 FEET; THENCE N88°17'08"W, A DISTANCE OF 192.32 FEET; THENCE N75°52'41"W, A DISTANCE OF 51.20 FEET; THENCE N88°17'08"W, A DISTANCE OF 381.43 FEET; THENCE S46°42'52"W, A DISTANCE OF 15.56 FEET; THENCE N88°17'08"W, A DISTANCE OF 208.38 FEET; THENCE N74°47'23"W, A DISTANCE OF 51.42 FEET; THENCE N88°17'08"W, A DISTANCE OF 290.37 FEET; THENCE N43°17'08"W, A DISTANCE OF 42.43 FEET; THENCE N01°42'52"E, A DISTANCE OF 104.12 FEET; THENCE N15°09'54"E, A DISTANCE OF 51.59 FEET; THENCE N01°42'52"E, A DISTANCE OF 253.70 FEET TO THE POINT OF BEGINNING.

12.771 ACRES, MORE OR LESS

CHRIST FELLOWSHIP CHURCH, INC.

A SUBDIVISION BEING IN PART A REPLAT OF ALL OF O.S.T. #1, WATERS EDGE DRIVE, PLAT BOOK 128, PAGES 29 AND 30 AND A PORTION OF O.S.T. #1,
 ILEX WAY PHASE III, PLAT BOOK _____, PAGES _____ THROUGH _____ INCLUSIVE, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 40 EAST, CITY OF WESTLAKE, PALM BEACH COUNTY, FLORIDA.

ACCEPTANCE OF RESERVATIONS

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED JOHN F. CARTER, WELL KNOWN TO BE THE MANAGER OF LAND REAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND HE ACKNOWLEDGED THAT HE DECIDED TO SELL TO CHRIST FELLOWSHIP CHURCH, INC. ALL OF O.S.T. #1, ILEX WAY PHASE III, PLAT BOOK _____, PAGES _____ THROUGH _____ INCLUSIVE, BOTH IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THAT HE IS SELLING SAID PROPERTY TO SAID CHURCH AS A DEVELOPMENT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

NOTARY PUBLIC STATE OF FLORIDA
 PRINTED NAME _____
 COMMISSION NUMBER _____
 BY COMMISSION EXPIRES _____

ACKNOWLEDGMENT OF RESERVATIONS

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NOTARY PUBLIC STATE OF FLORIDA
 PRINTED NAME _____
 COMMISSION NUMBER _____
 BY COMMISSION EXPIRES _____

ACKNOWLEDGMENT

BEFORE ME, PERSONALLY APPEARED SCOTT MASTY, WHO IS PERSONALLY KNOWN TO ME, HE HAS PROVIDED A CERTIFICATE OF TITLE TO THE PROPERTY DESCRIBED IN THE ABOVE INSTRUMENT AND HE HAS REPRESENTED THAT THE TITLE IS VALID AND CLEAR AND THAT HE HAS NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY. I HAVE REVIEWED THE CERTIFICATE OF TITLE AND THE INSTRUMENT AND I HAVE FOUND THAT THE INSTRUMENT IS VALID AND CLEAR AND THAT I HAVE NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY. I HAVE REVIEWED THE INSTRUMENT AND I HAVE FOUND THAT THE INSTRUMENT IS VALID AND CLEAR AND THAT I HAVE NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY. I HAVE REVIEWED THE INSTRUMENT AND I HAVE FOUND THAT THE INSTRUMENT IS VALID AND CLEAR AND THAT I HAVE NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY.

TITLE CERTIFICATION

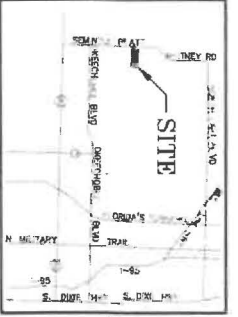
THE EXAMINER HAS REVIEWED THE INSTRUMENT AND THE TITLE TO THE PROPERTY AND HE HAS REPRESENTED THAT THE TITLE IS VALID AND CLEAR AND THAT HE HAS NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY. I HAVE REVIEWED THE CERTIFICATE OF TITLE AND THE INSTRUMENT AND I HAVE FOUND THAT THE INSTRUMENT IS VALID AND CLEAR AND THAT I HAVE NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY. I HAVE REVIEWED THE INSTRUMENT AND I HAVE FOUND THAT THE INSTRUMENT IS VALID AND CLEAR AND THAT I HAVE NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY. I HAVE REVIEWED THE INSTRUMENT AND I HAVE FOUND THAT THE INSTRUMENT IS VALID AND CLEAR AND THAT I HAVE NO KNOWLEDGE OF ANY UNRECORDED INTERESTS IN SAID PROPERTY.

CITY OF WESTLAKE'S APPROVAL

THE CITY OF WESTLAKE HAS REVIEWED THE INSTRUMENT AND THE TITLE TO THE PROPERTY AND HAS APPROVED THE INSTRUMENT FOR RECORDED. THE CITY OF WESTLAKE HAS REVIEWED THE INSTRUMENT AND THE TITLE TO THE PROPERTY AND HAS APPROVED THE INSTRUMENT FOR RECORDED. THE CITY OF WESTLAKE HAS REVIEWED THE INSTRUMENT AND THE TITLE TO THE PROPERTY AND HAS APPROVED THE INSTRUMENT FOR RECORDED.

BY: ROY OXLEY, CITY MANAGER
 LAND REAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY
 BY: JOHN F. CARTER, MANAGER

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____
 THIS _____ DAY OF _____
 IN PLAT BOOK _____
 PAGES _____ AND _____
 SHOWN IN BOOK _____
 CLERK AND CONTROLLER
 BY: _____



SURVEYORS NOTES

1. NOTICE HEREIN MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT REFERRED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 2. THE BOUNDARIES OF THE PROPERTY ARE SHOWN AS SHOWN ON THE PLAT.
 3. THE PLAT IS TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
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LEGEND

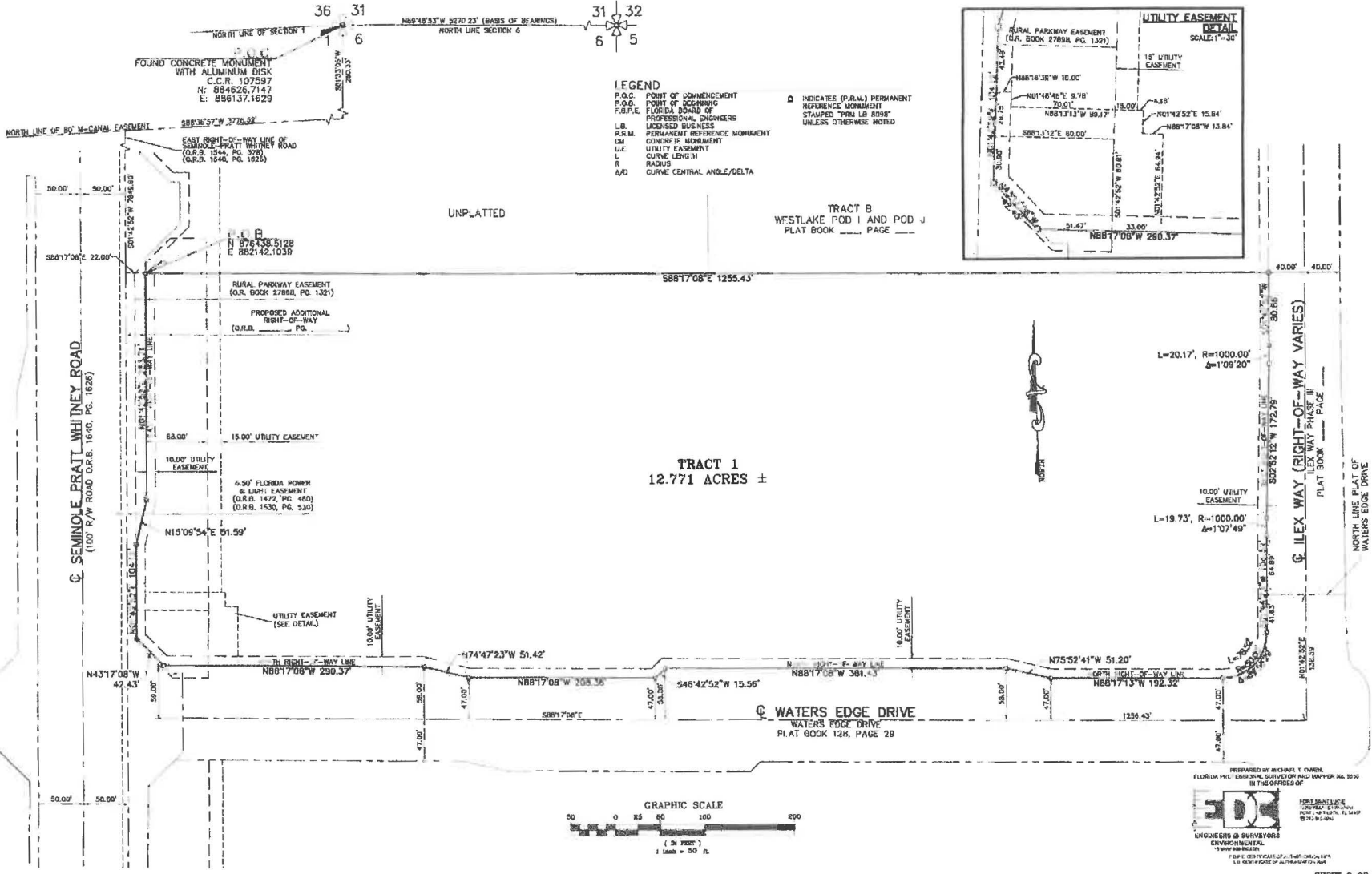
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SURVEYOR & MAPPER'S CERTIFICATE

WE HEREBY CERTIFY THAT THE PLAT ABOVE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR AND MAPPER. WE HEREBY CERTIFY THAT THE PLAT ABOVE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR AND MAPPER. WE HEREBY CERTIFY THAT THE PLAT ABOVE IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE SUPERVISION AND CONTROL OF THE SURVEYOR AND MAPPER.

CHRIST FELLOWSHIP CHURCH, INC.

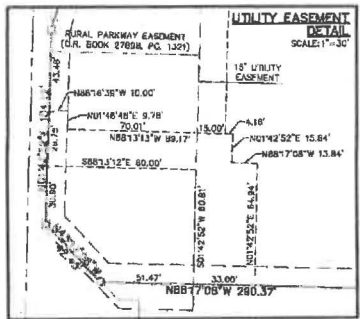
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FOUND CONCRETE MONUMENT WITH ALUMINUM DISK
C.C.R. 107597
N: 884626.7147
E: 886137.1829

LEGEND
 P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 F.D.P. FLORIDA BOARD OF PROFESSIONAL ENGINEERS LICENSED BUSINESS
 L.B. PERMANENT REFERENCE MONUMENT
 C.M. CONCRETE MONUMENT
 U.E. UTILITY EASEMENT
 L. CURVE LENGTH
 R. RADIUS
 Δ/D. CURVE CENTRAL ANGLE/DELTA

□ INDICATES (P.A.L.) PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LB 208" UNLESS OTHERWISE NOTED



PREPARED BY MICHAEL T. OWEN
 FLORIDA PROFESSIONAL SURVEYOR AND MEASURER NO. 9590
 IN THE OFFICES OF
MTS
 ENGINEERS & SURVEYORS
 ENVIRONMENTAL
 1000 W. STATE ROAD 1
 WESTLAKE, FLORIDA 33411
 PHONE: 561-941-1100
 FAX: 561-941-1101



CITY OF WESTLAKE
Engineering Department
4001 Seminole Pratt Whitney Road
Westlake, Florida 33470
Phone: (561) 530-5880
www.westlakegov.com

- 1. DATE:** 10/15/2019
- 2. PETITION NUMBER:** ENG-2019-23
- 3. DESCRIPTION:** Christ Fellowship Church, West Campus - Plat
- APPLICANT:** Cotleur & Hearing
- OWNER:** Minto PBLH, LLC
- REQUEST:** Plat & Boundary Survey Review
- LOCATION:** Westlake, Florida
- 4. STAFF REVIEW:** **APPROVAL LETTER**

The Engineering Department approves the plans with the following notes:

Ilex Way Phase III must be recorded prior to this plat. This plat has recording fill-in blanks that must be replaced prior to recording. Please provide a submittal for review prior to mylar with this completed.

This letter has been prepared by the following individual, in association with their consultants and subconsultants:

A handwritten signature in black ink, appearing to read "Suzanne Dombrowski".

Suzanne Dombrowski, P.E.
Chen Moore and Associates
Tel: 561.746.6900 x 1035
Email: sdombrowski@chenmoore.com