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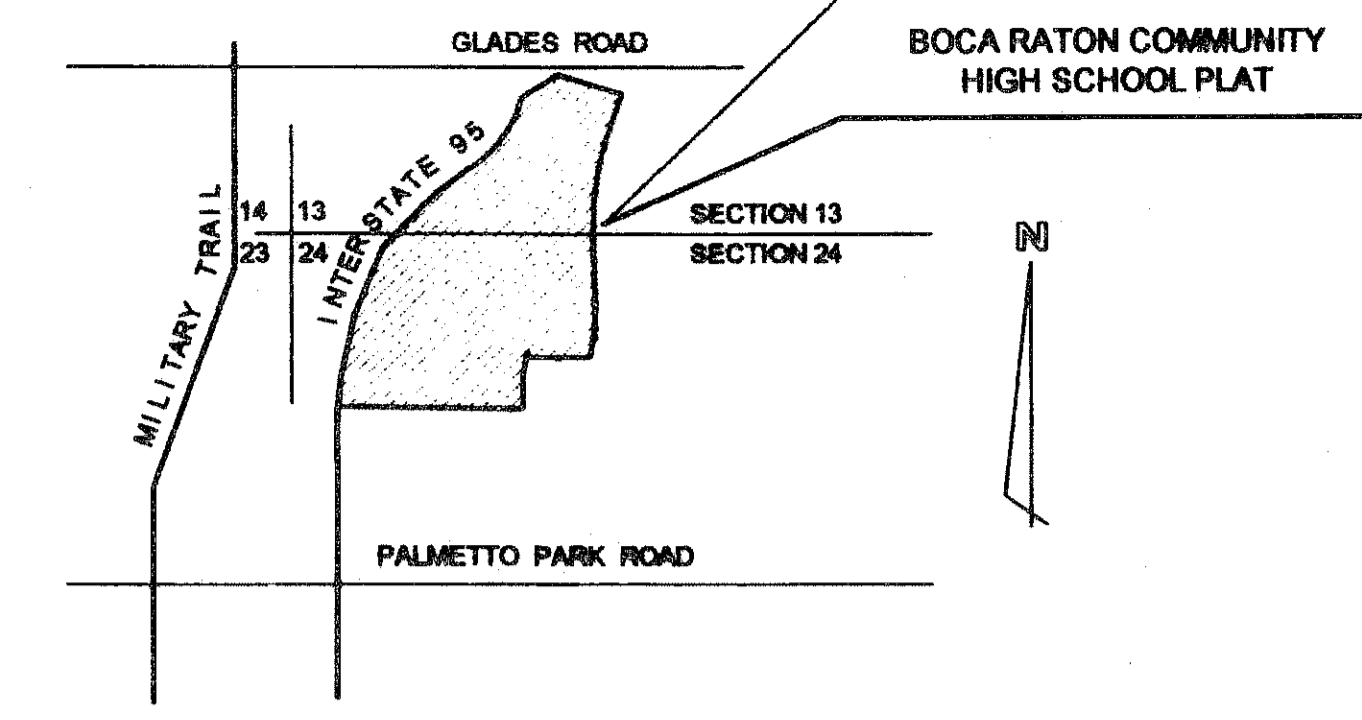
113

# "BOCA RATON COMMUNITY HIGH SCHOOL PLAT"

BEING A REPLAT OF  
BLOCKS 29 AND 30 AND N.W. 16th STREET ROAD RIGHT OF WAY  
COUNTRY CLUB VILLAGE SECTION E (PLAT BOOK 28, PAGE 204)  
AND A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

00006-089

SHEET 1 OF 2 SHEETS



LOCATION SKETCH  
NOT TO SCALE

COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR  
RECORD AT 3:36 P.M.  
THIS 18<sup>TH</sup> DAY OF August  
2008, AND DULY RECORDED  
IN PLAT BOOK NO. 111  
ON PAGE 113-114  
SHARON R. BOCK, CLERK OF  
CIRCUIT COURT AND COMPTROLLER  
BY Michelle [Signature] D.C.



### DEDICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS: THAT THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT BEING IN A PORTION OF SECTIONS 13 AND 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST; THENCE S88°46'40"E ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW-1/4) OF SAID SECTION 24 FOR A DISTANCE OF 852.74 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9); THENCE N44°09'13"E FOR 398.23 FEET; THENCE N64°52'55"E FOR 245.53 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARING N55°09'29"W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTH-EASTERLY AND NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 627.00 FEET AND A CENTRAL ANGLE OF 48°01'34" FOR AN ARC DISTANCE OF 438.01 FEET TO A POINT OF NON-TANGENCY; THENCE N58°47'17"E FOR 222.58 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARING N14°50'03"E FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTH-EASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 4493.88 AND A CENTRAL ANGLE OF 04°31'53" FOR AN ARC DISTANCE OF 353.01 FEET TO A POINT OF NON-TANGENCY; SAID LAST FIVE (5) DESCRIBED COURSES BEING COINCIDENT WITH THE RIGHT OF WAY LINES OF INTERSTATE 95 (STATE ROAD NO. 9) AND GLADES ROAD AS SHOWN ON THAT CERTAIN RIGHT OF WAY MAP PREPARED BY THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION UNDER SECTION 93220-2411, DATED 2-28-70; THENCE S19°48'09"W FOR 182.84 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEARING S70°11'16"E FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE EAST, HAVING A RADIUS OF 1482.40 FEET AND A CENTRAL ANGLE OF 20°28'40" FOR AN ARC DISTANCE OF 523.09 FEET TO A POINT OF TANGENCY; THENCE S00°46'58"E FOR 89.40 FEET; THE LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT THE WEST RIGHT OF WAY LINE OF N.W. 15th AVENUE AS SHOWN ON BOARD PLAT BOOK 6, AT PAGES 76 AND 77, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE S00°11'33"E FOR 100.03 FEET TO A POINT ON THE NORTH LINE OF LOT 2, BLOCK 30, COUNTRY CLUB VILLAGE SECTION E ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 28, AT PAGE 204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°11'33"E ALONG THE NORTH LINE OF SAID LOT 2, BLOCK 30, FOR A DISTANCE OF 5.01 FEET TO THE NORTHEAST CORNER OF SAID LOT 2; THENCE S00°37'40"E ALONG THE WEST RIGHT OF WAY LINE OF N.W. 15th AVENUE AS SHOWN ON SAID PLAT OF COUNTRY CLUB VILLAGE SECTION E FOR A DISTANCE OF 322.34 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE WEST HAVING A RADIUS OF 845.00 FEET AND A CENTRAL ANGLE OF 09°08'33" FOR AN ARC DISTANCE OF 102.82 FEET TO A POINT OF NON-TANGENCY; THENCE S08°35'47"W FOR 86.85 FEET TO A POINT OF CURVATURE; SAID LAST THREE (3) DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY RIGHT OF WAY LINE OF N.W. 15th AVENUE AS SHOWN ON THE SAID PLAT OF COUNTRY CLUB VILLAGE SECTION E; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 82°08'48" FOR AN ARC DISTANCE OF 35.84 FEET TO A POINT OF TANGENCY; THENCE N88°12'33"W ALONG THE NORTH RIGHT OF WAY LINE OF N.W. 15th STREET AS SHOWN ON SAID PLAT OF COUNTRY CLUB VILLAGE SECTION E FOR A DISTANCE OF 283.93 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, NORTHWESTERLY AND NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 106°42'88" FOR AN ARC DISTANCE OF 43.85 FEET TO A POINT OF CURVE; THENCE S11°21'34"W ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF LOT 1, BLOCK 29, OF SAID PLAT COUNTRY CLUB VILLAGE SECTION E FOR A DISTANCE OF 118.84 FEET; THENCE S89°45'58"W ALONG THE WEST LINES OF LOT 3 AND LOT 3, BLOCK 29, OF SAID PLAT COUNTRY CLUB VILLAGE SECTION E, FOR A DISTANCE OF 191.89 FEET; THENCE N89°14'22"W ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF BLOCK 27 AND THE NORTH LINE OF BLOCK 27, OF SAID PLAT COUNTRY CLUB VILLAGE SECTION E, FOR A DISTANCE OF 888.34 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON THE EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9) AND SAID POINT BEARING N84°00'13"W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTH-EASTERLY ALONG A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE EAST HAVING A RADIUS OF 9578.99 FEET AND A CENTRAL ANGLE OF 01°48'49" FOR AN ARC DISTANCE OF 173.37 FEET TO A POINT OF NON-TANGENCY; THENCE N12°04'57"E FOR 322.86 FEET; THENCE N22°30'04"E FOR 392.51 FEET; THENCE N44°09'13"E FOR 81.85 FEET TO THE POINT OF BEGINNING; SAID LAST FOUR (4) DESCRIBED COURSES BEING COINCIDENT WITH THE SAID EAST RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD NO. 9).

SAID LANDS SITUATE WITHIN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA,  
CONTAINING 36.21 ACRES MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS THE BOCA RATON COMMUNITY HIGH SCHOOL PLAT AND FURTHER DEDICATE AS FOLLOWS:

TRACT "A" IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF BOCA RATON OFFICIAL ZONING MAP.

TRACT "B" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "C" AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PERPETUAL USE AS A BUS SHELTER, TO BE INSTALLED AND MAINTAINED BY THE CITY. IN THE EVENT THAT THE CITY OF BOCA RATON, FLORIDA CEASES TO USE TRACT "C" AS A BUS SHELTER FOR MORE THAN 180 CONSECUTIVE DAYS, TITLE TO TRACT "C" SHALL AUTOMATICALLY REVERT TO THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA.

ALONG WITH THE FOLLOWING 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 UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY AND ANY AND ALL OTHER LINES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN WITNESS WHEREOF, THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED TO BY ITS SUPERINTENDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22<sup>ND</sup> DAY OF April, 2008.

SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, CORPORATE BODY POLITIC UNDER THE LAWS OF THE STATE OF FLORIDA

ATTEST: [Signature] BY: [Signature]  
ARTHUR C. JOHNSON, PH. D. WILLIAM GRAHAM  
SUPERINTENDENT CHAIRMAN

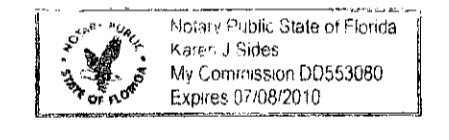
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED WILLIAM GRAHAM AND ARTHUR C. JOHNSON, PH.D., OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC UNDER THE LAWS OF THE STATE OF FLORIDA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SUPERINTENDENT, RESPECTIVELY OF SAID SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, ON BEHALF OF SAID BOARD AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF SAID SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23<sup>RD</sup> DAY OF April, 2008.

NOTARY PUBLIC: [Signature]  
MY COMMISSION EXPIRES: 7/8/10



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, BLAIR LITTLEJOHN III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY AS OF May 13, 2008, AT 2:00 P.M., THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC UNDER THE LAWS OF THE STATE OF FLORIDA, AND THAT THE AD VALOREM REAL PROPERTY TAXES FOR 2008 HAVE BEEN PAID AND THAT SUCH TAXES FOR 2008 ARE NOT YET DUE AND PAYABLE; THAT THE PROPERTY IS ENCLUMBERED BY THE EASEMENTS SHOWN HEREON AND THAT I FIND THAT THERE ARE NO MORTGAGES OF RECORD AND NO OTHER ENCUMBRANCES OF RECORD WHICH WOULD PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THIS PLAT.

BY: [Signature]  
BLAIR LITTLEJOHN III SENIOR COUNSEL FOR THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA

### 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) 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 THE CITY OF BOCA RATON.

HELLER-WEAVER AND SHEREMETA, INC.  
CERTIFICATE OF AUTHORIZATION L.B. NO. 3449  
[Signature]  
JOHN D. WEAVER,  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA STATE REGISTRATION NO. 3550

DATED: 12-5-2003

### APPROVALS:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL ON THIS 22<sup>ND</sup> DAY OF July, 2008. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTE.

BY: [Signature]  
JORGE CAMERO  
DIRECTOR OF DEVELOPMENT SERVICES

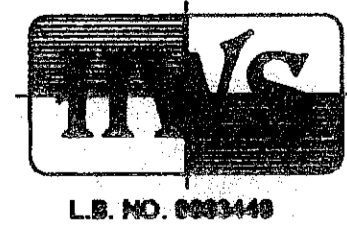
BY: [Signature]  
MAURICE C. MOREL, P.E.  
CITY CIVIL ENGINEER

BY: [Signature]  
SHARMA HAGERTY  
CITY CLERK

BY: [Signature]  
SUSAN WHELCHER  
MAYOR

### SURVEYOR'S NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST HAVING A BEARING OF N88°46'40"W.
- 2) 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.
- 3) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING THE SAME.
- 4) N.W. 16TH STREET ROAD RIGHT OF WAY BY COUNTRY CLUB VILLAGE SECTION E, PLAT BOOK 28, AT PAGE 204, ABANDONED PER ORDINANCE NO. 4843, BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, APRIL 23, 2004.
- 5) 10' AND 12' UTILITY EASEMENTS WITHIN BLOCKS 29 AND 30 OF COUNTRY CLUB VILLAGE SECTION E, PLAT BOOK 28, AT PAGE 204, ABANDONED PER ORDINANCE NO. 4842, BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, APRIL 23, 2004.



Heller - Weaver and Sheremeta, inc.  
Engineers ... Surveyors and Mappers

310 S.E. 1st Street, Suite 4  
Dunwoody, Georgia 30483  
Phone: (561) 243-8700  
Fax: (561) 243-8777

