

20170386622

# OPPORTUNITY INC. EARLY LEARNING CENTER

172

BEING A PART OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

## DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT OPPORTUNITY, INC. OF PALM BEACH COUNTY, A FLORIDA CORPORATION, OWNER OF THE LAND AS SHOWN HEREON AS "OPPORTUNITY INC. EARLY LEARNING CENTER" BEING A PART OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. COMMENCING AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST; THENCE N89°22'11"W, ALONG THE NORTH LINE OF SAID SECTION 25, A DISTANCE OF 674.55 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE S01°31'37"W, ALONG SAID WEST LINE OF EAST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, A DISTANCE OF 812.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S01°31'37"W, ALONG SAID WEST LINE, A DISTANCE OF 479.33 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF WESTGATE AVENUE AS RECORDED IN ROAD PLAT BOOK 2, PAGE 205, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON A 1106.28 FOOT RADIUS CURVE, CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 03°33'34" THROUGH WHICH A RADIAL LINE BEARS N10°05'46"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 68.72 FEET TO A POINT OF COMPOUND CURVATURE ON A NON-TANGENT 2060.00 FOOT RADIUS CURVE AS RECORDED IN OFFICIAL RECORD BOOK 9511, PAGE 1187, BEING CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 05°26'25", THROUGH WHICH A RADIAL LINE BEARS N04°32'55"W, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 195.61 FEET TO THE POINT OF CUSP, LYING ON THE AFOREMENTIONED RIGHT-OF-WAY LINE OF WESTGATE AVENUE; THENCE N89°06'30"W, A DISTANCE OF 58.95 FEET TO A POINT ON THE EASTERLY LINE OF DONNELL ROAD, AS RECORDED IN ROAD PLAT BOOK 4, PAGE 115, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING 15 FEET EAST OF THE WEST LINE OF THE EAST ONE-HALF OF THE WEST ONE-HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25; THENCE N01°30'33"E, ALONG SAID EAST LINE OF DONNELL ROAD, A DISTANCE OF 499.05 FEET TO THE SOUTH LINE OF THE NORTH 136.24 FEET OF THE EAST ONE-HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25, AS RECORDED IN OFFICIAL RECORD BOOK 25235, PAGE 705, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S89°12'38"E, ALONG SAID SOUTH LINE, A DISTANCE OF 322.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 159,168 SQUARE FEET OR 3.65 ACRES MORE OR LESS.

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

1. TRACTS A & B AS SHOWN HEREON, ARE HEREBY RESERVED FOR OPPORTUNITY, INC. OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

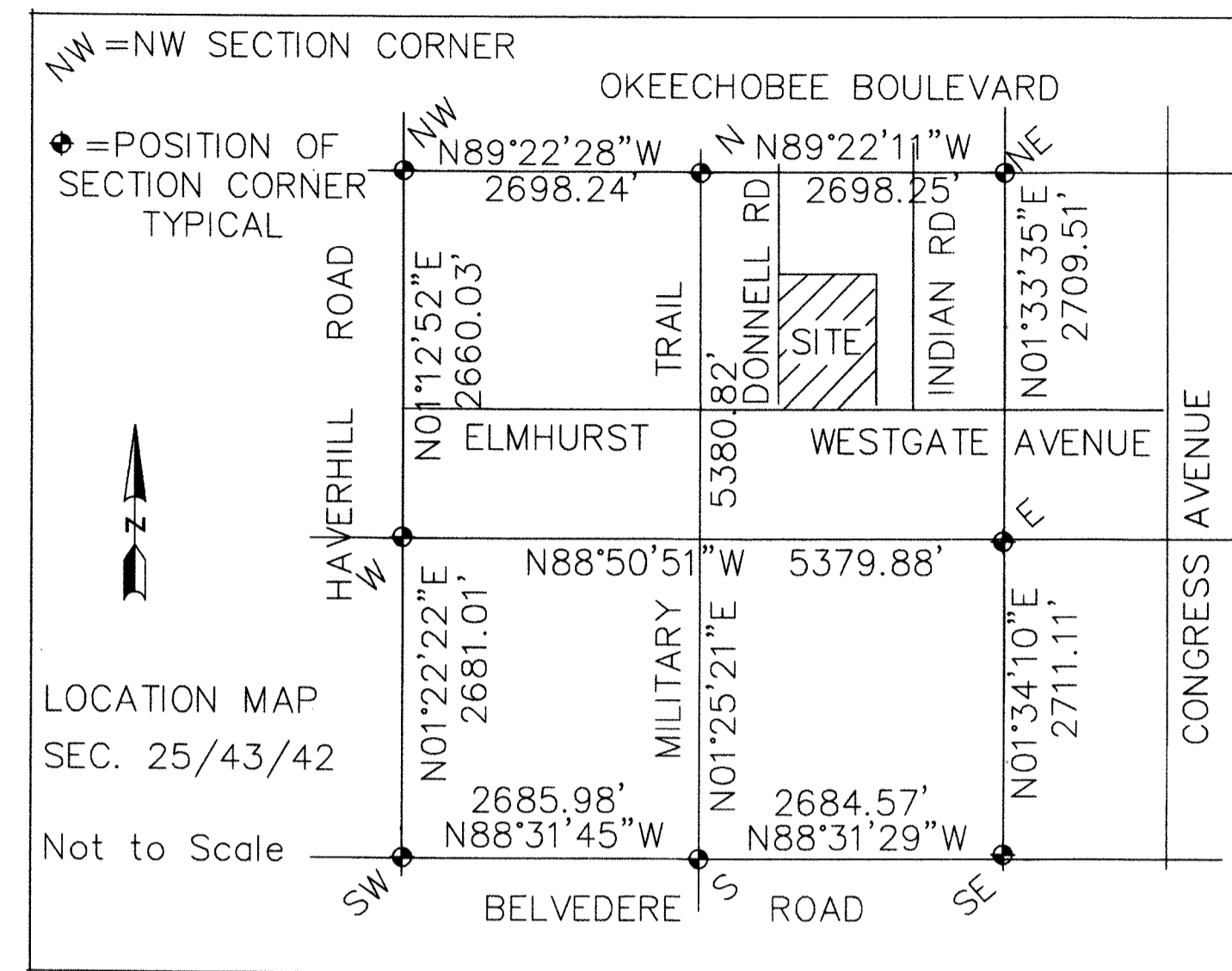
2. THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION 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. 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.

3. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

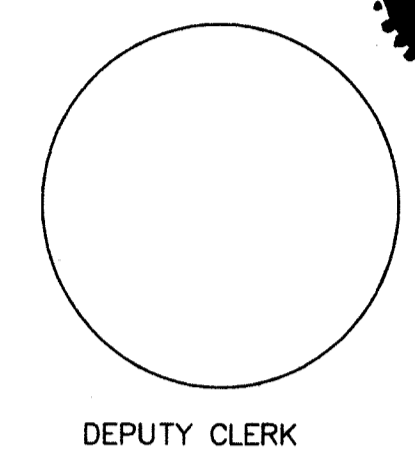
4. THE LINE OF SIGHT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR UNOBSTRUCTED SIGHT LINES. THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE MAINTENANCE OBLIGATION OF OPPORTUNITY, INC. OF PALM BEACH COUNTY, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE LINE OF SIGHT EASEMENT ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH SAFE TRAFFIC CIRCULATION.

## COORDINATES, BEARINGS & DISTANCES

COORDINATES SHOWN HEREON ARE GRID DATUM=NAD 83/90 ADJUSTMENT 1983 STATE PLANE, TRANSVERSE MERCATOR SYSTEM, EAST ZONE LINEAR UNIT=US SURVEY FEET ALL DISTANCES ARE GROUND SCALE FACTOR 1.00003954 GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE BEARINGS SHOWN HEREON ARE GRID DATUM



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:34 AM  
THIS 16<sup>th</sup> DAY OF November  
2017, AD AND DULY RECORDED  
IN PLAT BOOK 124  
AT PAGE 172-174  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: Denis McCaslin  
DEPUTY CLERK



SHEET 1 OF 3  
SITE DATA:  
CONTROL NUMBER 2015-00120

## DEDICATION AND RESERVATION CONTINUES:

IN WITNESS WHEREOF, THE ABOVE NAMED 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<sup>th</sup> DAY OF JUNE, 2017

OPPORTUNITY, INC. OF PALM BEACH COUNTY  
A FLORIDA CORPORATION  
BY: Peter Nicoletti, President

WITNESS: Alice M. L. Egerla  
PRINTED NAME: Alice M. L. Egerla  
WITNESS: Keaton Orchard  
PRINTED NAME: Keaton Orchard

ACKNOWLEDGEMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, PETER NICOLETTI, WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED HIS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF OPPORTUNITY, INC. OF PALM BEACH COUNTY, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 AND OFFICIAL SEAL THIS 26<sup>th</sup> DAY OF June, 2017  
MY COMMISSION EXPIRES: August 2, 2019  
COMMISSION NUMBER: FF 405518  
PRINTED NAME: Nicole Tensa Hamilton  
NOTARY PUBLIC

## TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, STEVEN L. DANIELS, 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 OPPORTUNITY, INC. OF PALM BEACH COUNTY, A FLORIDA CORPORATION; 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: September 25, 2017  
STEVEN L. DANIELS  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

## COUNTY APPROVAL: COUNTY ENGINEER:

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 June, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

BY: [Signature]  
COUNTY ENGINEER

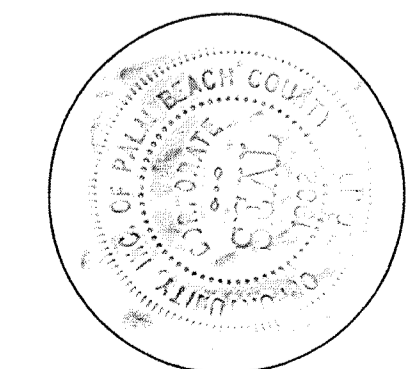
## SURVEYOR'S NOTES:

- 1. BEARINGS AS SHOWN HEREON ARE GRID, BASED UPON THE NORTH LINE OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, WHICH BEARS S89°22'11"E, NAD 83/90 ADJUSTMENT.
- 2. DISTANCES ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF BASED UPON UNITED STATES SURVEY FOOT.
- 3. 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 PALM BEACH COUNTY, FLORIDA.
- 4. 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.
- 5. 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.
- 6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 7. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE 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 CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 8. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.

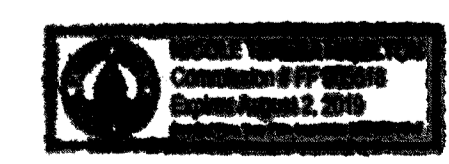
## SURVEYOR AND MAPPER'S CERTIFICATE:

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.'S), AND MONUMENTS ACCORDING TO SEC. 177.091(9) 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 PALM BEACH COUNTY, FLORIDA.

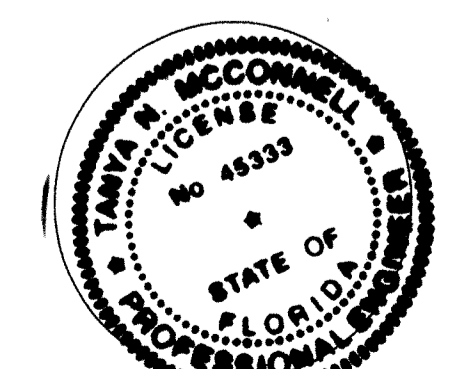
BY: [Signature]  
RICHARD N. DEAN, P.S.M.  
FLORIDA CERTIFICATE NO. 4406  
DATE: 6/29/17



CORPORATE SEAL  
OPPORTUNITY, INC. OF PALM BEACH COUNTY



[Signature]  
NOTARY



COUNTY ENGINEER



SURVEYOR OF RECORD

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, P.S.M. #4406 IN THE OFFICE OF DEAN SURVEYING & MAPPING, INC., LB#6936 4201 WESTGATE AVENUE, SUITE A3, WEST PALM BEACH, FL. 33409

Dean Surveying & Mapping, Inc.  
The Measuring Line Shall Go Forth Jer. 31:39  
4201 Westgate Avenue, Suite A-3  
West Palm Beach, Florida 33409  
Tel: (561)625-8748 Facsimile (561)626-4558  
DATE: 6-3-15  
DRAWN: J.S. SCALE: N/A  
SHEET: 1 of 3 JOB No.: 015-512-P