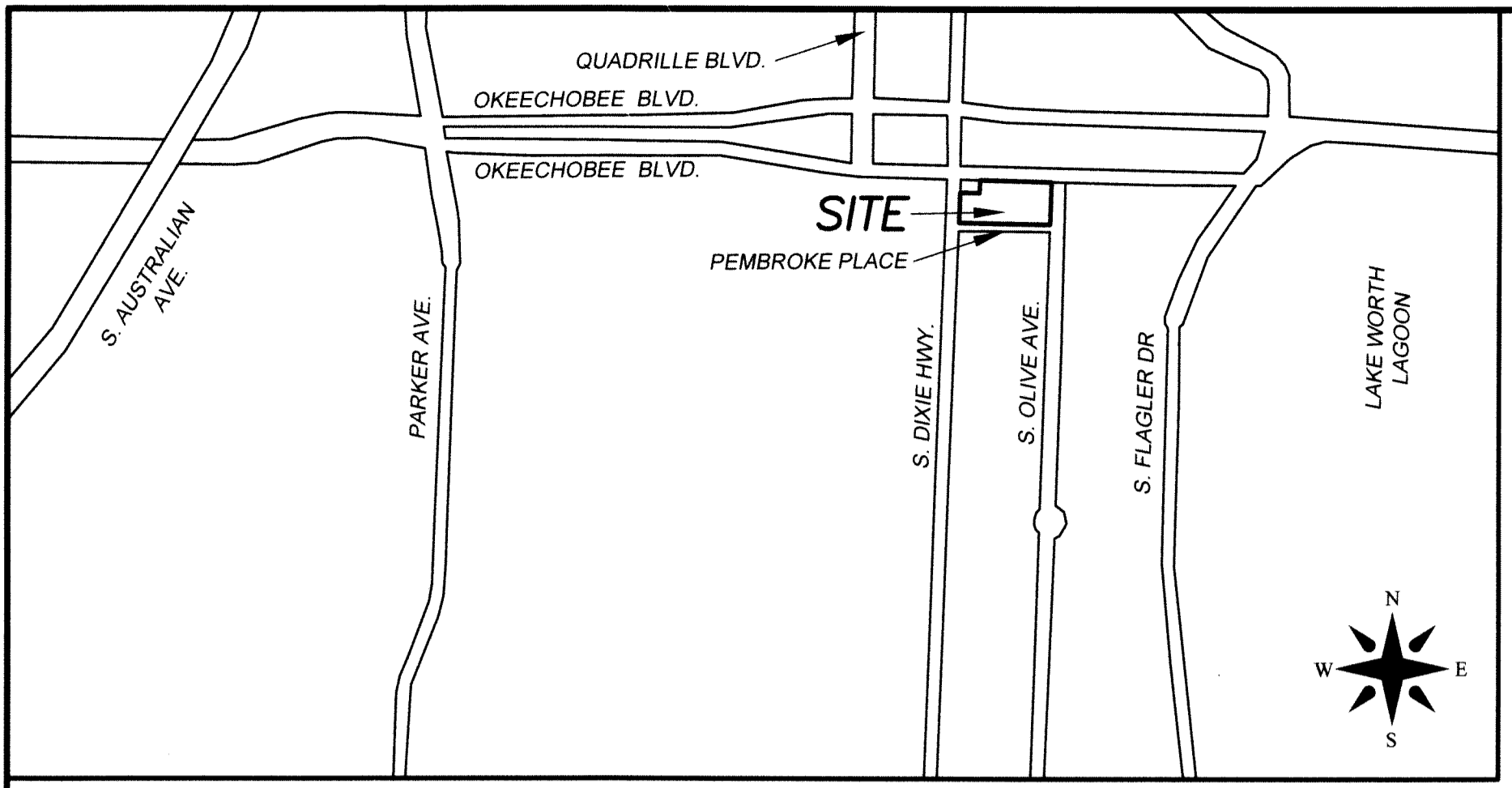


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This Plat was filed for record at 1:15 P.M. on the 15th day of July 2020 and duly recorded in Plat Book 18-133 on Page 136  
Clerk and Comptroller



VICINITY SKETCH  
(NOT TO SCALE)

# PALM BEACH ATLANTIC UNIVERSITY RESIDENTIAL DORMITORY

BEING A REPLAT OF LOTS 1, 2, 3, 4 & 5, TOGETHER WITH A PORTION OF LOT 6, PEMBERKE PLACE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 16; AND A REPLAT OF A PORTION OF LOT 1, ALL OF LOT 2, AND A PORTION OF LOT 9, GRAHAM PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 31; AND A REPLAT OF A PORTION OF ROADWAY LABELED GRAHAM CIRCLE, A PORTION OF LOT 1, ALL OF LOTS 2, 3, 4, 5 AND 6, A PORTION OF LOTS 7, 8, 9, AND 10, GRAHAM CIRCLE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 41; ALL OF THE ABOVE ON FILE IN THE OFFICE OF THE CLERK AND COMPTROLLER IN AND FOR PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



**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.

**DEDICATION**

**KNOW ALL MEN BY THESE PRESENTS** that Palm Beach Atlantic University, Inc., a Florida not-for-profit corporation, owner of the land shown hereon as **PALM BEACH ATLANTIC UNIVERSITY RESIDENTIAL DORMITORY**, being a replat of Lots 1, 2, 3, 4 & 5, together with a portion of Lot 6, PEMBERKE PLACE, according to the plat thereof as recorded in Plat Book 2, Page 16; and a replat of a portion of Lot 1, all of Lot 2, and a portion of Lot 9, GRAHAM PARK, according to the plat thereof as recorded in Plat Book 7, Page 31; and a replat of a portion of roadway labeled as Graham Circle, a portion of Lot 1, all of Lots 2, 3, 4, 5 and 6, a portion of Lots 7, 8, 9, and 10, GRAHAM CIRCLE, according to the plat thereof, as recorded in Plat Book 7, Page 41; all of the above on file in the Office of the Clerk and Comptroller in and for Palm Beach County, Florida, lying in Section 27, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida, being more particularly described as follows:

**LEGAL DESCRIPTION:**

Lot 1, **LESS** the North 10 feet thereof, and Lot 2, **GRAHAM PARK**, according to the plat thereof as recorded in Plat Book 7, Page 31, Public Records of Palm Beach County, Florida.

**AND**

Lot 9, **LESS** the West 17 feet thereof, **GRAHAM PARK**, according to the plat thereof as recorded in Plat Book 7, Page 31, Public Records of Palm Beach County, Florida.

**AND**

Lots 1 and 2 and the East 1/2 of Lot 3, **PEMBROKE PLACE**, according to the plat thereof as recorded in Plat Book 2, Page 16, Public Records of Palm Beach County, Florida.

**AND**

The West 1/2 of Lot 3 and all of Lot 4, and the East 1/2 of Lot 5, **PEMBROKE PLACE**, according to the plat thereof as recorded in Plat Book 2, Page 16, Public Records of Palm Beach County, Florida.

**AND**

The West 1/2 of Lot 5 and the East 15 feet of Lot 6, **PEMBROKE PLACE**, according to the plat thereof as recorded in Plat Book 2, Page 16, Public Records of Palm Beach County, Florida.

**AND**

The West 105 feet of Lot 6, **LESS** the West 17 feet, **PEMBROKE PLACE**, according to the plat thereof as recorded in Plat Book 2, Page 16, Public Records of Palm Beach County, Florida.

**AND**

Lots 1 through 10, inclusive, **LESS** the North 10 feet of said Lots 1, 7, 8, 9 and 10, **GRAHAM CIRCLE**, according to the plat thereof as recorded in Plat Book 7, Page 41, Public Records of Palm Beach County, Florida, **TOGETHER WITH** and including the 15-foot circular driveway surrounding Lot 8, **LESS** the North 10 feet of said circular driveway.

Containing in all 2.296 Acres or 100,012 square feet, more or less.

has caused the same to be surveyed and platted as shown hereon and do hereby reserve and dedicate as follows:

**PARCEL 1**

Parcel 1, as shown hereon, is hereby reserved by Palm Beach Atlantic University, Inc., a Florida not-for-profit corporation, their successors and assigns, for purposes consistent with the zoning regulations of the City of West Palm Beach, Florida, and is the perpetual maintenance obligation of said Palm Beach Atlantic University, Inc., a Florida not-for-profit corporation, its successors and assigns, without recourse to City of West Palm Beach, Florida.

**UTILITY EASEMENT**

The utility easement identified on the plat hereon is an exclusive easement and is hereby dedicated in perpetuity to the City of West Palm Beach, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, and related appurtenances. The maintenance of land underlying these easements shall be the perpetual maintenance obligation of the property owner. No buildings, structures, improvements, trees, walls or fences shall be installed within this easement without the prior written approval of the City of West Palm Beach, its successors and assigns.

**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 1<sup>st</sup> day of June, 2020.

WITNESS: Pam Harrison  
Pam Harrison  
Printed Name

WITNESS: Danita Joell  
DANITA JOELL  
Printed Name

Palm Beach Atlantic University, Inc.,  
a Florida not-for-profit corporation  
BY: Debra Schwinn  
Debra Schwinn, President

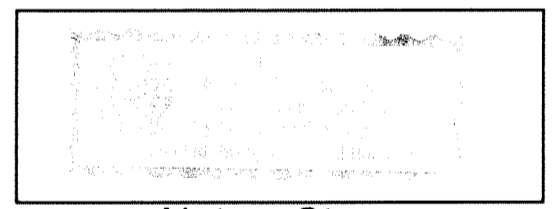
**ACKNOWLEDGEMENT**

State of Florida  
County of Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this day of June 1, 2020, by Debra Schwinn as President of Palm Beach Atlantic University, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who is  personally known to me or has produced \_\_\_\_\_ (type of identification) as identification.

Sept 10, 2022  
My Commission Expires

GG 217641  
My Commission Number



Danita Joell  
Signature of Notary Public  
DANITA L JOELL  
Printed Name of Notary Public

**TITLE CERTIFICATION**

State of Florida  
County of Palm Beach

I, Scott L. McMullen, 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 Palm Beach Atlantic University, Inc., a Florida not-for-profit corporation; that the current taxes have been paid; that there are no mortgages of record which encumber the fee interest in the land; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the subdivision created by this plat.

Dated this 16<sup>th</sup> day of MAY, 2020.

Scott McMullen  
Scott L. McMullen, Esquire  
Florida Bar No. 902667

**REVIEWING SURVEYOR**

This plat has been reviewed for conformity in accordance with Chapter 177.081 of the Florida Statutes and the ordinances of the City of West Palm Beach, Florida. This review does not include the verification of geometric data or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

Dated this 13<sup>th</sup> day of June, 2020.

Vincent J. Noel  
Vincent J. Noel, PSM  
Florida Certificate No. 4169

**SURVEYOR & 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) according to Sec. 177.091(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 the City of West Palm Beach, Florida.

Dated this 5<sup>th</sup> day of JUNE, 2020.

Robert J. Cajal  
Robert J. Cajal  
Professional Surveyor and Mapper  
Florida Certificate No. 6266  
Wallace Surveying Corporation

**APPROVAL & ACCEPTANCE TO DEDICATION-CITY OF WEST PALM BEACH**

State of Florida  
County of Palm Beach

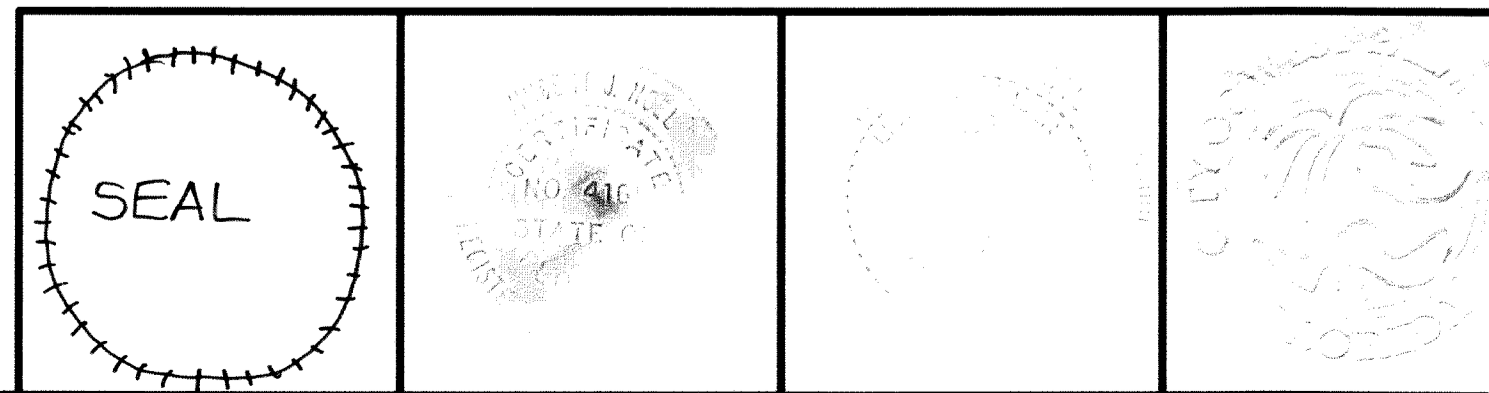
The City of West Palm Beach hereby accepts the dedication of the Utility Easement as stated and shown hereon. This plat is hereby approved for record by the City Commission of West Palm Beach, Florida, this 13<sup>th</sup> day of July, 2020.

By: Keth A. James  
Keth A. James, Mayor

**PREPARING SURVEYOR & MAPPER'S STATEMENT**

This instrument was prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

P.B.A.U. SEAL      REVIEWING SURVEYOR'S SEAL      SURVEYOR'S SEAL      CITY OF WEST PALM BEACH SEAL



**PLAT OF:**

**PALM BEACH ATLANTIC UNIVERSITY  
RESIDENTIAL DORMITORY**

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4463  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB No.: 18-1074.19	F.B.	PG.
OFFICE: R.C.	DATE: MARCH 2020	DWG. No.:	18-1074-6
C/K'D:	REF.: 18-1074-5.DWG	SHEET 1 OF 2	