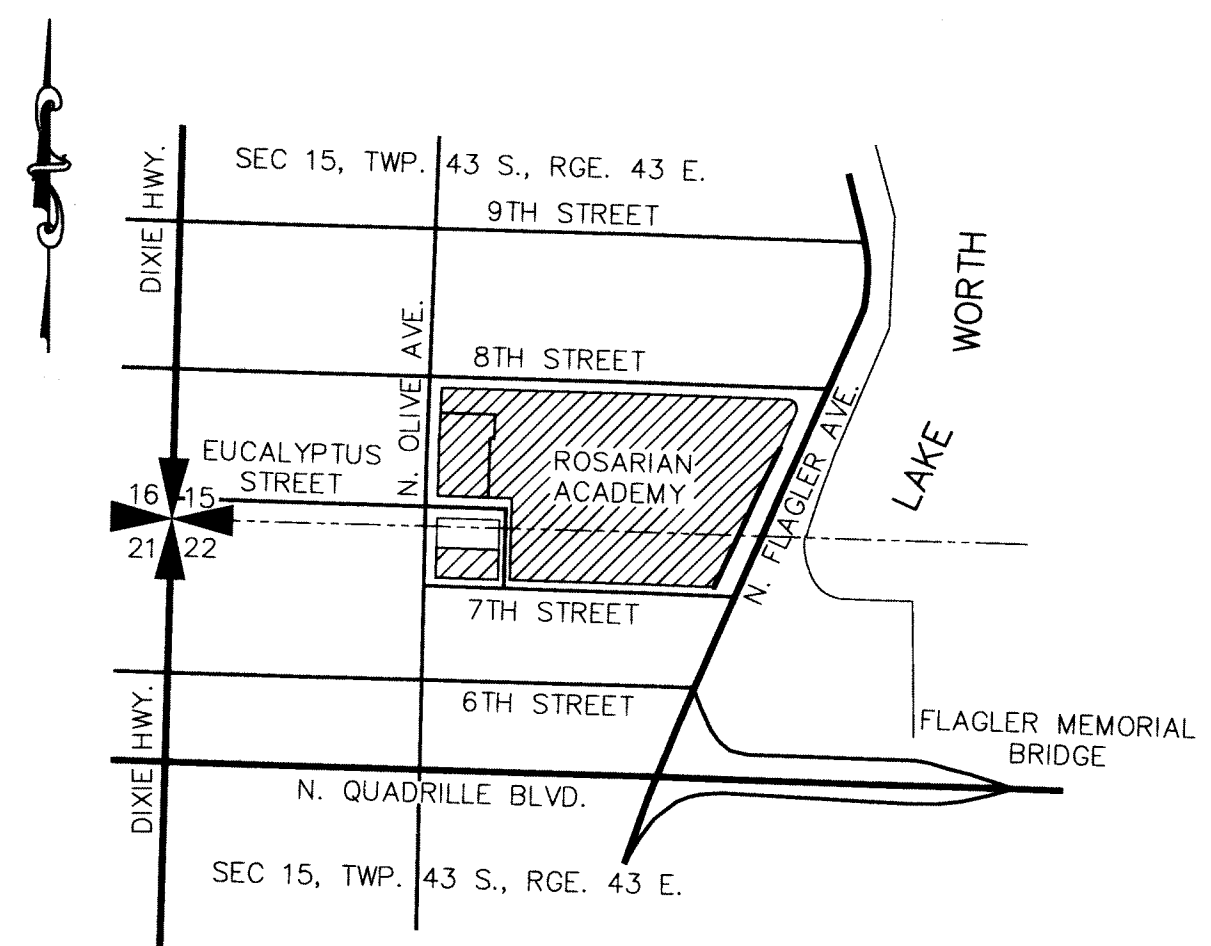


ROSARIAN ACADEMY

BEING A REPLAT OF A LOTS 1 THROUGH 20, BLOCK 9, BRELSFORD PARK, PLAT BOOK 8, PAGE 21; LOTS 21 AND 22, BLOCK 9, REVISED PLAT OF LOTS 21 AND 22, BLOCK 8 AND LOTS 21 AND 22, BLOCK 9, BRELSFORD PARK, PLAT BOOK 9, PAGE 16; LOTS 1 THROUGH 7, BLOCK 2; LOTS 1 THROUGH 3, BLOCK 3; BLOCK 4; LOT 7, BLOCK 5 AND THE SOUTH ONE HALF OF LOTS 1 THROUGH 5, BLOCK 5, AMENDED PLAT OF EUCLYPTUS PARK, PLAT BOOK 6, PAGE 44, ALL BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST SAID LANDS BEING SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP:
NOT TO SCALE:

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE ROSARIAN ACADEMY, A FLORIDA NON-PROFIT CORPORATION AND THE ADRIAN DOMINICAN TRUST, OWNERS OF THE LANDS DESCRIBED HEREON HAVE CAUSED TO BE MADE THE ATTACHED PLAT ENTITLED "ROSARIAN ACADEMY" BEING A REPLAT OF A LOTS 1 THROUGH 20, BLOCK 9, BRELSFORD PARK, PLAT BOOK 8, PAGE 21; LOTS 21 AND 22, BLOCK 9, REVISED PLAT OF LOTS 21 AND 22, BLOCK 8 AND LOTS 21 AND 22, BLOCK 9, BRELSFORD PARK, PLAT BOOK 9, PAGE 16; LOTS 1 THROUGH 7, BLOCK 2; LOTS 1 THROUGH 3, BLOCK 3; BLOCK 4; LOT 7, BLOCK 5 AND THE SOUTH ONE HALF OF LOTS 1 THROUGH 5, BLOCK 5, AMENDED PLAT OF EUCLYPTUS PARK, PLAT BOOK 6, PAGE 44, ALL BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST SAID LANDS BEING SITUATE IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 21, BLOCK 9, REVISED PLAT OF LOTS 21 AND 22, BLOCK 8 AND LOTS 21 AND 22, BLOCK 9, BRELSFORD PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 16, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89°55'26" W, ALONG THE NORTH LINE OF SAID LOT 21, A DISTANCE OF 29.87 FEET TO THE POINT OF BEGINNING AND THE POINT OF CURVE WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 112°23'46", A DISTANCE OF 39.23 FEET TO THE POINT OF TANGENCY (SAID CURVE DESCRIBED IN PARCEL 1 IN OFFICIAL RECORD BOOK 67 ON PAGE 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 22°19'12" W, ALONG THE EASTERLY LINES OF LOTS 21 AND 22, BLOCK 9 OF SAID REVISED PLAT OF LOTS 21 AND 22, BLOCK 8 AND LOTS 21 AND 22, BLOCK 9, BRELSFORD PARK AND NORTHWESTERLY RIGHT OF WAY LINE OF NORTH FLAGLER DRIVE, A DISTANCE OF 81.20 FEET TO THE SOUTHEAST CORNER OF SAID LOT 22, BLOCK 9; THENCE S 23°09'19" W, ALONG THE NORTH-WESTERLY RIGHT OF WAY LINE OF NORTH FLAGLER DRIVE, (SAID NORTHWESTERLY RIGHT OF WAY LINE DESCRIBED IN PARCEL 2 IN OFFICIAL RECORD BOOK 67 ON PAGE 120 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA) A DISTANCE OF 321.91 FEET TO THE INTERSECTION WITH THE EASTERLY PROJECTION OF THE SOUTH LINE OF BLOCK 4, AMENDED PLAT OF EUCLYPTUS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 ON PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S 89°57'41" W, ALONG THE SAID EASTERLY PROJECTION OF THE SOUTH LINE OF BLOCK 4, THE SOUTH LINE OF BLOCK 4, THE SOUTH LINE OF LOT 7, BLOCK 5 AND THE NORTH RIGHT OF WAY LINE OF FIFTH AVENUE NOW SEVENTH STREET, ALL ACCORDING TO SAID AMENDED PLAT OF EUCLYPTUS PARK, A DISTANCE OF 424.08 FEET TO THE SOUTHWEST CORNER OF SAID LOT 7, BLOCK 5; THENCE N 00°22'55" W, ALONG THE WEST LINE OF SAID LOT 7, BLOCK 5 AND THE NORTHERLY PROJECTION OF SAID WEST LINE, A DISTANCE OF 170.05 FEET TO THE SOUTHWEST CORNER OF LOT 7, BLOCK 2, OF SAID AMENDED PLAT OF EUCLYPTUS PARK; THENCE S 89°57'00" W, ALONG THE SOUTH LINE OF LOTS 4, 3, 2, AND 1 OF SAID BLOCK 2 AND NORTH RIGHT OF WAY LINE OF SIXTH AVENUE NOW EUCLYPTUS STREET, ALL ACCORDING TO SAID AMENDED PLAT OF EUCLYPTUS PARK, A DISTANCE OF 155.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE N 00°22'55" W, ALONG THE WEST LINE OF SAID LOT 1, BLOCK 2 AND EAST RIGHT OF WAY LINE OF OLIVE STREET NOW NORTH OLIVE AVENUE, ALL ACCORDING TO SAID AMENDED PLAT OF EUCLYPTUS PARK, A DISTANCE OF 125.41 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 2; THENCE N 01°07'26" E, ALONG THE WEST LINE OF LOTS 1 AND 2, BLOCK 9, BRELSFORD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8 ON PAGE 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SAID WEST LINE ALSO BEING THE EAST RIGHT OF WAY LINE OF OLIVE STREET NOW NORTH OLIVE AVENUE, A DISTANCE OF 102.72 FEET TO THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 9; THENCE N 89°55'26" E, ALONG THE NORTH LINES OF LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19 AND 20, BLOCK 9 OF SAID BRELSFORD PARK AND THE NORTH LINE OF LOT 21, BLOCK 9 OF SAID REVISED PLAT OF LOTS 21 & 22, BLOCK 8 AND LOTS 21 & 22, BLOCK 9, BRELSFORD PARK SAID LINE BEING THE SOUTH RIGHT OF WAY LINE OF SIXTH AVENUE NOW EIGHTH STREET, A DISTANCE OF 717.92 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:
THE SOUTH ONE-HALF (S.1/2) OF LOTS 1 THROUGH 5, BLOCK 5, AMENDED PLAT OF EUCLYPTUS PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6 ON PAGE 44 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ALL OF THE ABOVE SAID LANDS SITUATE AND BEING IN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. A 5' WIDE EXCLUSIVE CITY OF WEST PALM BEACH EASEMENT FOR SIDEWALK, STREET LIGHTING AND SIGNAGE LYING WEST OF AND ADJACENT TO THE WESTERLY RIGHT OF WAY LINE OF FLAGLER DRIVE.

IN WITNESS WHEREOF: THE ABOVE NAMED ROSARIAN ACADEMY, A FLORIDA NON-PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS HEAD OF SCHOOL AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF November, 2020.

BY: Linda Thetheway
LINDA THETHEWAY,
HEAD OF SCHOOL

WITNESS: Virginia L. DeWine WITNESS: Jon Schmidt
PRINT NAME: VIRGINIA L. DEWINE PRINT NAME: Jon Schmidt

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE THIS 30th DAY OF November, 2020, BY LINDA THETHEWAY, AS HEAD OF SCHOOL ON BEHALF OF THE ROSARIAN ACADEMY, A FLORIDA NON-PROFIT CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: June 19, 2021
SIGNATURE: Amy A. Anderson
PRINTED NAME OF NOTARY PUBLIC: Amy A. Anderson

IN WITNESS WHEREOF: THE ABOVE NAMED ADRIAN DOMINICAN TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARY MARGARET PACHUCKI, OP, VICARESS, GENERAL COUNCILOR THIS 12/14 DAY OF December, 2020.

BY: Mary Margaret Pachucki, OP
MARY MARGARET PACHUCKI, OP
VICARESS, GENERAL COUNCILOR

WITNESS: Frances Nadelm, OP WITNESS: Euse D. Garcia, OP
PRINT NAME: FRANCES NADELM, OP PRINT NAME: EUSE D. GARCIA, OP

ACKNOWLEDGMENT:

STATE OF MICHIGAN
COUNTY OF Lenawee
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS 4 DAY OF December, 2020, BY MARY MARGARET PACHUCKI, OP, VICARESS, GENERAL COUNCILOR ON BEHALF OF THE ADRIAN DOMINICAN TRUST, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC SIGNATURE: Carol Anne West
NOTARY PRINTED NAME: Carol Anne West
ACTING IN THE COUNTY OF: Lenawee
MY COMMISSION EXPIRES: 05-07-2025

CARD ANNE WEST
Notary Public, State of Michigan
County of Lenawee
My Commission Expires 05-07-2025
Acting in the county of Lenawee

TITLE CERTIFICATION:

I, M. TIMOTHY HANLON, 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 THE ROSARIAN ACADEMY AND THE ADRIAN DOMINICAN TRUST; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT 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: 11/21/2020
SIGNATURE: M. Timothy Hanlon
M. TIMOTHY HANLON
ATTORNEY-AT-LAW

CERTIFICATE OF APPROVAL BY THE CITY OF WEST PALM BEACH:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA AND ACCEPTS THE DEDICATIONS AS SHOWN HEREON.

BY: Keith A. James DATE: 12/15/2020
KEITH A. JAMES
MAYOR

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. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 12/14/2020
SIGNATURE: Vincent J. Noel
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N89°55'26"E (ASSUMED DATUM) FOR THE SOUTH RIGHT OF WAY LINE OF 8TH STREET.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL EQUIVALENTS THEREOF.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL (TANGENT).
6. 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.
7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.

SURVEYOR'S CERTIFICATION:

I HEREBY 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 THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 (PART 1), FLORIDA STATUTES.

BY: Michael F. Sperr DATE: 12/11/20
MICHAEL F. SPERR, PROFESSIONAL
SURVEYOR AND MAPPER NO. 3260
STATE OF FLORIDA

FOR: PARAMOUNT ENGINEERING GROUP, INC.
902 CLINT MOORE RD., SUITE 218
BOCA RATON, FLORIDA 33487
STATE OF FLORIDA CERTIFICATE
OF AUTHORIZATION NO. 3353

THIS INSTRUMENT WAS PREPARED BY
MICHAEL F. SPERR, PSM NO. 3260 FOR
PARAMOUNT ENGINEERING GROUP, INC.
902 CLINT MOORE RD., SUITE 218
BOCA RATON, FL. 33487

PARAMOUNT ENGINEERING GROUP, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS
902 Clint Moore Rd., Suite 218, Boca Raton, FL 33487
TELEPHONE: (561) 989-2280 - FAX: (561) 989-2284
EMAIL: paramountengineering@aol.com
State of Florida Certificate of Authorization No. LB3953

DRAWN: M.F.S.	DATE: 02-03-20	CHECKED BY: M.F.S.	SHEET: 1 OF 2
---------------	----------------	--------------------	---------------

