

KIDSTOWN LEARNING CENTER

A REPLAT OF A PORTION OF THE DAY CARE TRACT, LAKE CHARLESTON PLAT No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 55 THRU 68 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 1 NOVEMBER 1996
(LYING IN SECTION 10, TOWNSHIP 45 SOUTH, RANGE 42 EAST)

0533-034

164

Plat 86-96

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS
THIS PLAT WAS FILED FOR RECORD AT 9:30 A.M. THIS 26th DAY OF December, 1996 AND DULY RECORDED IN PLAT BOOK 62 ON PAGES 164 AND 165.

STATISTICAL DATA:
PETITION NUMBER: PDD96-96D
TOTAL PLAT AREA: 1.62 ACRES
LANDSCAPE TRACT *A*: 0.46 ACRES

DOROTHY H. WILKEN, CLERK
CIRCUIT COURT
BY: Leigh A. Standley, DC



DAY CARE TRACT

0533-034

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER:
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), F.S. THIS 23rd DAY OF Dec. A.D., 1996.

BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYORS NOTES:

- BEARING BASE: THE EAST LINE OF DAY CARE TRACT, LAKE CHARLESTON PLAT No. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 55 THRU 68, BEARS SOUTH 00°53'02" EAST AND ALL OTHER BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- 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 COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD, WHICH ARE NOT SHOWN ON THIS PLAT, THAT ARE IN THE PUBLIC RECORDS OF THIS COUNTY.
- THIS INSTRUMENT WAS PREPARED BY RICHARD A. PEDRAZA IN THE OFFICES OF ATLANTIC CARIBBEAN MAPPING, INC., 3062 JOG ROAD, GREENACRES, FLORIDA 33467.
- COORDINATES SHOWN HEREON ARE GRID COORDINATES
DATUM - 1983 NORTH AMERICAN DATUM (1990 ADJUSTMENT)
ZONE - FLORIDA EAST ZONE
LINEAR UNIT - U.S. SURVEY FOOT
COORDINATE SYSTEM - 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
SCALE FACTOR = 1.0000285
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
BEARING ROTATION (PLAT TO GRID) = 1°53'55" COUNTERCLOCKWISE
EXAMPLE: (PLAT BEARING) - (GRID BEARING)
N49°08'06"E = N47°14'11"E

SURVEYORS CERTIFICATE:

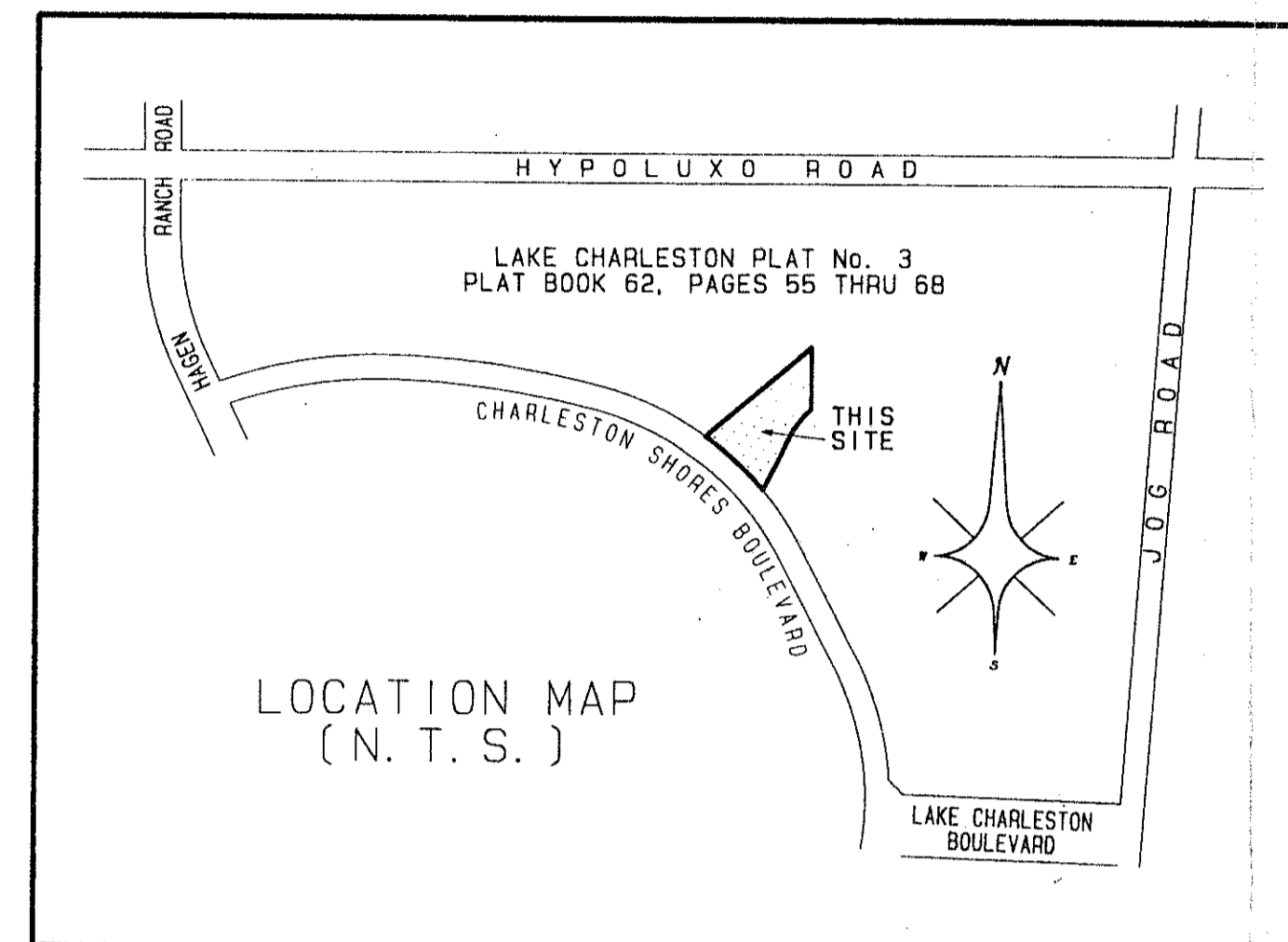
STATE OF FLORIDA
COUNTY OF PALM BEACH

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 AND IDENTIFIED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED THIS 15th OF November, 1996.

BY: *Donald J. Todd*
DONALD J. TODD
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4380

78-164



LEGAL DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT KIDSTOWN LEARNING CENTER, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN THE DAY CARE TRACT, LAKE CHARLESTON PLAT No. 3, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGES 55 THRU 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A REPLAT OF A PORTION OF THE DAY CARE TRACT, LAKE CHARLESTON PLAT No. 3, AS SHOWN ON THE PLAT THEREOF RECORDED IN PLAT BOOK 62, PAGES 55 THRU 68, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID DAY CARE TRACT, SAID POINT BEING ON THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE TO SAID POINT BEARS N49°08'06"E); THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY BOUNDARY OF SAID TRACT AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1040.00 FEET, A CENTRAL ANGLE OF 14°21'20", AN ARC DISTANCE OF 260.57 FEET TO THE NORTHWEST CORNER OF SAID TRACT; THENCE N49°08'06"E, ALONG THE NORTHWESTERLY BOUNDARY OF SAID TRACT, 455.28 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE S00°53'02"E, ALONG THE EAST BOUNDARY OF SAID TRACT, 203.88 FEET TO A POINT ON THE ARC OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST (A RADIAL LINE TO SAID POINT BEARS N40°11'45"W); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 263.00 FEET, A CENTRAL ANGLE OF 24°08'39", AN ARC DISTANCE OF 110.83 FEET TO THE POINT OF TANGENCY; THENCE S25°39'36"W, 200.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 70,685 SQUARE FEET (1.62 ACRES), MORE OR LESS.

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

- THE LANDSCAPE BUFFER EASEMENTS AND TRACT *A* AS SHOWN HEREON, IS HEREBY RESERVED FOR KIDSTOWN LEARNING CENTER, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, KIDSTOWN LEARNING CENTER, INC., A FLORIDA CORPORATION, THIS 8th DAY OF November, 1996.

WITNESS: *Jeri Riley* BY: *Paula Poupore, President*
PAULA POUPORE, PRESIDENT

WITNESS: *Thomas Olson* BY: *Thomas Olson, Vice President*
THOMAS OLSON, VICE PRESIDENT

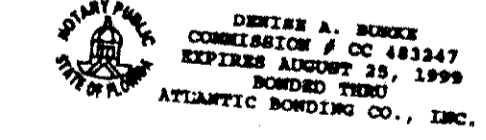
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PAULA POUPORE WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KIDSTOWN LEARNING CENTER, INC., A FLORIDA CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 8th DAY OF November, 1996.

MY COMMISSION EXPIRES: DENISE A. BURKE, NOTARY PUBLIC - STATE OF FLORIDA, DENISE A. BURKE



LEGEND:
A = CENTRAL ANGLE
C = CENTERLINE
L = LENGTH
N.T.S. = NOT TO SCALE
P.B. = PLAT BOOK
R = RADIUS

- = SET PERMANENT REFERENCE MONUMENT LS #4380
- PSS = PAGES
- No = NUMBER
- A = ARC LENGTH
- PRM = PERMANENT REFERENCE MONUMENT
- L.B.E. = LANDSCAPE BUFFER EASEMENT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 6440 AT PAGE 1495 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF Nov. 1996.

WITNESS: *Thomas Olson* BY: *Thomas Olson, Vice President*
THOMAS OLSON, VICE PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS OLSON, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF 1st UNITED BANK, A FLORIDA BANKING 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 7th DAY OF Nov. 1996.

MY COMMISSION EXPIRES: DENISE A. BURKE, NOTARY PUBLIC - STATE OF FLORIDA, DENISE A. BURKE

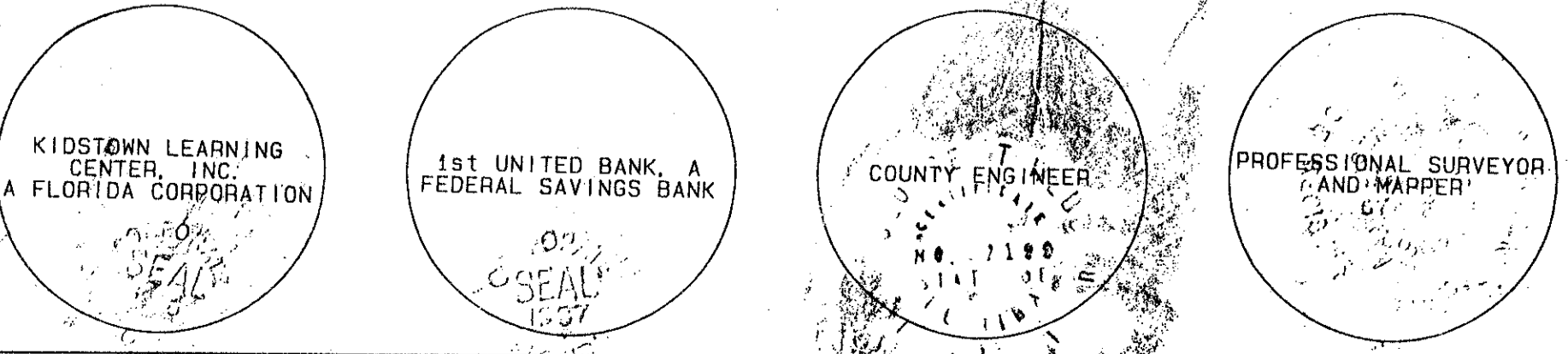


TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

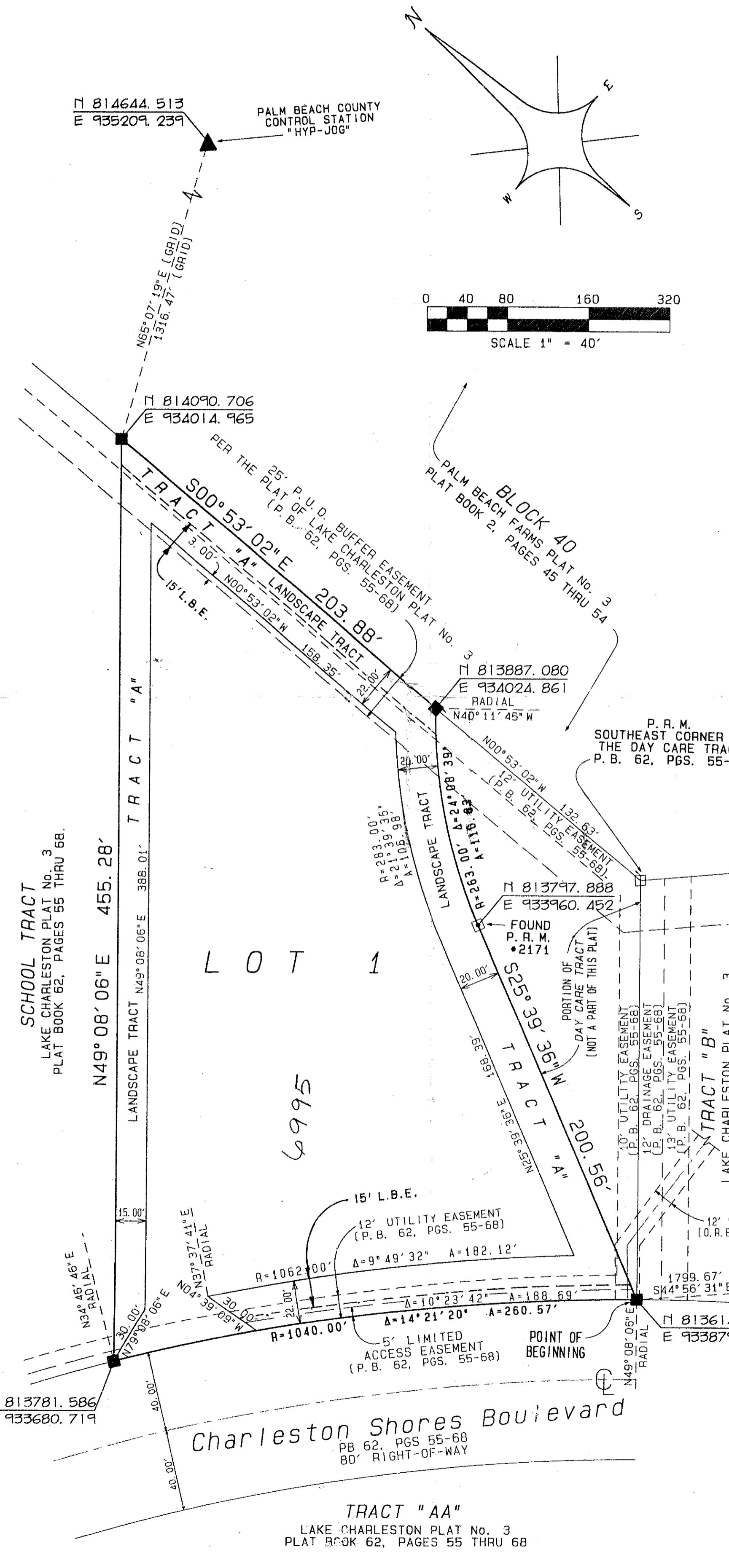
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO KIDSTOWN LEARNING CENTER, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 20th DAY OF October, 1996 BY: *Glenda Bellamy*
GLENDA BELLAMY
ASSISTANT VICE PRESIDENT



* THERE MAY BE ADDITIONAL RESTRICTIONS OF RECORD WHICH ARE NOT SHOWN ON THIS PLAT *

ATLANTIC - CARIBBEAN MAPPING, INC.
3062 JOG ROAD GREENACRES, FLORIDA 33467
(407) 964-7884; FAX (407) 964-1969



SUBDIVISION *Kidstown Learning Center*
BOOK 78
FLOOD ZONE B
GRID # 34
SE 86-96
PUD NAME KIDSTOWN LEARNING CENTER

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