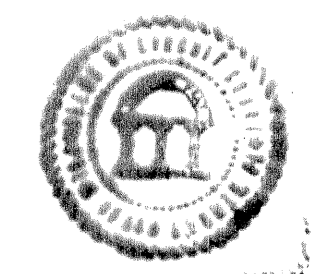


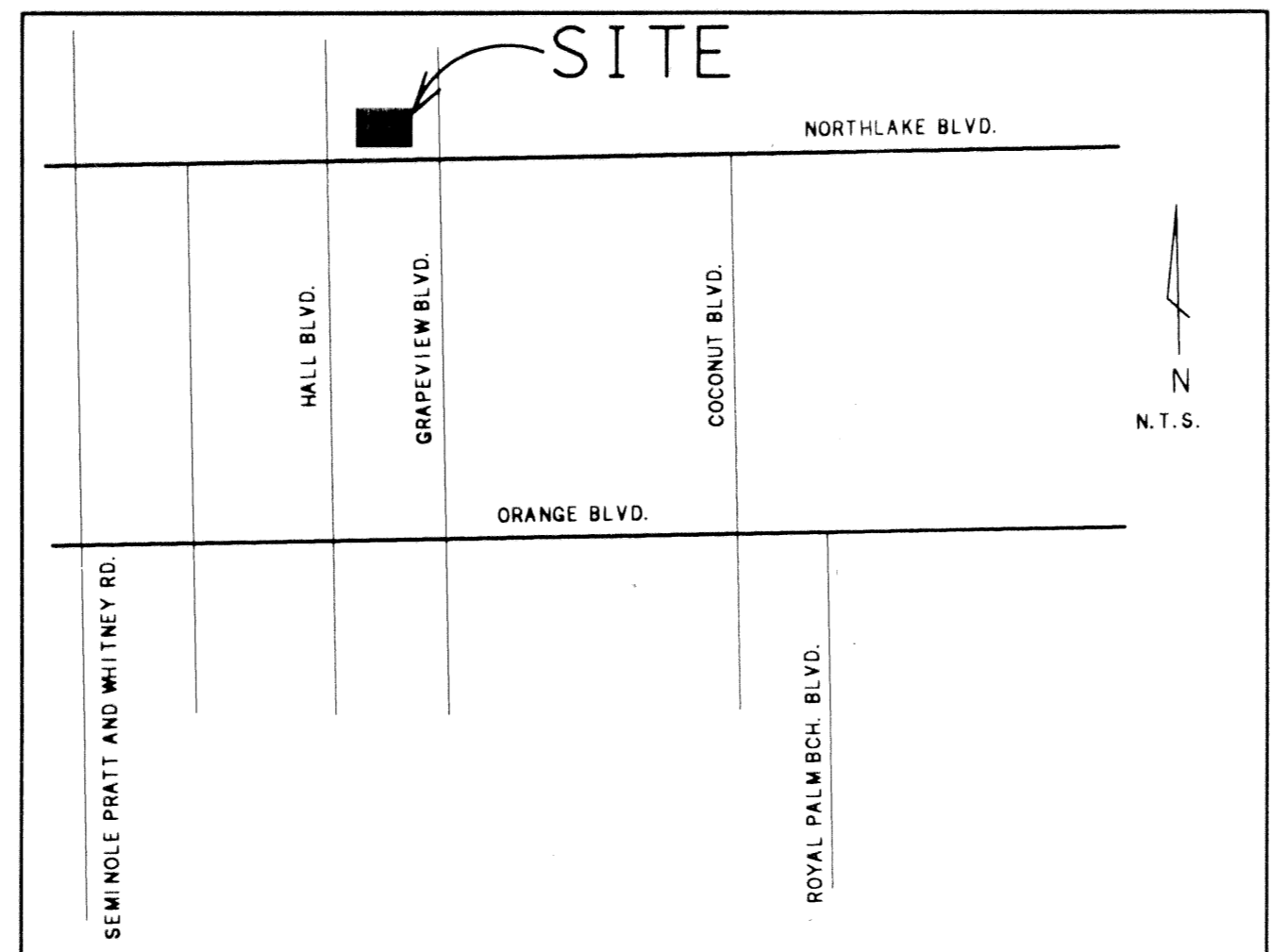
COUNTY OF PALM BEACH)
STATE OF FLORIDA) ss
This Plat was filed for record at 9:00 A.M.
This day of December 2002
and duly recorded in Plat Book No. 97
on page 45-46
DOROTHY H. WALKER, Clerk of Circuit Court
by *[Signature]*



HANDS ON LEARNING CENTER PLAT

BEING A SUBDIVISION OF TRACTS 154 AND 187, UNRECORDED MAP, ROYAL PALM COLONY, INC.
AND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST
JANUARY, 2002
PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2



LOCATION MAP

NOTES:

1. THERE SHALL BE NO BUILDINGS OR LANDSCAPING PLACED ON UTILITY EASEMENTS WITHOUT THE APPROVAL OF THE EASEMENT HOLDER.
2. THE SOUTH LINE OF SECTION 17 BEARS S 89°59'48" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. ■ - DENOTES PERMANENT REFERENCE MONUMENT SET-STAMPED PLS 3871
4. ORB - OFFICIAL RECORD BOOK
5. ☉ - DENOTES CENTER LINE
6. PRM - DENOTES PERMANENT REFERENCE MONUMENT
7. PLS - DENOTES PROFESSIONAL LAND SURVEYOR/PROFESSIONAL SURVEYOR AND MAPPER
8. COORDINATES SHOWN ARE GRID
9. DATUM - NAD 83, 1990 ADJUSTMENT
10. ZONE - FLORIDA EAST
11. LINEAR UNIT - US SURVEY FOOT
12. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
13. ALL DISTANCES ARE GROUND
14. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
15. N.T.S. = NOT TO SCALE
16. SCALE FACTOR = 1.00000604

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL CHRISTIAN, OWNER OF THE LAND SHOWN HEREON BEING A SUBDIVISION OF TRACTS 154 AND 187, UNRECORDED MAPS, ROYAL PALM COLONY, INC., AND BEING A PORTION OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS HANDS ON LEARNING CENTER PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 289.11 FEET OF THE SOUTH 928.36 FEET OF THE EAST 209 FEET OF THE WEST 1981 FEET OF THE WEST HALF (W 1 / 2) OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST,

AND

THE NORTH 289.11 FEET OF THE SOUTH 928.36 FEET OF THE EAST 209 FEET OF THE WEST 2190 FEET OF THE WEST ONE-HALF (W 1 / 2) OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

CONTAINING 2.77 ACRES, MORE OR LESS

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

STREETS: TRACT "A" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

PARKWAY EASEMENT: THE PARKWAY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PURPOSES OF PATHWAYS AND BUFFER APPURTENANT TO THE NORTHLAKE BOULEVARD RIGHT-OF-WAY IN ACCORDANCE WITH RURAL PARKWAY PROVISIONS OF THE TRANSPORTATION ELEMENT, PALM BEACH COUNTY COMPREHENSIVE PLAN. MAINTENANCE RESPONSIBILITY SHALL REMAIN WITH THE UNDERLYING FEE SIMPLE OWNER, EXCEPT FOR ANY FACILITIES WHICH PALM BEACH COUNTY MAY INSTALL.

LANDSCAPE BUFFERS: THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT "B". HIS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, HIS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

SURVEYOR'S 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.

TABULAR INFORMATION:

ZONING CASE NUMBER:	CA 00-050
ZONING DESIGNATION:	AR
LAND USE DESIGNATION:	RR10
TYPE OF USE:	PRIVATE SCHOOL
TOTAL NUMBER OF UNITS:	1
TYPE OF OWNERSHIP:	FEE SIMPLE
DENSITY:	1 UNIT PER 2.1 ACRES
TOTAL AREA OF PROPERTY:	2.77 ACRES
TOTAL AREA OF LOTS:	2.10 ACRES
DEDICATED PUBLIC ROAD R/W:	0.67 ACRES

SURVEYOR'S CERTIFICATION

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), AND MONUMENTS 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 PALM BEACH COUNTY, FLORIDA.

[Signature]
JAMES F. NOTH, PSM
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 3871

THIS INSTRUMENT WAS PREPARED BY JAMES F. NOTH IN THE OFFICES OF CROSSROADS ENGINEERING AND SURVEYING, INC., 1402 ROYAL PALM BEACH BLVD., BUILDING 500, ROYAL PALM BEACH, FLORIDA 33411.

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, BOULEVARD TITLE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND TITLE TO THE PROPERTY TO BE VESTED IN MICHAEL CHRISTIAN; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: November 13, 2002

[Signature]
OFFICER OF TITLE INSURANCE COMPANY
BRUCE K. GREENFIELD, President
PRINTED NAME, TITLE

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 13 DAY OF Nov, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
BY: **GEORGE T. WEBB, PE,**
COUNTY ENGINEER

IN WITNESS WHEREOF, I MICHAEL CHRISTIAN DO HEREUNTO SET MY HAND AND SEAL THIS 12 DAY OF Dec., 2002.

[Signature] WITNESS
[Signature] MICHAEL CHRISTIAN

[Signature] WITNESS

ACKNOWLEDGMENT:

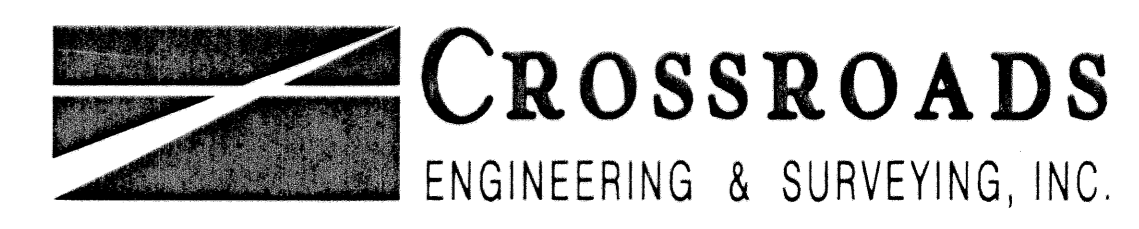
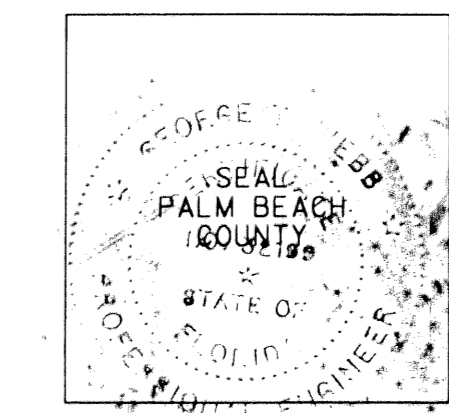
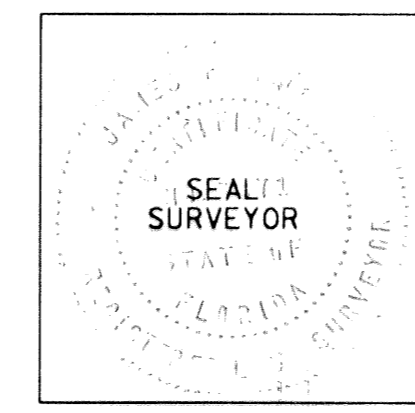
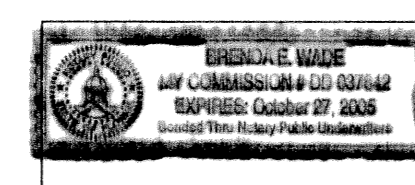
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL CHRISTIAN, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 12 DAY OF Dec., 2002.

MY COMMISSION EXPIRES: October 27, 2005

NOTARY PUBLIC
[Signature]
DRENDA E. WADE
#DD 037842



SUBDIVISION HANDS ON LEARNING CENTER
BOOK 97 PAGE 45
FLOOD MAP # 050 B
QUAD # 79 ZONING AR
SE R00-1942 ZIP CODE 33412
TAX 1000
PUB NAME