

20140219923

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT, JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION AND THE CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS "MANDEL JCC - MEYER ACADEMY - REPLAT NO. 1".

BEING A REPLAT OF ALL OF MANDEL JCC - MEYER ACADEMY, AS RECORDED IN PLAT BOOK 116, PAGES 126 AND 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA AND ALSO DESCRIBED AS:

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF SAID SECTION 35, NORTH 89°24'48" WEST, A DISTANCE OF 1356.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE DEPARTING SAID NORTH LINE AND RUNNING ALONG A LINE PARALLEL WITH AND 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°49'09" WEST, A DISTANCE OF 942.83 FEET TO THE NORTHWEST CORNER OF ACCESS ROAD NO. 3, CONVEYED TO THE CITY OF PALM BEACH GARDENS BY ROAD MAP RECORDED, AS RECORDED IN ROAD PLAT BOOK 11, PAGE 86, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND AS FURTHER DESCRIBED IN OFFICIAL RECORD BOOK 26408, PAGE 732, PUBLIC RECORDS OF PALM BEACH COUNTY; THENCE ALONG THE NORTH LINE OF SAID ACCESS ROAD NO. 3, ALONG THE FOLLOWING NINE COURSES, SOUTH 89°10'51" EAST, A DISTANCE OF 70.00 FEET; THENCE SOUTH 00°49'09" WEST, A DISTANCE OF 291.34 FEET; THENCE SOUTH 88°06'05" EAST, A DISTANCE OF 117.32 FEET; THENCE SOUTH 83°31'39" EAST, A DISTANCE OF 308.19 FEET; THENCE NORTH 01°53'55" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 83°31'39" EAST, A DISTANCE OF 140.45 FEET; THENCE SOUTH 01°53'55" WEST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 83°31'39" EAST, A DISTANCE OF 52.96 FEET; THENCE SOUTH 88°06'05" EAST, A DISTANCE OF 32.20 FEET TO A POINT ON THE EAST LINE OF SAID ACCESS ROAD NO. 3; THENCE ALONG SAID EAST LINE, SOUTH 01°53'55" WEST, A DISTANCE OF 70.00 FEET TO A POINT ON THE NORTH LINE OF DEED BOOK 1142, PAGE 337, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID NORTH LINE OF DEED BOOK 1142, PAGE 337, NORTH 88°06'05" WEST, A DISTANCE OF 943.54 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95, AS DESCRIBED IN THE FINAL JUDGEMENT IN OFFICIAL RECORD BOOK 4739, PAGE 1007, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95, NORTH 28°00'06" WEST, A DISTANCE OF 813.53 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE ALONG SAID WEST LINE, NORTH 00°49'43" EAST, A DISTANCE OF 623.32 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SECTION 35; THENCE ALONG SAID NORTH LINE SOUTH 89°24'48" EAST, A DISTANCE OF 618.23 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 777.787 OR 17.856 ACRES, MORE OR LESS.

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

1.) TRACT "A1" (DEVELOPMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

2.) TRACT "B1" (UPLAND PRESERVE), AS SHOWN HEREON, IS HEREBY RESERVED BY JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR COMMON AREA CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

THE CONSERVATION AREA MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO PARKING OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

THE PLACING OF SOIL OR REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION IS PERMITTED FOR THE CONSTRUCTION, RESTORATION AND MAINTENANCE OF A SIDEWALK AND DRAINAGE BERM AS APPROVED BY THE CITY OF PALM BEACH GARDENS, FLORIDA.

3.) TRACT "C" (RIGHT-OF-WAY), AS SHOWN HEREON, IS HEREBY RESERVED BY THE CITY OF PALM BEACH GARDENS AS ROAD RIGHT OF WAY FOR THE PERPETUAL USE OF THE PUBLIC FOR ACCESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES. THE JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, PURSUANT TO CITY OF PALM BEACH GARDENS RESOLUTION 2012, SHALL HAVE THE MAINTENANCE OBLIGATION FOR THE ROADWAY, STREET LIGHTING, DRAINAGE, IRRIGATION AND LANDSCAPE WITHIN SAID TRACT "C" WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

4.) TRACT "WMT-1" (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED FOR WATER MANAGEMENT AND OTHER LAWFUL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

5.) TRACT "LMT-1" (LAKE MAINTENANCE TRACT), AS SHOWN HEREON, IS HEREBY DEDICATED FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

6.) THE SEACOAST UTILITY AUTHORITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO SEACOAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER AND WATER FACILITIES, SAID LANDS ENCUMBERED BY SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

7.) THE 12 FOOT DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

THE CITY OF PALM BEACH GARDENS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, WATER MANAGEMENT TRACT AND LAKE MAINTENANCE TRACT ASSOCIATED WITH SAID DRAINAGE SYSTEM.

8.) THE FLORIDA POWER AND LIGHT COMPANY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO FLORIDA POWER AND LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF FLORIDA POWER AND LIGHT COMPANY FACILITIES.

IN WITNESS WHEREOF, JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 21st DAY OF JANUARY, 2014.

WITNESS: [Signature] JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION
PRINT NAME: DAVID PHILLIPS
WITNESS: [Signature]
PRINT NAME: KEVIN SHAPIRO

MANDEL JCC - MEYER ACADEMY - REPLAT NO. 1

BEING A REPLAT OF ALL OF MANDEL JCC - MEYER ACADEMY, AS RECORDED IN PLAT BOOK 116, PAGES 126 AND 127, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JANUARY 2014 SHEET 1 OF 3

ACKNOWLEDGEMENT:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED DAVID PHILLIPS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION AND 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 21st DAY OF JANUARY, 2014.

MY COMMISSION EXPIRES: 06/17/2016 Dean W. Wilder NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Diane Wilder COMMISSION NUMBER: EE 170784

TITLE CERTIFICATION:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

I, GARY WALK, 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 JEWISH FEDERATION OF PALM BEACH COUNTY, INC., A FLORIDA CORPORATION AND THE CITY OF PALM BEACH GARDENS, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, THAT THE CURRENT TAXES WHICH ARE DUE AND PAYABLE HAVE BEEN PAID; AND 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.

DATE: January 24, 2014 BY: Gary Walk GARY WALK FLORIDA BAR NO.: 838829 FOR THE FIRM OF: CIKLIN LUBITZ MARTENS & O'CONNELL

ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 2

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ADRIAN M. SALEE, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 26 DAY OF March 2014.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT NO. 2B

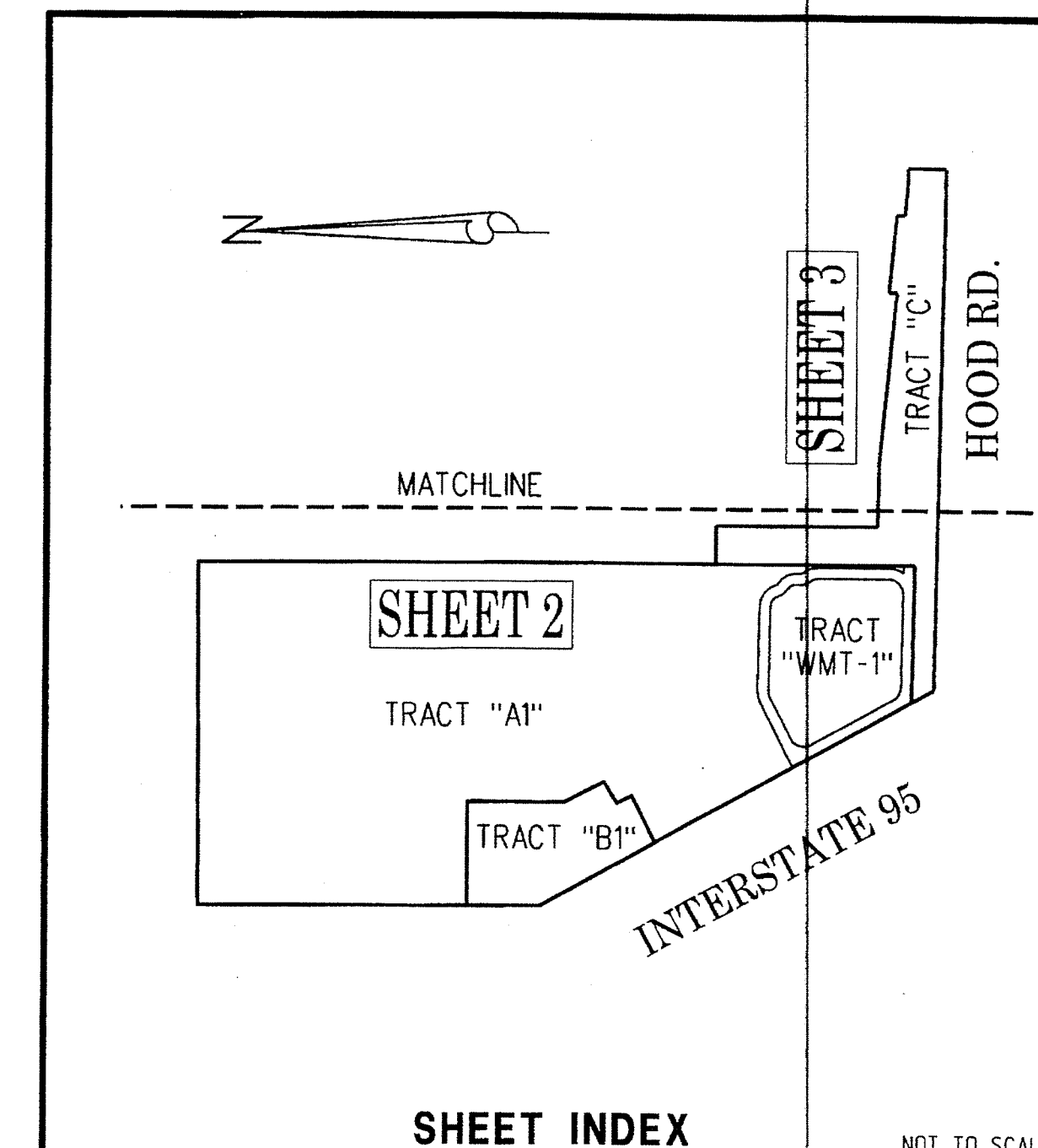
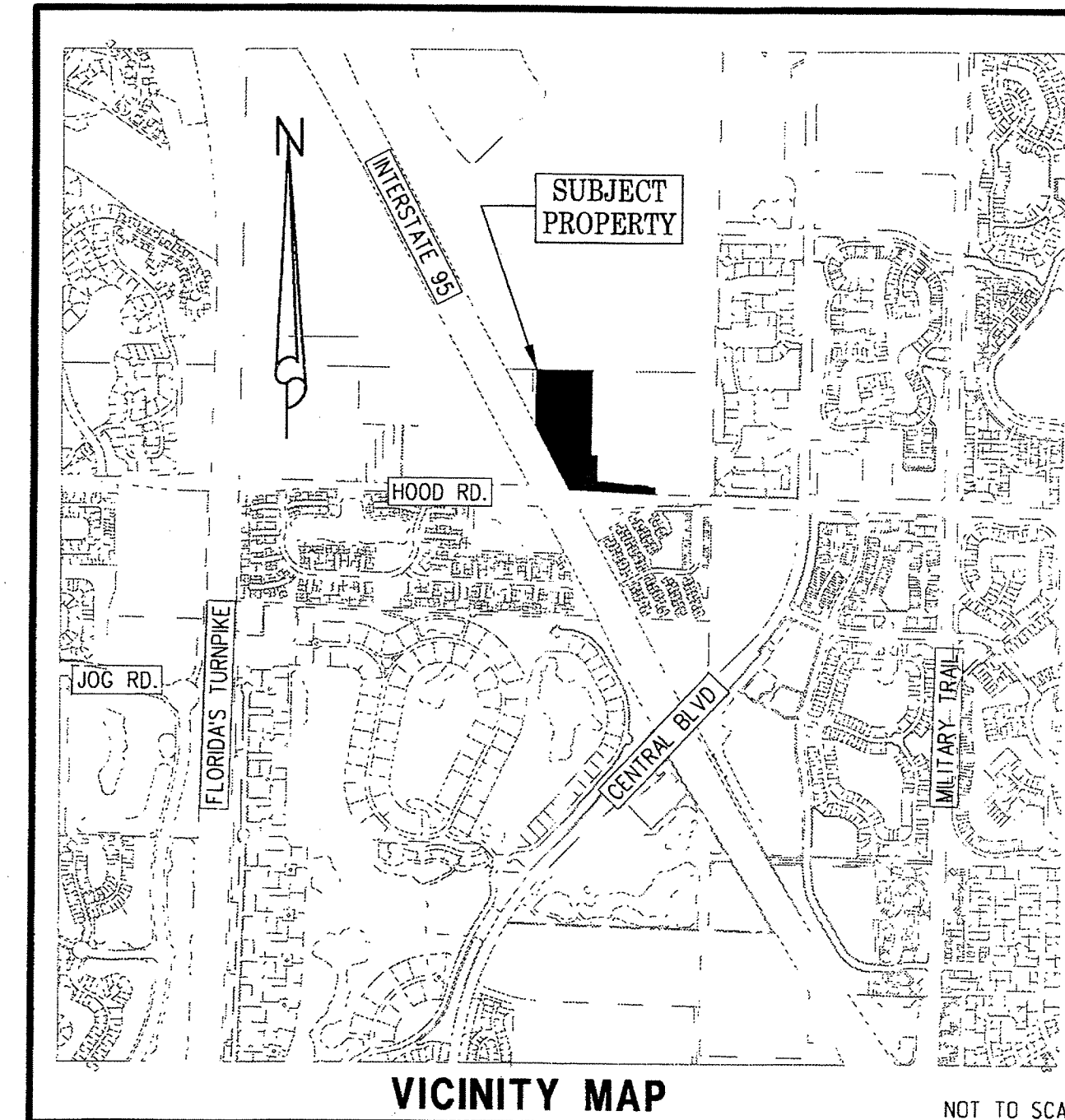
ATTESTED BY: O'NEAL BARDIN, JR. ASSISTANT SECRETARY BY: Adrian M. Salee ADRIAN M. SALEE PRESIDENT BOARD OF SUPERVISORS

ABBREVIATION:

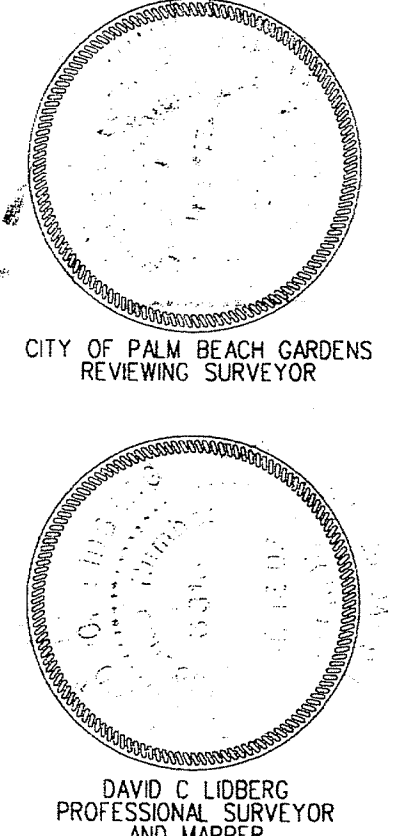
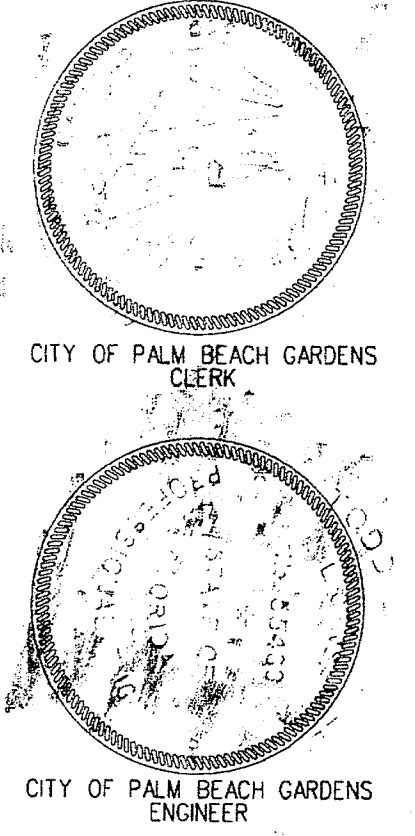
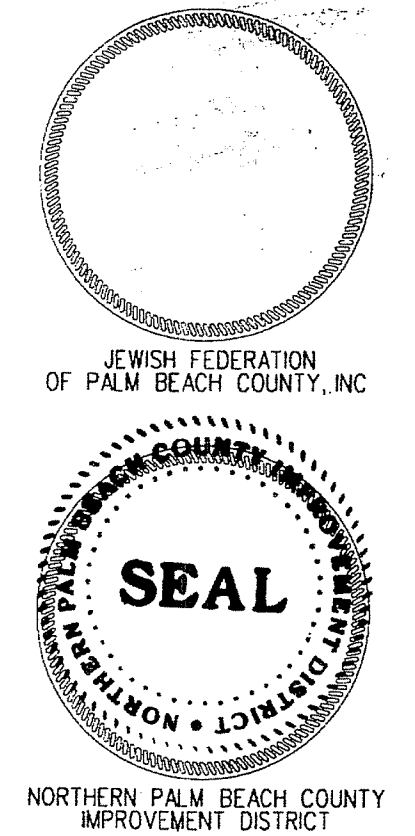
- C = CENTERLINE
D = CURVE'S DELTA ANGLE
R = CURVE'S RADIUS
L = CURVE'S ARC LENGTH
D.B. = DEED BOOK
ELEV. = ELEVATION
F.O.D.T = FLORIDA DEPARTMENT OF TRANSPORTATION
L.A.E. = LIMITED ACCESS EASEMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
P.R.M. = PERMANENT REFERENCE MONUMENT
P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
R/W = RIGHT OF WAY
S.S.E. = SAFE SIGHT EASEMENT
U.E. = UTILITY EASEMENT

LEGEND:

- = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
○ = SET MAG NAIL AND DISK STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.



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STATE OF FLORIDA) COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 10:44 A.M. THIS 13 DAY OF June 2014 AND DULY RECORDED IN PLAT BOOK 118 ON PAGES 53 THRU 55
SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] D.C.



CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS) COUNTY OF PALM BEACH, FLORIDA)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 5th DAY OF June, 2014.

BY: [Signature] ROBERT G. PREMURDO MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 5th DAY OF June, 2014.

ATTEST: [Signature] PATRICIA SNIDER CITY CLERK

BY: [Signature] TODD ENGLE, P.E. CITY ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

THIS 5th DAY OF May, 2014.

PRINT NAME: Bernice L. Furmish PROFESSIONAL SURVEYOR & MAPPER FLORIDA CERTIFICATE NO. 6272

SURVEYOR'S NOTES:

- 1.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
2.) BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID LINE BEARS SOUTH 00°48'04" WEST.
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 THIS COUNTY.
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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
5.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.

SURVEYOR'S CERTIFICATION:

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 AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: JANUARY 15, 2014 BY: DAVID E. LIDBERG, P.S.M. LICENSE NO. 3613 STATE OF FLORIDA

LIDBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454
Table with columns: CAD, REF, FLD, OFF, CKD, K, V, S, T, FB, PC, JOB, DATE, SHEET, OF, DWG.