

WELLINGTON PREPARATORY SCHOOL

BEING A REPLAT OF PLANET KIDS NO. III, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH A PORTION OF TRACTS 44 AND 55, BLOCK 25, " THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CERTIFICATE OF DEDICATION: SAID LANDS LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON PREPARATORY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY AS OWNER OF THE LAND SHOWN HEREON AS WELLINGTON PREPARATORY SCHOOL, BEING A REPLAT OF PLANET KIDS NO. III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, AT PAGES 98 AND 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF TRACTS 44 AND 55, BLOCK 25, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING AND SITUATE IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, PLANET KIDS NO. III, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, PAGES 98 AND 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 55, BLOCK 25, THE PALM BEACH FARMS CO PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUNNING THENCE ALONG THE NORTHERLY LINE OF TRACT 55, BLOCK 25, SOUTH 89°04'24" WEST, 330 FEET TO THE POINT AND PLACE OF BEGINNING; RUNNING THENCE SOUTH 00°55'36" EAST, 270.00 FEET; RUNNING THENCE SOUTH 89°04'24" WEST, 35.00 FEET; RUNNING THENCE NORTH 00°55'36" WEST, 270.00 FEET TO THE NORTH LINE OF TRACT 55, BLOCK 25 MENTIONED ABOVE; RUNNING THENCE NORTH 89°04'24" EAST, 35.00 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 55, BLOCK 25, THE PALM BEACH FARMS CO PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; RUNNING THENCE ALONG THE NORTHERLY LINE OF TRACT 55, BLOCK 25, SOUTH 89°04'24" WEST, 195.00 FEET TO THE POINT AND PLACE OF BEGINNING; RUNNING THENCE SOUTH 89°04'24" WEST, 170.00 FEET; RUNNING THENCE NORTH 00°55'36" WEST, 85.00 FEET; RUNNING THENCE NORTH 89°04'24" EAST, 170.00 FEET; RUNNING THENCE SOUTH 00°55'36" EAST, 85.00 FEET TO THE POINT AND PLACE OF BEGINNING.

TOGETHER WITH:

BEING A PORTION OF TRACT 44, BLOCK 25, THE PALM BEACH FARMS CO PLAT NO. 3, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT 44; THENCE SOUTH 89°29'19" WEST, ALONG THE SOUTH LINE OF SAID TRACT 44, A DISTANCE OF 194.75 FEET; THENCE NORTH 00°05'23" WEST, 85.00 FEET; THENCE NORTH 89°29'19" EAST, ALONG A LINE PARALLEL AND 85.00 FEET NORTH OF THE SAID SOUTH LINE OF TRACT 44, 195.00 FEET; THENCE SOUTH 00°04'43" EAST, ALONG THE EAST LINE OF SAID TRACT 44, 85.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND SITUATE IN PALM BEACH COUNTY, CONTAINING 179,260 SQUARE FEET (4.1152 ACRES), MORE OR LESS.

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

- TRACT "A-1", AS SHOWN HEREON IS HEREBY RESERVED TO SAID LLC, ITS SUCCESSORS AND ASSIGNS, FOR INSTITUTIONAL AND OTHER PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LLC, WITHOUT RECOURSE TO PALM BEACH COUNTY;
- THE LIMITED ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- TRACT RW-1, AS SHOWN HEREON IS HEREBY DEDICATED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, WELLINGTON PREPARATORY SCHOOL, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9 DAY OF May, 2016

WITNESS: Jean M. Ohme
 Jean M. Ohme
 (PRINT NAME)

WITNESS: John T. Doogan
 John T. Doogan
 (PRINT NAME)

WELLINGTON PREPARATORY SCHOOL, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

BY: Jeffrey Altschuler
 NAME: JEFFREY ALTSCHULER
 TITLE: MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JEFFREY ALTSCHULER WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WELLINGTON PREPARATORY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/ SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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.

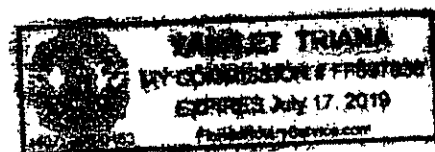
WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF May, 2016

MY COMMISSION EXPIRES: 7/17/19 (DATE)

NOTARY STAMP

Yamilet Triana
 NOTARY PUBLIC

PRINT NAME: Yamilet Triana
 COMMISSION NUMBER: FF897830



TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF Jackson } SS

I, MARTHA S. ESKUCHEN, 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 WELLINGTON PREPARATORY SCHOOL, LLC; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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.

DATE: May 12, 2016

BY: Martha S. Eskuichen
 MARTHA S. ESKUCHEN
 LICENSED IN FLORIDA
 FLORIDA BAR NO. 207101

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF Florida }
COUNTY OF Palm Beach } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 THAT ITS MORTGAGES AND RELATED DOCUMENTS WHICH ARE RECORDED IN OFFICIAL RECORDS BOOK 24701 AT PAGE 341, MODIFIED BY MORTGAGE MODIFICATION AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 27471, PAGE 1316, ASSIGNMENT OF RENTS, PROFITS AND LEASES, RECORDED IN OFFICIAL RECORDS BOOK 24701, AT PAGE 350, UCC-1 FINANCING STATEMENT, RECORDED IN OFFICIAL RECORDS BOOK 24701 AT PAGE 355, MORTGAGE, RECORDED IN OFFICIAL RECORDS BOOK 24701, AT PAGE 377, AS AFFECTED BY SUBORDINATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 27471, AT PAGE 1323, ASSIGNMENT OF RENTS, PROFITS AND LEASES, RECORDED IN OFFICIAL RECORDS BOOK 24701, AT PAGE 386, UCC-1 FINANCING STATEMENT, RECORDED IN OFFICIAL RECORDS BOOK 24701, AT PAGE 391, MORTGAGE, RECORDED IN OFFICIAL RECORDS BOOK 26381, AT PAGE 1741, AS AFFECTED BY SUBORDINATION AGREEMENT, RECORDED IN OFFICIAL RECORDS BOOK 27471, AT PAGE 1327, ASSIGNMENT OF RENTS, PROFITS AND LEASES, RECORDED IN OFFICIAL RECORDS BOOK 26381, AT PAGE 1750 AND UCC-1 FINANCING STATEMENT, RECORDED IN OFFICIAL RECORDS BOOK 26381, AT PAGE 1755 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 First Vice President AND ITS CORPORATE SEAL AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10 DAY OF May, 2016.

WITNESS: Jean M. Ohme
 Jean M. Ohme
 (PRINT NAME)

WITNESS: Dandra Montoya
 Dandra Montoya
 (PRINT NAME)

SUNTRUST BANK

BY: John W. Wynn
 NAME: John W. Wynn
 TITLE: First Vice President

ACKNOWLEDGMENT:

STATE OF Florida }
COUNTY OF Palm Beach } SS

BEFORE ME PERSONALLY APPEARED JOHN WYNN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS First Vice President OF SUNTRUST BANK, A 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 10 DAY OF May, 2016

MY COMMISSION EXPIRES: 7/17/19 (DATE)

NOTARY STAMP

Yamilet Triana
 NOTARY PUBLIC

PRINT NAME: Yamilet Triana
 COMMISSION NUMBER: FF897830



COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 9th DAY OF June, 2016 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

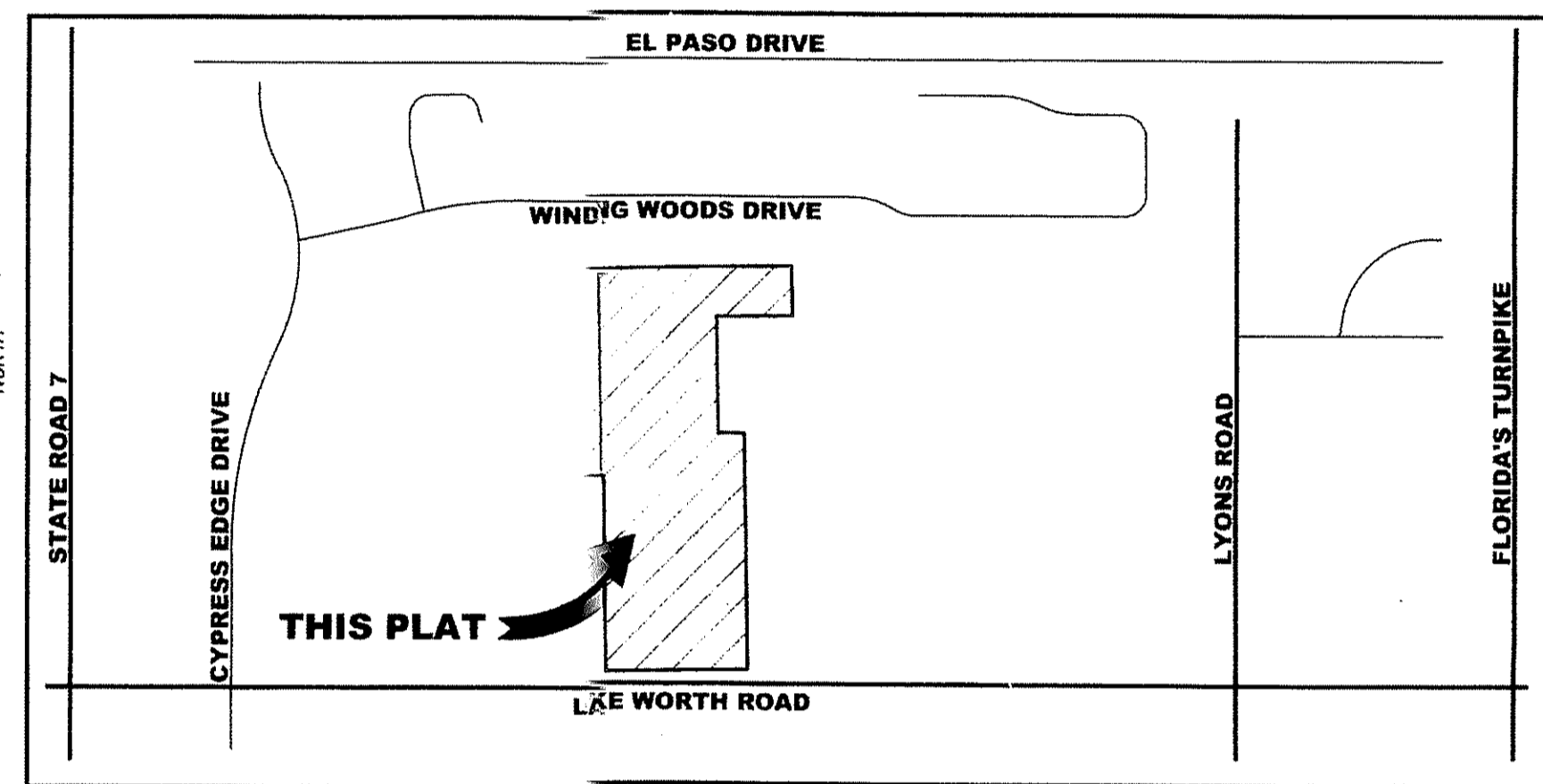
BY: George T. Webb, P.E.
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER
 PALM BEACH COUNTY, FLORIDA

SITE PLAN DATA
 WELLINGTON PREPARATORY SCHOOL

CONTROL NO.: 1998-0012
 TOTAL AREA: 4.1152 ACRES

SUNTRUST BANK (SEAL)	WELLINGTON PREPARATORY SCHOOL (SEAL)	PALM BEACH COUNTY ENGINEER (SEAL)	SURVEYOR (SEAL)
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THIS INSTRUMENT WAS PREPARED BY:
 JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 APRIL 7, 2016



LOCATION SKETCH NOT TO SCALE

SURVEYOR'S NOTES:

- 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.
- BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF S89°04'24"W, ALONG THE NORTH LINE OF TRACT 55, BLOCK 25, "PALM BEACH FARMS COMPANY PLAT NO. 3" AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR SUBURBAN: LINEAR: 1 FOOT IN 7,500 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000229
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 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.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCRoACHMENT.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

SURVEYOR'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"), PERMANENT CONTROL POINTS ("P.C.P.'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.

DATE: April 15, 2016

John T. Doogan
 JOHN T. DOOGAN, P.L.S.
 FLORIDA REGISTRATION NO. 4409
 50 SW 2ND AVENUE, BOCA RATON, FL. 33432
 CERTIFICATE OF AUTHORIZATION NUMBER 3300



AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2ND AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 TEL. (561) 392-2594, FAX (561) 394-7125
 www.AVIROM-SURVEY.com
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STATE OF FLORIDA }
COUNTY OF PALM BEACH }

THIS PLAT WAS FILED FOR RECORD AT 5:16 P.M.

THIS 9 DAY OF June

A.D. 2016 AND DULY RECORDED

IN PLAT BOOK 121

PAGES 150 THROUGH 151

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: Marion S. Jordan
DEPUTY CLERK

SHEET 1 OF 2 SHEETS