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# HAPPY HOLLOW CHARTER SCHOOL

A REPLAT OF TRACTS A, C AND D, OF "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGES 62, 63 AND 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TRACT B, AND A PORTION OF TRACT D, OF "DELRAY MARKETPLACE PRESERVE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 98 AND 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

TABULAR DATA TABLE	
ZONING PETITION CONTROL NUMBER:	2004-0616
PROJECT NAME:	HAPPY HOLLOW CHARTER SCHOOL
TOTAL PLAT AREA:	1,024,064 SQUARE FEET (23.5093 ACRES)±
TRACT A:	723,027 SQUARE FEET (16.5996 ACRES)±
TRACT B:	159,249 SQUARE FEET (3.6581 ACRES)±
TRACT C:	58,364 SQUARE FEET (1.3399 ACRES)±
TRACT RW:	83,497 SQUARE FEET (1.9168 ACRES)±

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "HAPPY HOLLOW CHARTER SCHOOL", BEING A REPLAT OF TRACTS A, C AND D, OF "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1", ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 110, PAGES 62, 63 AND 64, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND TRACT B, AND A PORTION OF TRACT D, OF "DELRAY MARKETPLACE PRESERVE 1", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 111, PAGES 98 AND 99, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SITUATED IN SECTIONS 17 AND 18, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT C OF SAID "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1"; THENCE NORTH 01°06'22" WEST ON THE WEST LINE OF SAID TRACT C AND CONTINUING ON THE WEST LINE OF TRACT A OF SAID "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1" FOR 1308.43 FEET TO THE NORTHWEST CORNER OF SAID TRACT A; THENCE NORTH 89°07'35" EAST ON THE NORTH LINE OF SAID TRACT A FOR 328.59 FEET TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTH 01°05'00" EAST ON THE EAST LINE OF SAID TRACT A, ALSO BEING THE WEST LINE OF TRACT "A", "CRITCHFIELD PLAT - PRESERVE AREA 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 85 AND 86, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FOR 649.70 FEET TO THE SOUTHEAST CORNER OF SAID TRACT A, ALSO BEING THE NORTHWEST CORNER OF TRACT D OF SAID, "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1" AND THE SOUTHWEST CORNER OF TRACT "A" OF SAID "CRITCHFIELD PLAT - PRESERVE AREA 2"; THENCE NORTH 89°09'24" EAST ON THE NORTH LINE OF SAID TRACT D, "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1", ALSO BEING THE SOUTH LINE OF AFOREMENTIONED TRACT "A", "CRITCHFIELD PLAT - PRESERVE AREA 2" FOR 328.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT D, "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1", ALSO BEING THE SOUTHWEST CORNER OF SAID TRACT "A", "CRITCHFIELD PLAT - PRESERVE AREA 2"; THENCE NORTH 01°03'45" WEST ON THE WEST LINE OF AFOREMENTIONED TRACT "B", "DELRAY MARKETPLACE PRESERVE 1" FOR 3.92 FEET TO THE NORTHWEST CORNER OF SAID TRACT "B", SAID POINT ALSO BEING THE SOUTHWEST CORNER OF TRACT "A" OF SAID "DELRAY MARKETPLACE PRESERVE 1"; THENCE NORTH 89°05'21" EAST ON THE COMMON EAST-WEST LINE OF SAID TRACTS "A" AND "B" AND ITS EASTERLY EXTENSION FOR 574.13 FEET TO THE INTERSECTION WITH THE EAST LINE OF TRACT "D" OF SAID "DELRAY MARKETPLACE PRESERVE 1"; THENCE SOUTH 01°03'00" EAST ON SAID EAST LINE FOR 659.13 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "D"; THENCE SOUTH 89°04'38" WEST ON THE SOUTH LINE OF SAID TRACT "D" AND CONTINUING ON THE SOUTH LINE OF TRACT "B" OF SAID "DELRAY MARKETPLACE PRESERVE 1" FOR 573.98 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE SOUTH 01°03'45" EAST ON THE EAST LINE OF TRACT D OF AFOREMENTIONED "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1" FOR 3.22 FEET TO THE SOUTHWEST CORNER OF SAID TRACT D; THENCE SOUTH 89°07'32" WEST ON THE SOUTH LINE OF SAID TRACT D AND CONTINUING ON THE SOUTH LINE OF TRACT C, OF SAID "ASCOT-LYONS & ATLANTIC PUD PRESERVE PARCEL 1" FOR 656.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, AND CONTAINING 1,024,064 SQUARE FEET (23.5093 ACRES), MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO A LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27987, PAGE 962, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

WATER MANAGEMENT TRACT (WMT) "B", AS SHOWN HEREON IS HEREBY RESERVED BY MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO A LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27987, PAGE 962, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "C" (RURAL PARKWAY), AS SHOWN HEREON IS HEREBY RESERVED BY MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO LYONS ROAD RURAL PRESERVE EASEMENT SET FORTH IN OFFICIAL RECORDS BOOK 21944, PAGE 1468, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TRACT "RW" (RIGHT-OF-WAY) 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 STREET PURPOSES.

THE 5' 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.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MG3 DELRAY SCHOOL, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

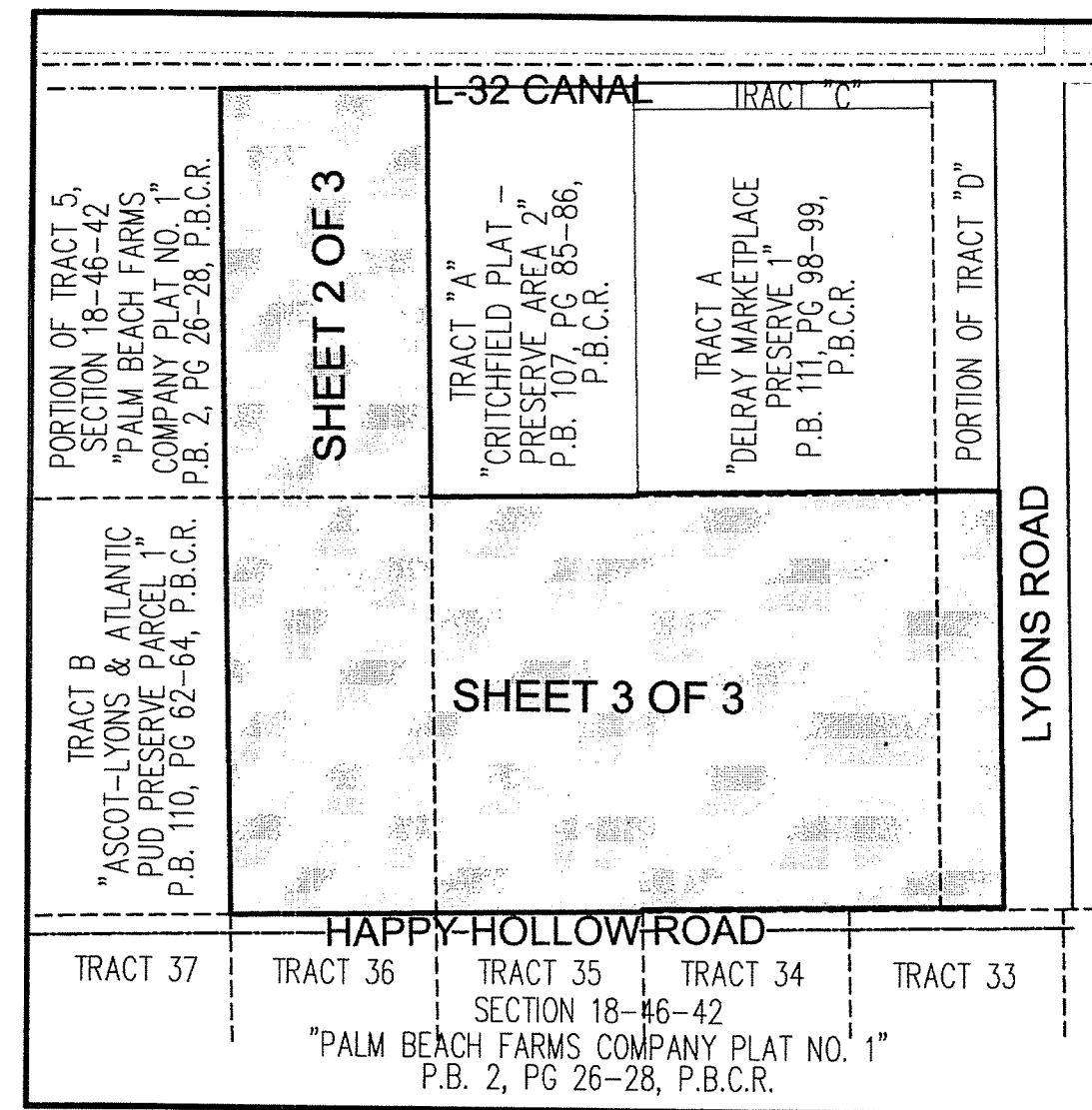
THE LAKE MAINTENANCE EASEMENTS AND THE LAKE MAINTENANCE ACCESS EASEMENT AS SHOWN HEREON ARE HEREBY RESERVED FOR MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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, LAKE MAINTENANCE, AND LAKE MAINTENANCE EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

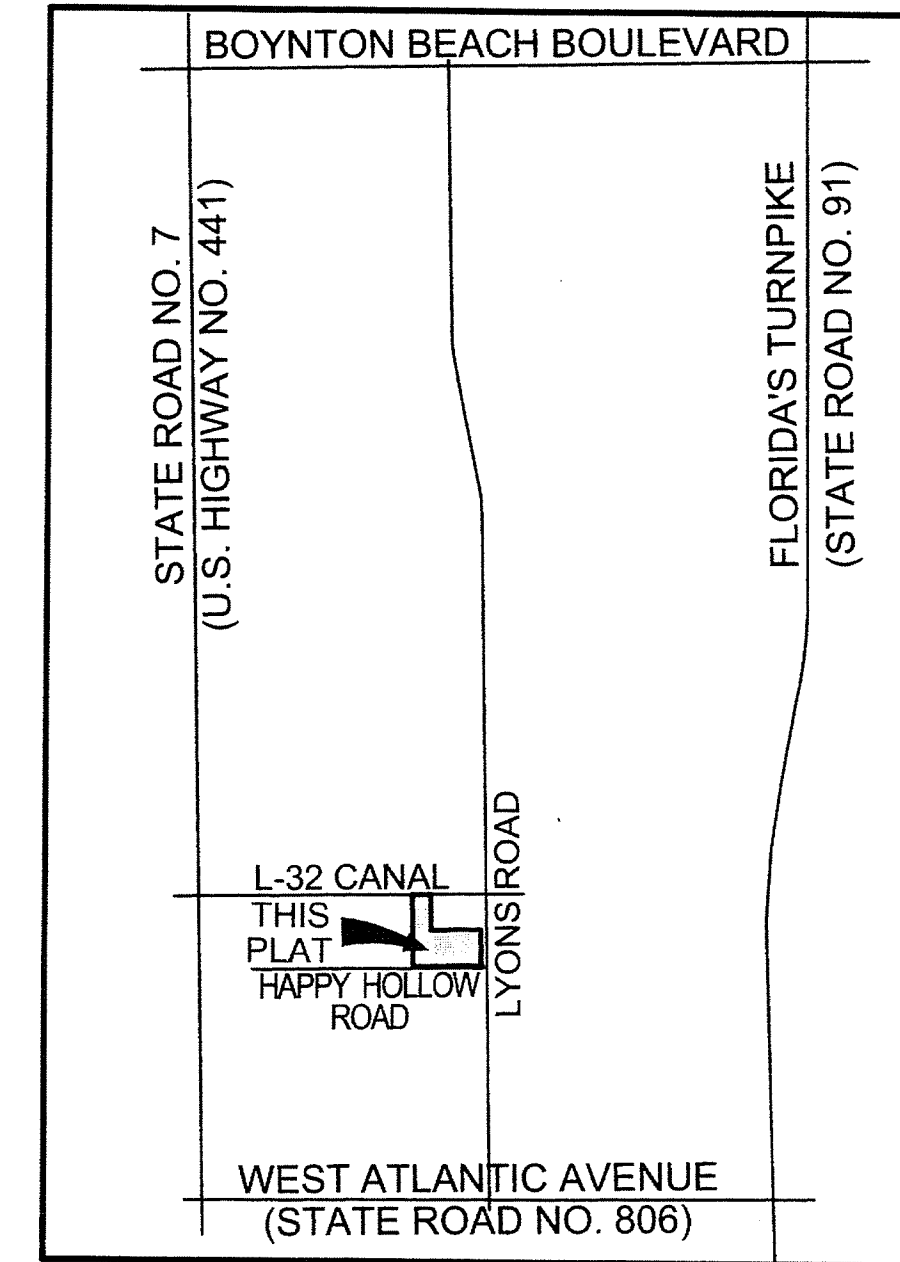
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND LIGHTING AREA, WHICH USES INCLUDE BUT ARE NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS, UPON THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

## PULICE LAND SURVEYORS, INC.

PREPARED BY  
CERTIFICATE OF AUTHORIZATION LB3870  
5381 NOB HILL ROAD  
SUNRISE, FLORIDA 33351  
(954) 572-1777  
FAX (954) 572-1778



KEY MAP  
SCALE: 1"=300'



LOCATION SKETCH  
NOT SCALE

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.

IN WITNESS WHEREOF, THAT MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY Marcelo S. Garza AS MANAGER OF MG3 FUND, LLC, ITS MANAGER, THIS 12 DAY OF December, 2016.

MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: MG3 FUND LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: John Gavenas BY: Stephane Hardy  
PRINT NAME: John Gavenas PRINT NAME: STEPHANE HARDY  
WITNESS: Amalia Valenti  
PRINT NAME: Amalia Valenti

ACKNOWLEDGMENT:  
STATE OF FLORIDA  
COUNTY OF Franklin S.S.

BEFORE ME PERSONALLY APPEARED Marcelo S. Garza WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Notary Seal AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MG3 FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF December, 2016.  
COMMISSION EXPIRATION DATE: June 9, 2018  
COMMISSION NUMBER: FF094767  
NOTARY PUBLIC  
PRINT NAME: Louides Oranga

MG3 FUND, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

GREENACCESS PARTNER DELRAY, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

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 THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 28632 AT PAGE 173 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY STEPHANE HARDY, MANAGER OF GREENACCESS PARTNER DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH ITS AUTHORITY THIS 12 DAY OF December, A.D. 2016.

EB-5 CHARTER SCHOOL DELRAY, LP, A FLORIDA LIMITED PARTNERSHIP  
BY: GREENACCESS PARTNER DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER

WITNESS: Stephane Hardy BY: Stephane Hardy  
PRINT NAME: Stephane Hardy PRINT NAME: STEPHANE HARDY  
WITNESS: Amalia Valenti  
PRINT NAME: Amalia Valenti

ACKNOWLEDGMENT:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

BEFORE ME PERSONALLY APPEARED STEPHANE HARDY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Notary Seal AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREENACCESS PARTNER DELRAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER OF EB-5 CHARTER SCHOOL DELRAY, LP, A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1 DAY OF December, A.D. 2016.

MY COMMISSION NUMBER: 66031074 NOTARY PUBLIC - STATE OF FLORIDA  
MY COMMISSION EXPIRES: 06/25/17 PRINT NAME: MICHELLE T. HEARDWIN

COUNTY ENGINEER

SURVEYOR

### SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID DATUM = NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT.  
ZONE = FLORIDA EAST  
LINEAR UNIT = US SURVEY FOOT  
COORDINATE SYSTEM 1990 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.000018826  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT. THE BEARING BETWEEN PALM BEACH COUNTY CONTROL STATIONS "LAUREL" AND "VITALITY" HAVING A GRID BEARING OF N01°01'27"W AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- THIS PLAT WAS PREPARED USING THE ALTA/ACSM LAND TITLE SURVEY PREPARED BY COUSINS SURVEYORS & ASSOCIATES, INC., PROJECT NUMBER: 7308-14, DATED 06/05/14 AS REQUESTED.

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF Franklin S.S.  
George T. Webb, P.E., 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 THIS PROPERTY IS VESTED IN MG3 DELRAY SCHOOL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT SAID PALM BEACH COUNTY SPECIAL ASSESSMENTS 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 NO OTHER ENCUMBRANCES OF RECORD.  
DATE: 12-4-16  
ATTORNEY-AT-LAW LICENSED IN FLORIDA

### 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 27 DAY OF December, 2016, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.  
BY: George T. Webb, P.E.  
GEORGE T. WEBB, P.E.  
COUNTY ENGINEER

### PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:  
BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136  
PULICE LAND SURVEYORS, INC.  
5381 NOB HILL RD.  
SUNRISE, FLORIDA 33351

### SURVEYOR AND MAPPER'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") 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.

Beth Burns  
BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS6136  
STATE OF FLORIDA  
CERTIFICATE OF AUTHORIZATION NO. 3870  
DATE: NOVEMBER 30, 2016

STATE OF FLORIDA  
COUNTY OF PALM BEACH SS  
THIS PLAT WAS FILED FOR RECORD AT 12:24 PM  
THIS 12 DAY OF December, 2016  
AND DULY RECORDED IN PLAT BOOK 111  
AT PAGE 172-174  
SHARON R. BOCK  
CLERK & COMPTROLLER, PALM BEACH COUNTY  
BY: [Signature]  
DEPUTY CLERK

SHEET 1 OF 3 SHEETS

