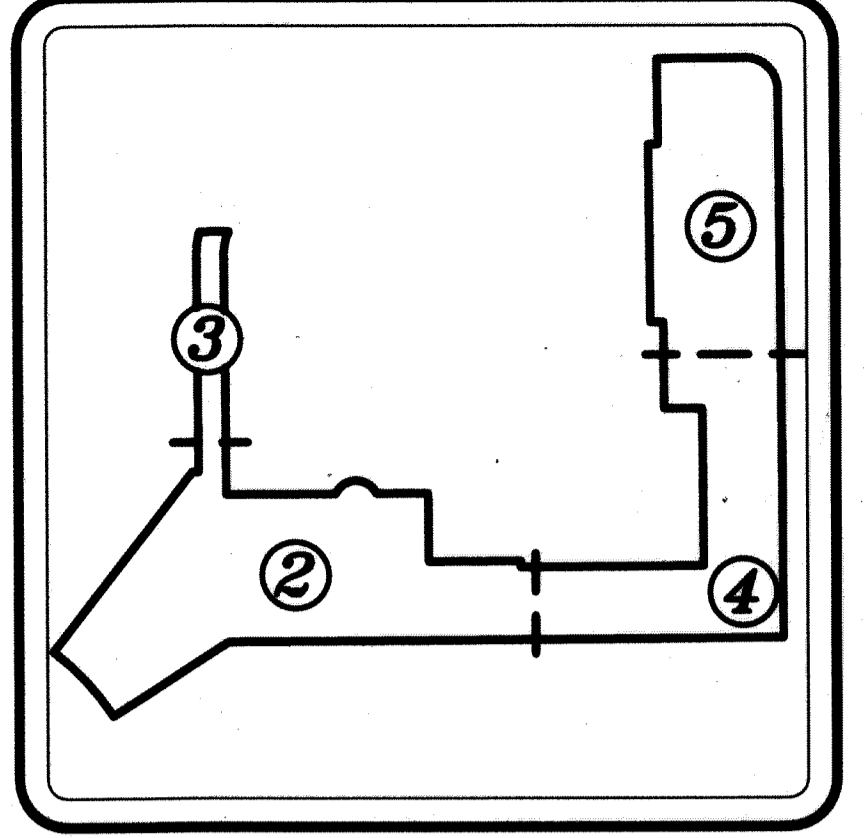
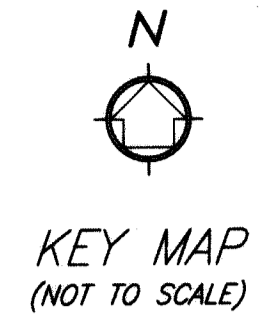
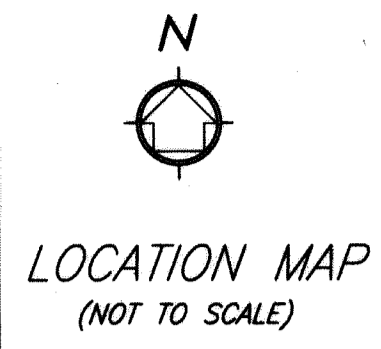
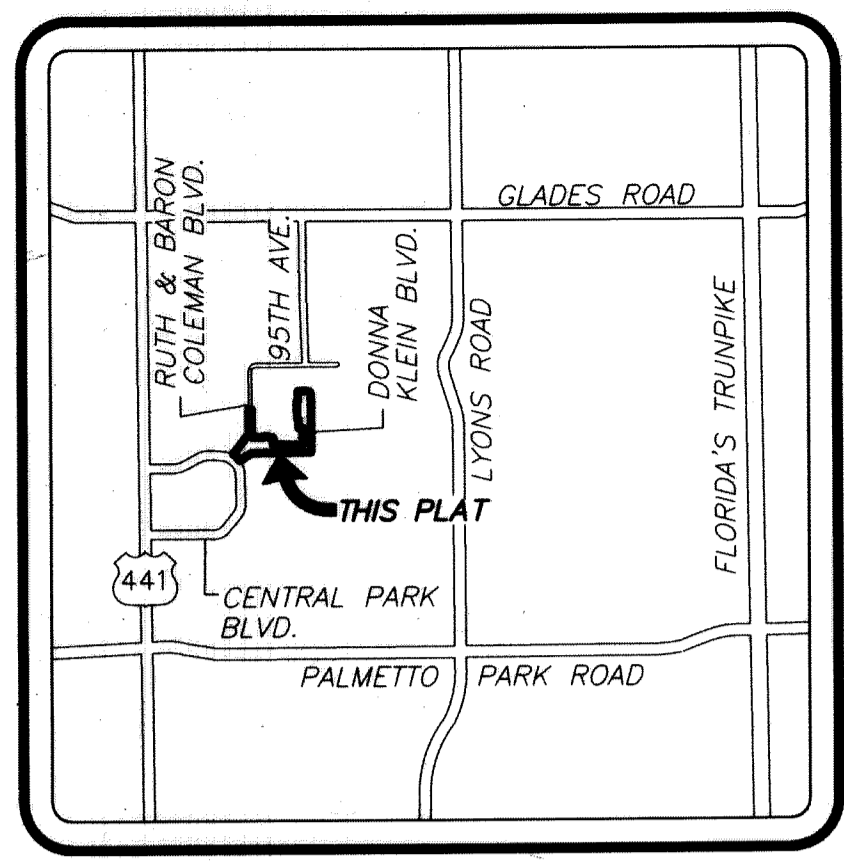


# THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS REPLAT NO. 2

A REPLAT OF ALL, THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS REPLAT NO. 1, PLAT BOOK 112, PAGES 55 THROUGH 56 AND TRACTS A, C AND G OF, THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS, PLAT BOOK 64, PAGES 136 THROUGH 138, INCLUSIVE OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LYING AND SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



196  
State of Florida }  
County of Palm Beach } SS  
THIS PLAT WAS FILED FOR RECORD AT 9:50 A.M.  
THIS 22 DAY OF October A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 126 ON PAGES 196 THROUGH 201.  
SHARON R. BOCK CLERK AND COMPTROLLER  
BY: *[Signature]* DEPUTY CLERK  
SHEET 1 OF 6 SHEETS



### DEDICATION AND RESERVATION

State of Florida }  
County of Palm Beach } SS

Know all men by these presents that Jewish Community Facilities Corporation, a Florida corporation not-for-profit, owner of the land shown hereon as THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS REPLAT NO. 2, being a replat of all, the RICHARD AND CAROLE SIEMENS JEWISH CAMPUS REPLAT NO. 1, Plat Book 112, Pages 55 through 56 and Tracts A, C and G of, the RICHARD AND CAROLE SIEMENS JEWISH CAMPUS, Plat Book 64, Pages 136 through 138, inclusive of the Public Records, Palm Beach County, Florida, lying and situate in Section 19, Township 47 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

BEGIN at the Southwest corner of THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS REPLAT NO. 1, according to the plat thereof, as recorded in Plat Book 112, at Pages 55 through 56, inclusive of the Public Records of Palm Beach County, Florida, the following two (2) courses being along the West and North lines of said plat; Thence North 37°47'04" East, for 347.06 feet; Thence North 89°37'02" East, for 10.00 feet to a point on the West line of Tract A, THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS, according to the plat thereof, as recorded in Plat Book 64, at Pages 136 through 138, inclusive of the Public Records of Palm Beach County, Florida, the following two (2) courses being along said West line; Thence North 00°22'58" West, for 334.76 feet to a point of curvature with a curve concave to the East, said curve having a radius of 116.00 feet and a central angle of 16°29'31"; Thence Northerly along said curve for 33.39 feet to a point on the non-tangent North line of Tract A; Thence North 89°37'02" East along said North line, for 44.96 feet to a point of curvature of a non-tangent curve, concave to the East, said curve having a radius of 74.00 feet, a central angle of 26°25'24" and from said point a radial line bears South 63°57'34" East, said point also being a point on the East line of said Tract A, the following two (2) courses being along said East line; Thence Southerly along said curve for 34.13 feet to a point of tangency; Thence South 00°22'58" East, for 369.70 feet to a point on a North line of Tract C of THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS plat, the following seven (7) courses being along said North line; Thence North 89°37'02" East, for 167.40 feet to a point of curvature of a non-tangent curve, concave to the South, said curve having a radius of 34.00 feet, a central angle of 131°22'42" and from said point a radial line bears South 66°04'19" East; Thence Easterly along said curve for 77.96 feet to a point on a non-tangent line; Thence North 89°37'02" East, for 79.04 feet; Thence South 00°22'58" East, for 105.00 feet; Thence North 89°37'02" East, for 142.00 feet; Thence South 00°22'58" East, for 10.00 feet; Thence North 89°37'02" East, for 281.08 feet to a point on a West line of said Tract C, the following seven (7) courses being along said West line; Thence North 00°22'58" West, for 241.62 feet; Thence South 89°37'02" West, for 58.20 feet; Thence North 00°22'58" West, for 132.50 feet; Thence South 89°37'02" West, for 20.00 feet; Thence North 00°22'58" West, for 272.50 feet; Thence North 89°37'02" East, for 15.00 feet; Thence North 00°22'58" West, for 131.01 feet to a point on a North line of said Tract C, the following three (3) courses being along said North and East lines of Tract C; Thence North 89°37'02" East, for 135.00 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 50.00 feet and a central angle of 90°00'00"; Thence Southeasterly along said curve for 78.54 feet to a point of tangency; Thence South 00°22'58" East, for 691.13 feet to a point on the East line of Tract G of THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS, the following three courses being along said East and South lines of Tract G; Thence continue South 00°22'58" East, for 147.50 feet; Thence South 89°37'02" West, for 851.54 feet; Thence South 57°25'43" West, for 210.35 feet to a point of curvature of a non-tangent curve, concave to the Southwest, said curve having a radius of 395.00 feet, a central angle of 19°38'39" and from said point a radial line bears South 57°25'43" West, said point also being a point on the Northerly right-of-way line for Central Park Boulevard, RAINBERRY WEST BOCA PLAT NO. 1, according to the plat thereof, as recorded in Plat Book 61, at Pages 137 through 139, inclusive of the Public Records of Palm Beach County, Florida; Thence Northwesterly along said curve and Northerly right-of-way line for 135.43 feet to the POINT OF BEGINNING.

### LESS AND EXCEPT:

All of Tract N, THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS, according to the plat thereof, as recorded in Plat Book 64, at Pages 136 through 138, inclusive of the Public Records of Palm Beach County, Florida.

Said lands lying and situate in Section 19, Township 47 South, Range 42 East, Palm Beach County, Florida.

Said lands contain 7.616 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Tracts AA and CC, as shown hereon, are hereby reserved to, and shall be the perpetual maintenance obligation of the owner, Jewish Community Facilities Corporation, a Florida corporation not-for-profit, its successors and assigns, for private road purposes, ingress, egress, utility, drainage and other proper purposes, without recourse to Palm Beach County.

Tract AA is subject to the Reciprocal Easement and Operating Agreement recorded in Official Records Book 24636, Page 1084, the Amended Easement Agreement recorded in Official Records Book 24982, Page 396, and the Reciprocal Easement and Cost Sharing Agreement recorded in Official Records Book 26785, Page 283, of the Public Records of Palm Beach County, Florida.

All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying non-exclusive easement 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 stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunication 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. 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 Water Utilities Department, its successors and assigns.

2. Tracts FF and GG (Open Space Tracts), as shown hereon, are hereby reserved for the owner, Jewish Community Facilities Corporation, a Florida corporation not-for-profit, its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said owner, 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 and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 22 day of August 2018.

Witness: Chris Nuyt Jewish Community Facilities Corporation  
a Florida corporation not-for-profit

Witness: Chris Nuyt Wesley E. Finch  
(Print Name) (Print Name & Title)  
Wesley E. Finch President

Witness: Jay Mikasch  
(Print Name)

### ACKNOWLEDGEMENT

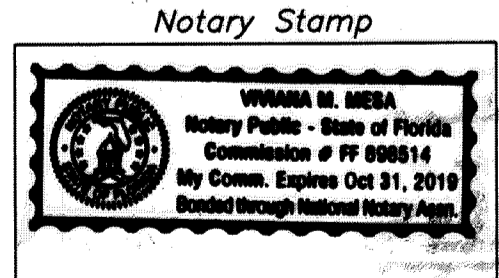
State of Florida }  
County of Palm Beach } SS

Before me personally appeared Wesley E. Finch who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as President of Jewish Community Facilities Corporation, a Florida corporation not-for-profit, and severally acknowledged to and before me that he/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 27 day of August, 2018.

My commission expires: 10/31/2019 (Date)

By: Viviana M. Mesa  
Notary Public  
Print Name: Viviana M. Mesa  
Commission Number: FF 898514



### TITLE CERTIFICATION

State of Florida }  
County of Palm Beach } SS

I, Jeffrey Drew Buttz, 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 Community Facilities Corporation, a Florida corporation not-for-profit; 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 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: August 9, 2018  
By: Jeffrey Drew Buttz  
(Print Name)  
Attorney-at-Law  
Licensed in Florida  
Florida Bar No. 0233304

### COUNTY APPROVAL

State of Florida }  
County of Palm Beach } SS

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 22 day of October, 2018, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

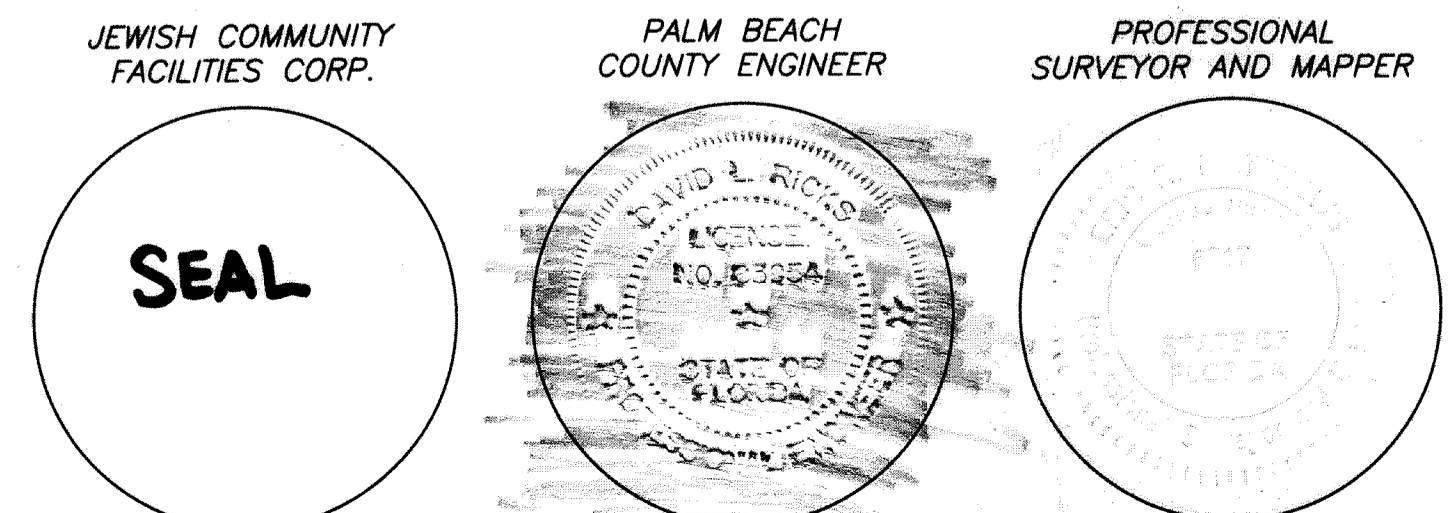
By: David L. Ricks  
David L. Ricks, P.E.  
County Engineer  
Palm Beach County, Florida

### SURVEYOR & 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 Section 177.091(9), Florida Statutes, 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.

This 27 day of August, 2018

By: Eric Matthews  
ERIC MATTHEWS, P.S.M.  
Professional Surveyor and Mapper  
State of Florida License No. 6717



### TABULAR DATA:

THE RICHARD AND CAROLE SIEMENS JEWISH CAMPUS REPLAT NO. 2

Control Number: 1984-00139

### SURVEYOR & MAPPER'S NOTES

- 1.) 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.
- 2.) The bearings shown upon this survey are Grid Bearings based upon the North American Datum (NAD) 1983 (1990 adjustment) using the West line of Section 19, Township 47 South, Range 42 East, bearing North 00°53'51" West as published by Palm Beach County Survey Division.
- 3.) 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 Commercial/High Risk Linear: 1 foot in 10,000 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 = 1.00002056 Grid Distance = (Ground Distance) x (Scale Factor)
- 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 subordinate to these with their priorities being determined by use rights granted.
- 5.) 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 encroachments.
- 6.) All lines intersecting circular curves are radial unless otherwise noted.
- 7.) Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- 8.) This property is subject to the following easements which affect the property, are blanket in nature or off site and cannot be plotted:  
A) Agreement for Grant of Easement and Cable Television Service, recorded in Official Records Book 7000, Page 1329.  
B) Access Easement by and among Lake Worth Drainage District and Boca Raton Jewish Community Day School, Inc., Jewish Community Facilities Corporation, and Federation CCRC Property Corp., recorded in Official Records Book 24757, Page 432, as affected by Designation of Designees Under Access Easement, recorded in Official Records Book 25004, Page 1361.  
C) Declaration of Easement for Ingress and Egress, recorded in Official Records Book 25368, Page 1789.
- 9.) The 5' Limited Access Easement recorded in Plat Book 64, Page 136 of the Public Records of Palm Beach County, Florida, being the Southwest 5' of Tract G of said Plat, was partially released by the recording of this Replat.