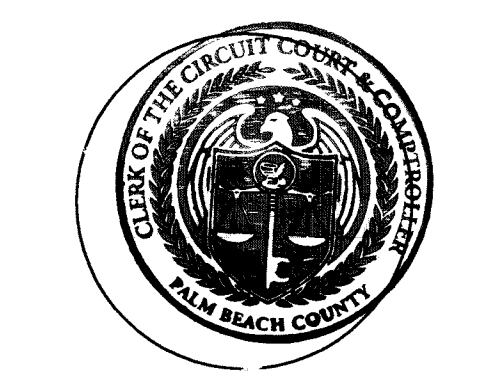


ACADEMY BUS

A REPLAT OF A PORTION OF TRACTS 66 AND 75, BLOCK 5, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE ABANDONED LOTS AND RIGHT-OF-WAY OF "ADDITION 1 BOULEVARD PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 18, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1643, PAGE 1588, OF SAID PUBLIC RECORDS, ALL LYING WITHIN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH SS
THIS PLAT WAS FILED FOR RECORD AT 1:46 PM, THIS 20th DAY OF MARCH, 2022, AT THE CLERK'S OFFICE OF THE CIRCUIT COURT & COMPTROLLER, PALM BEACH COUNTY
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 3 SHEETS



CLERK OF THE CIRCUIT COURT & COMPTROLLER

DEDICATION AND RESERVATIONS:
KNOW ALL MEN BY THESE PRESENTS THAT FRANMAR PROPERTIES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "ACADEMY BUS", A REPLAT OF A PORTION OF TRACTS 66 AND 75, BLOCK 5, OF "PALM BEACH FARMS COMPANY PLAT NO. 3", RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH A PORTION OF THE ABANDONED LOTS AND RIGHT-OF-WAY OF "ADDITION 1 BOULEVARD PARK", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 18, OF SAID PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BY RESOLUTION RECORDED IN OFFICIAL RECORDS BOOK 1643, PAGE 1588, OF SAID PUBLIC RECORDS, ALL LYING WITHIN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID TRACT 66 WITH THE EAST LINE OF THE WEST 400.00 FEET OF SAID TRACT 66; THENCE SOUTH 00°53'55" EAST ALONG SAID EAST LINE 305.09 FEET; THENCE SOUTH 88°03'01" EAST 259.56 FEET TO A POINT ON THE EAST LINE OF SAID TRACT 66; THENCE SOUTH 00°45'42" EAST ALONG SAID EAST LINE 335.71 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD NO. 80) AS RECORDED IN OFFICIAL RECORDS BOOK 14316, PAGE 1446, OF SAID PUBLIC RECORDS, AND SHOWN ON STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 93120-2544, SHEETS 9 AND 10 OF 21 SHEETS, BEING A POINT ON THE ARC OF A NON-TANGENT CIRCULAR CURVE, CONCAVE SOUTHERLY, A RADIAL LINE FROM SAID POINT BEARS SOUTH 03°28'27" EAST; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 3,967.51 FEET, A CENTRAL ANGLE OF 00°49'17", FOR AN ARC DISTANCE OF 56.88 FEET TO A POINT OF REVERSE CURVATURE WITH A CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE CONTINUING WESTERLY ALONG THE ABOVE DESCRIBED NORTHERLY RIGHT-OF-WAY LINE, CONTINUING ALONG THAT PORTION OF THE NORTHERLY RIGHT-OF-WAY LINE AS RECORDED IN OFFICIAL RECORDS BOOK 13706, PAGE 1669, AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 9,839.55 FEET, A CENTRAL ANGLE OF 02°34'25", FOR AN ARC DISTANCE OF 441.97 FEET TO A POINT ON THE WEST LINE OF THE EAST 240.00 FEET OF THE WEST 400.00 FEET OF SAID TRACT 75; THENCE NORTH 00°53'55" WEST ALONG SAID WEST LINE AND CONTINUING ALONG THE WEST LINE OF THE EAST 240.00 FEET OF THE WEST 400.00 FEET OF SAID TRACT 66 FOR 674.18 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF TRACT 66; THENCE NORTH 89°23'51" EAST ALONG SAID NORTH LINE 240.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 251,316 SQUARE FEET (5.7694 ACRES), MORE OR LESS.

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

- TRACTS "A" AND "B", AS SHOWN HEREON, ARE HEREBY RESERVED FOR FRANMAR PROPERTIES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF FRANMAR PROPERTIES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- TRACT "RW1", 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.
- TRACT "RW2", AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.
- THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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. 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 EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 4th DAY OF November, 2021.

WITNESS: [Signature]
FRANMAR PROPERTIES OF SOUTH FLORIDA, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
FRANCIS TEDESCO, MANAGER
PRINT NAME: Christopher Wass

ACKNOWLEDGMENT:
STATE OF New Jersey SS
COUNTY OF Hudson

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 4th DAY OF November, 2021, BY FRANCIS TEDESCO, AS MANAGER FOR FRANMAR PROPERTIES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 10/30/2025
[Signature]
SIGNATURE
PRINT NAME: Dana Sisk Blake
NOTARY PUBLIC

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"), PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SECTION 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.

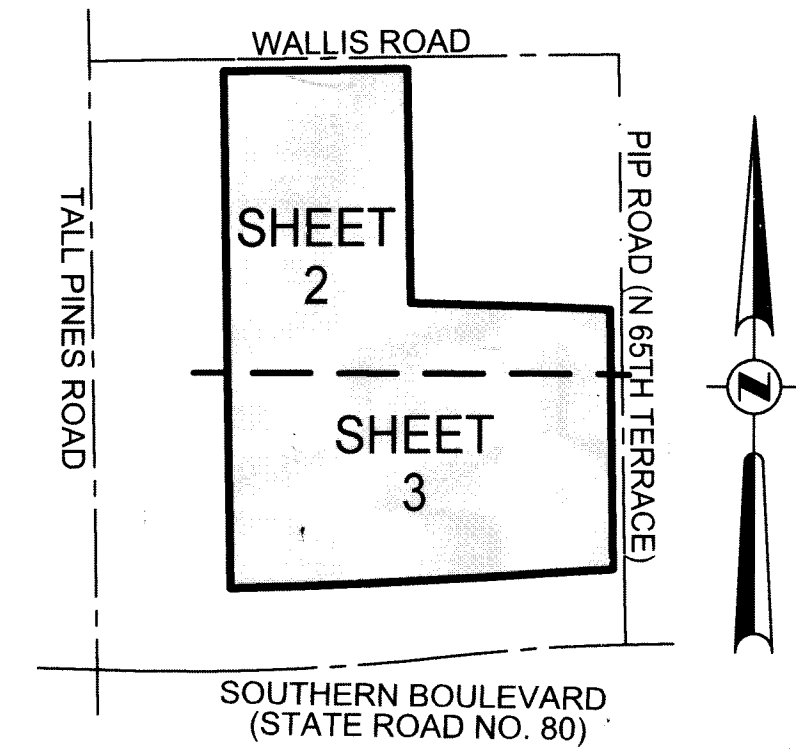
BY: [Signature] 10-26-21
DONNA C. WEST DATE
PROFESSIONAL SURVEYOR AND MAPPER NO. LS4290
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DONNA C. WEST OF
PULICE LAND SURVEYORS, INC.
CERTIFICATE OF AUTHORIZATION NO. LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
954-572-1777 FAX 954-572-1778

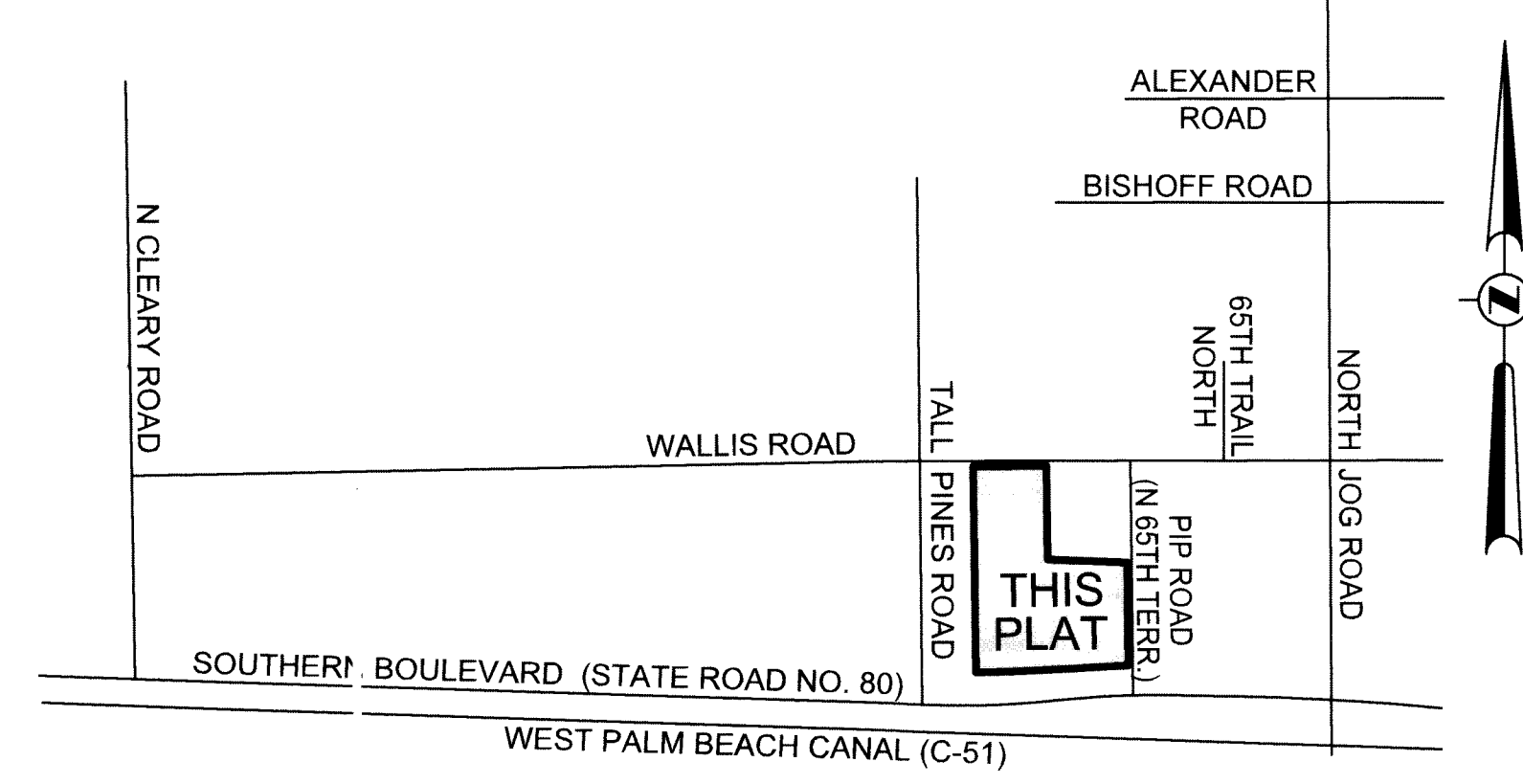
SITE INFORMATION
ZONING PETITION CONTROL NUMBER: 2005-317

SURVEYOR & MAPPER'S NOTES:

- ALL BEARINGS AND GRID COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998. BASIS OF GRID BEARINGS: LINE BETWEEN PALM BEACH COUNTY CONTROL POINTS "PBF-8" AND "PBF-13" BEING S00°36'11"E.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL RECORDED DOCUMENTS ARE PER PALM BEACH COUNTY RECORDS, FLORIDA.
- 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.



KEY MAP NOT TO SCALE



LOCATION MAP NOT TO SCALE

MORTGAGEE'S JOINDER AND CONSENT: STATE OF MINNESOTA COUNTY OF HENNEPIN
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 AND ASSIGNMENT OF RENTS AND LEASES WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 32898 AT PAGE 1961 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 Loan Adjuster AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 1st DAY OF November, 2021.

WITNESS: [Signature]
PRINTED NAME: Andrea L Worthing
WITNESS: [Signature]
PRINTED NAME: Christopher Wass
WITNESS: [Signature]
PRINTED NAME: Dale Shores
TITLE: Loan Adjuster

ACKNOWLEDGMENT:
STATE OF Minnesota SS
COUNTY OF Hennepin

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 1st DAY OF November, 2021, BY Dale Shores AS Loan Adjuster OF WELLS FARGO EQUIPMENT FINANCE, INC., A Minnesota CORPORATION, WHO IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/31/2023
[Signature]
SIGNATURE
PRINT NAME: Christina Marie Jacobson
NOTARY PUBLIC

COUNTY APPROVAL:

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 23rd DAY OF MARCH, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.

BY: [Signature]
DAVID L. RICKS, PE
COUNTY ENGINEER

MORTGAGEE'S JOINDER AND CONSENT: STATE OF NEW JERSEY COUNTY OF CAMDEN
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 AND ASSIGNMENT OF RENTS AND LEASES WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 27300 AT PAGES 1329 THRU 1346, INCLUSIVE, 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 Senior Vice President AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF October, 2021.

WITNESS: [Signature]
PRINTED NAME: Christopher Wass
WITNESS: [Signature]
PRINTED NAME: David Lehmann
WITNESS: [Signature]
PRINTED NAME: Stephanie Micca
TITLE: Senior Vice President

ACKNOWLEDGMENT:
STATE OF NEW JERSEY SS
COUNTY OF CAMDEN

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 29 DAY OF October, 2021, BY Stephanie Micca AS Senior Vice President OF WELLS FARGO BANK, NATIONAL ASSOCIATION, WHO IS [] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED DRIVER LICENSE NJ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 02-25-2025
[Signature]
SIGNATURE
PRINT NAME: ADRIANA P. KEANE
NOTARY PUBLIC

TITLE CERTIFICATION:
STATE OF FLORIDA) SS
COUNTY OF BROWARD)

WE, ACE TITLE SERVICES, INC., A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN FRANMAR PROPERTIES OF SOUTH FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: 10/25/22
[Signature]
SALOME J. ZIKAKIS, PRESIDENT

FRANMAR PROPERTIES OF SOUTH FLORIDA, LLC WELLS FARGO EQUIPMENT FINANCE, INC. SURVEYOR COUNTY ENGINEER WELLS FARGO BANK

SEAL SEAL SEAL SEAL SEAL