

MT. CARMEL BAPTIST CHURCH & TREETOP ACADEMY

BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:35 P.M. THIS 22 DAY OF April 2026 AND DULY RECORDED IN PLAT BOOK 141 ON PAGES 42

THRU 44
MICHAEL A. CARUSO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

BY: D.C.



CLERK OF THE CIRCUIT COURT AND COMPTROLLER OF PALM BEACH COUNTY

SHEET 1 OF 3

DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, AND TREETOP ACADEMY OF JUPITER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS MT. CARMEL BAPTIST CHURCH & TREETOP ACADEMY, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 34, SOUTH 89°15'49" EAST, A DISTANCE OF 669.30 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG SAID WEST LINE, NORTH 00°04'30" WEST, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF CHURCH STREET, AS DESCRIBED IN OFFICIAL RECORD BOOK 3887, PAGE 643, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE CONTINUE ALONG SAID WEST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, NORTH 00°04'30" WEST, A DISTANCE OF 631.75 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, SOUTH 89°25'24" EAST, A DISTANCE OF 668.21 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, SOUTH 00°10'03" EAST, A DISTANCE OF 613.63 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF CHURCH STREET, AS DESCRIBED IN OFFICIAL RECORD BOOK 6428, PAGE 6, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34 AND ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 89°15'49" WEST, A DISTANCE OF 140.00 FEET; THENCE DEPARTING SAID PARALLEL LINE AND CONTINUE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, SOUTH 00°10'03" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO SAID SOUTH LINE OF SOUTHWEST QUARTER OF SECTION 34; THENCE CONTINUE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF CHURCH STREET, AS DESCRIBED IN OFFICIAL RECORD BOOK 3887, PAGE 643, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND CONTINUE ALONG SAID PARALLEL LINE, NORTH 89°15'49" WEST, A DISTANCE OF 529.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 420,264 SQUARE FEET OR 9.648 ACRES, MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR TREETOP ACADEMY OF JUPITER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID TREETOP ACADEMY OF JUPITER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3.) TRACT "C", 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.

4.) THE PUBLIC DRAINAGE EASEMENT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORM WATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5.) THE PUBLIC DRAINAGE EASEMENT "B", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORM WATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF TREETOP ACADEMY OF JUPITER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

6.) THE UTILITY EASEMENT, RUNNING ADJACENT AND PARALLEL TO PUBLIC STREET, AS SHOWN HEREON, IS NONEXCLUSIVE EASEMENT AND IS 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED NOT FOR PROFIT 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 18th DAY OF February, 2026.

BY: MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC., A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS:
PRINTED NAME: Alex Hazel
ADDRESS: 17042 Bush Rd
Jupiter FL 33458

CHARLES PITTMAN
PRESIDENT

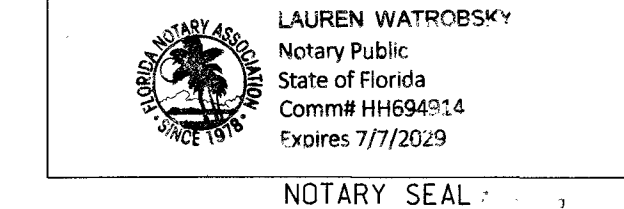
WITNESS:
PRINTED NAME: Rev. Dr. Michael Haemeathers
ADDRESS: 1752 SW Del Rio Blvd
Port St. Lucie, FL 34953

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18th DAY OF February, 2026, BY CHARLES PITTMAN AS PRESIDENT FOR MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL 20 Card 1355-150-31-406-0 (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/7/2029



NOTARY PUBLIC
PRINT NAME: Lauren Watrosbky
COMMISSION NUMBER: HH694914

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER - MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF February, 2026.

BY: TREETOP ACADEMY OF JUPITER, LLC, A FLORIDA LIMITED LIABILITY COMPANY

WITNESS:
PRINTED NAME: Alex Hazel
ADDRESS: 17042 Bush Rd
Jupiter FL 33458

JEFFREY TURNER
MANAGER - MEMBER

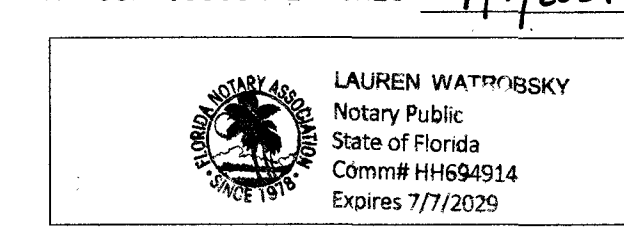
WITNESS:
PRINTED NAME: Rev. Dr. Michael Haemeathers
ADDRESS: 1752 SW Del Rio Blvd
Port St. Lucie, FL 34953

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

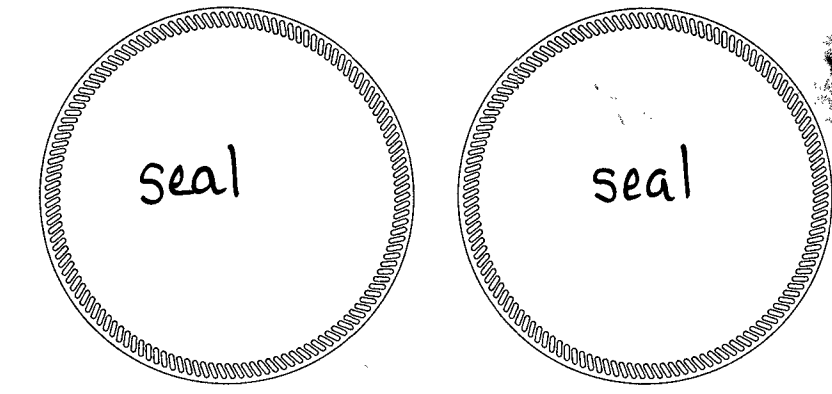
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 18th DAY OF February, 2026, BY JEFFREY TURNER AS MANAGER - MEMBER FOR TREETOP ACADEMY OF JUPITER, LLC, A FLORIDA LIMITED LIABILITY COMPANY ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED (TYPE OF IDENTIFICATION) AS IDENTIFICATION.

MY COMMISSION EXPIRES: 7/7/2029



NOTARY PUBLIC
PRINT NAME: Lauren Watrosbky
COMMISSION NUMBER: HH694914

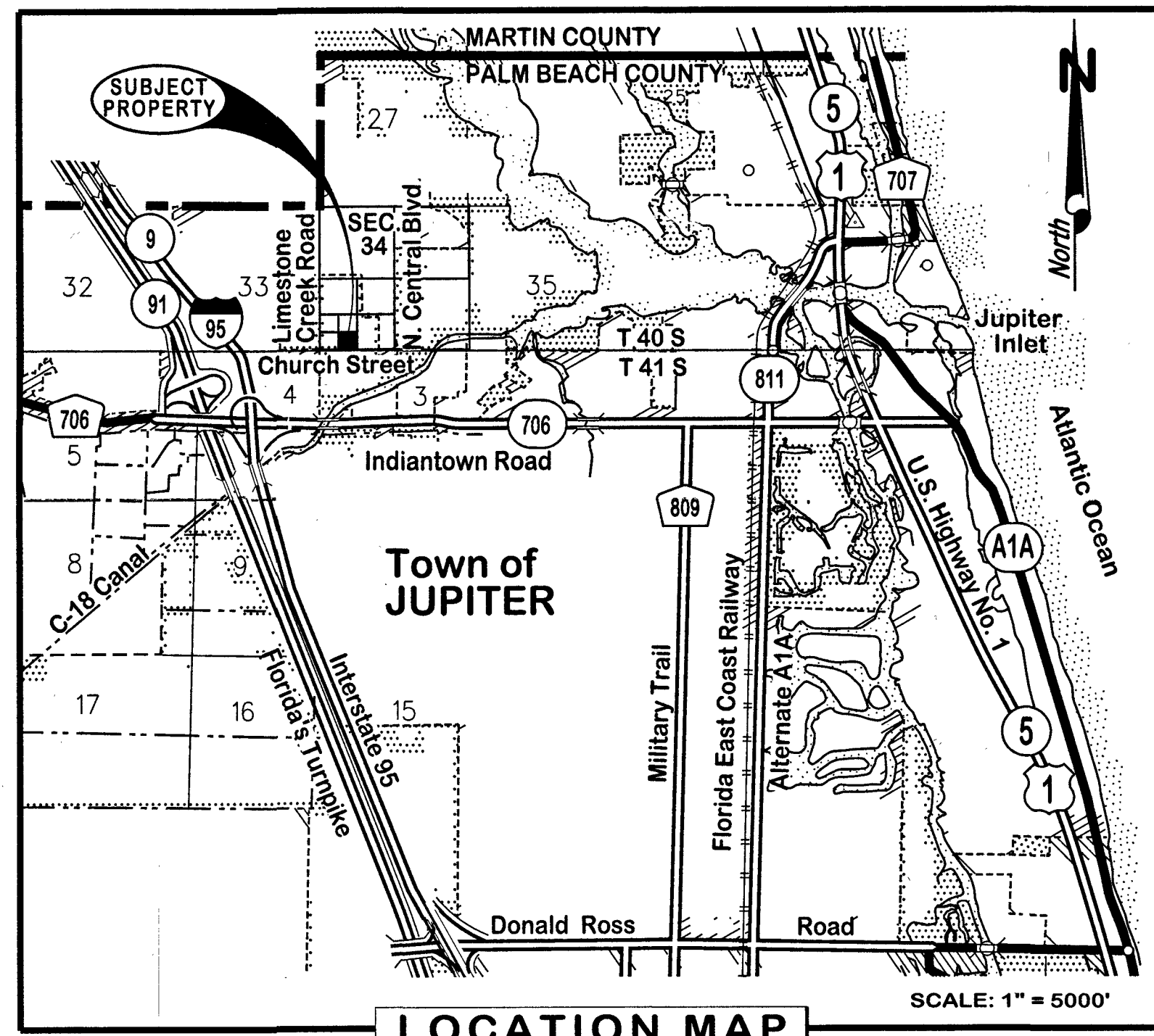
MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC.



TREETOP ACADEMY OF JUPITER, LLC.



KENNETH J. BUCHANAN, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER



ABBREVIATIONS:

- N = NORTHING COORDINATE
- E = EASTING COORDINATE
- D.B. = DEED BOOK
- FND. = FOUND
- MON. = MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.B.Co. = PALM BEACH COUNTY, FLORIDA
- PG. = PAGE
- PGS. = PAGES
- PRM = PERMANENT REFERENCE MONUMENT
- R/W = RIGHT-OF-WAY
- W/ = WITH

LEGEND:

- = DENOTES SET "PRM" SET 4"x4" CONC. MON. W/ DISK STAMPED "PRM LB 4431"

PLAT POSITION AND ORIENTATION:

- COORDINATES AND BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.
- DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED
- DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT
- ZONE = FLORIDA EAST
- LINEAR UNITS = US SURVEY FOOT
- SCALE FACTOR = 1.000030733
- GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MACKENZIE ROSS, 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 MOUNT CARMEL MISSIONARY BAPTIST CHURCH OF JUPITER, INC., A FLORIDA NOT FOR PROFIT CORPORATION AND TREETOP ACADEMY OF JUPITER, 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: March 2nd, 2026 BY:
MACKENZIE ROSS
FLORIDA BAR NO.: 1003523

SURVEYOR AND MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE STATE PLANE GRID BEARINGS AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE BASED ON A GRID BEARING OF SOUTH 89°15'49" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 40 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
- NO BUILDING 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.
- 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 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

COUNTY APPROVAL

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 APRIL, 2026, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY:
DAVID L. RICKS, P.E.
COUNTY ENGINEER

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") 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: January 27, 2026 BY:
KENNETH J. BUCHANAN, P.S.M.
LICENSE NO. 7207
STATE OF FLORIDA

SITE PLAN CONTROL NO.: 1995-049 & 1989-066

THIS INSTRUMENT WAS PREPARED BY KENNETH J. BUCHANAN, P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 3780 BURNS ROAD - SUITE 6, PALM BEACH GARDENS, FLORIDA 33410 TELEPHONE (561)746-8454



CAD. K:\UST \ 344042 \ 19-005 \ 19-005C-306 \ 19-005C-306.DGN	REF.	FLD.	FB.	PG.	JOB	19-005C-306
OFF. CASASUS	DATE	JANUARY 2026				
CKD. K.J.B.	SHEET	1	OF	3	DWG.	D19-005P

CFN 20260144797 PL BK 141 PG 42