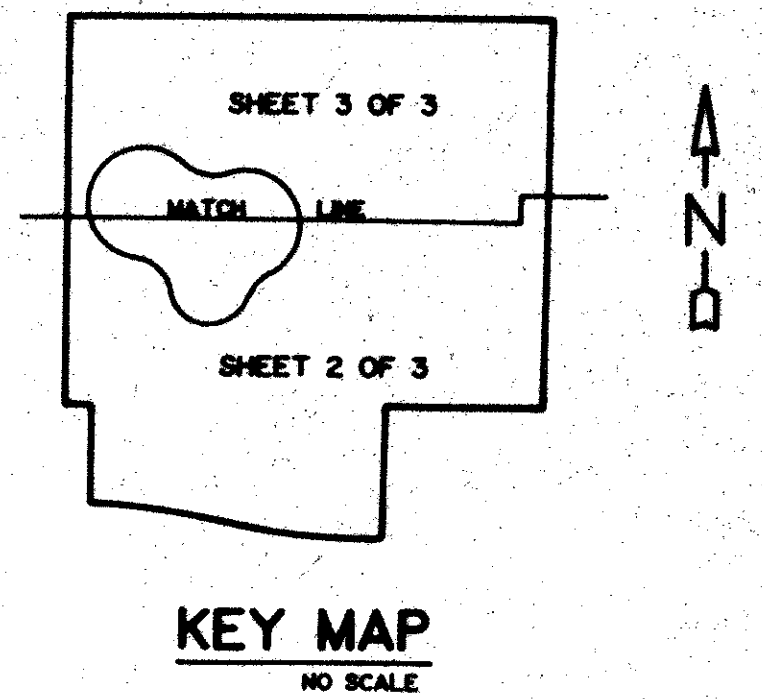


PLAT OF
JEWISH COMMUNITY CAMPUS
 A PORTION OF THE DORFMAN, P. U. D.
 A PARCEL OF LAND IN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST,
 PALM BEACH COUNTY, FLORIDA

0492-004

75



STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This Plat was filed for record at 9:24
 A.M. this 26 day of SEPT 1991
 and duly recorded in Plat Book No. 68
 on Page 75-77
 John B. Dunkle, Clerk of the Circuit Court
 Barbara A. Platt, D.C.

SHEET 1 OF 3

AUGUST, 1991

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS JEWISH COMMUNITY CAMPUS, BEING A CERTAIN PARCEL OF LAND LYING WITHIN SECTION 13, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT AT THE INTERSECTION OF A LINE 330.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID SECTION 13, AND A LINE 76.00 FEET WEST OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO, THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 13, (QUARTER SECTION LINE ALSO BEING THE CENTERLINE OF MILITARY TRAIL); THENCE NORTH 88°34'17" WEST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 398.04 FEET; THENCE SOUTH 01°59'20" WEST, A DISTANCE OF 330.02 FEET; THENCE NORTH 88°34'17" WEST, A DISTANCE OF 28.25 FEET TO A POINT OF CURVATURE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1869.87 FEET, A CENTRAL ANGLE OF 10°20'30" AND WHOSE CHORD BEARS NORTH 85°24'05" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 337.30 FEET TO A POINT OF TANGENCY; THENCE NORTH 78°13'47" WEST, A DISTANCE OF 100.00 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1949.86 FEET, A CENTRAL ANGLE OF 08°07'13" AND WHOSE CHORD BEARS NORTH 82°17'24" WEST; THENCE WESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 276.34 FEET TO A POINT OF A NON-TANGENT LINE; THENCE NORTH 01°59'20" EAST, A DISTANCE OF 251.47 FEET; THENCE NORTH 88°34'17" WEST, A DISTANCE OF 70.56 FEET; THENCE NORTH 01°59'20" EAST, ALONG A LINE PARALLEL TO THE NORTH-SOUTH QUARTER SECTION LINE OF SAID SECTION 13, A DISTANCE OF 989.97 FEET; THENCE SOUTH 88°34'17" EAST, ALONG A LINE PARALLEL TO THE SOUTH LINE OF SAID SECTION 13, A DISTANCE OF 1210.12 FEET TO THE WESTERLY RIGHT-OF-WAY OF MILITARY TRAIL AS DESCRIBED IN OFFICIAL RECORD BOOK 6467, PAGE 187; THENCE SOUTH 01°59'20" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 579.82 FEET; THENCE NORTH 88°34'17" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 4.00 FEET; THENCE SOUTH 01°59'20" WEST, A DISTANCE OF 410.14 FEET TO THE POINT OF BEGINNING

CONTAINING 32.46 ACRES MORE OR LESS.

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

1. EASEMENTS

DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM LAKE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS, AND/OR ASSIGNS FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. PALM BEACH COUNTY SHALL HAVE THE RIGHT BUT NOT OBLIGATION TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH ARE ASSOCIATED WITH COUNTY RIGHTS-OF-WAY.

UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES INCLUDING CABLE TELEVISION SYSTEMS.

LIMITED ACCESS EASEMENTS (L.A.E.), AS SHOWN HEREON, ARE HEREBY DEDICATED TO PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE P.U.D. BUFFER EASEMENTS, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM LAKE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20' LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM LAKE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS, FOR MAINTENANCE, DRAINAGE AND PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 20' LAKE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM LAKE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR ACCESS TO THE LAKE FOR MAINTENANCE PURPOSES AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. TRACTS

WATER MANAGEMENT TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM LAKE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR PROPER PURPOSES AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

TRACT "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO PALM LAKE PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS FOR BUILDING, PARKING, DRIVES, OPEN SPACE AND RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY AND WITHOUT RECOURSE TO THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF MAY, 1991.

ATTEST: *[Signature]*
 STEVEN SHAPIRO
 VICE PRESIDENT

[Signature]
 ALEC ENGELSTEIN
 PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALEC ENGELSTEIN AND STEVEN SHAPIRO, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT AND VICE PRESIDENT OF PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IS WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS A FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF MAY, 1991.

My commission expires: July 25, 1992
[Signature]
 EDWARD RABER
 NOTARY PUBLIC

TABULATION DATA
 (PETITION NO. 85171-B)

TOTAL SITE AREA	33.00 AC.
BUILDING AREA	2.78 AC.
LAKE AREA	3.56 AC.
P.U.D. BUFFER	2.07 AC.
ADDITIONAL RIGHT OF WAY	0.54 AC.
PARKING/DRIVES/RECREATIONAL/OPEN SPACE	24.05 AC.

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

WE, TIGOR TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PALM BEACH JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD, BUT THEY DO NOT PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY THE PLAT.

TIGOR TITLE INSURANCE COMPANY
 DATE: 7-22-91 BY: *[Signature]*
 JAMES C. CARELS C.L.S. G.L.C.,
 ASSISTANT VICE PRESIDENT

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

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 RECORD BOOK 6426, PAGE 1103, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID ASSOCIATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ATTESTED TO BY ITS ASSISTANT VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF MAY, 1991.

ATTEST: *[Signature]*
 MARK A. STEWART, ASSIST. VICE PRES.

[Signature]
 BENTLEY H. UTT, VICE PRESIDENT

SUNBANK/SOUTH FLORIDA NATIONAL ASSOCIATION A NATIONAL BANKING ASSOCIATION

ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED BENTLEY H. UTT AND MARK A. STEWART TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND ASSISTANT VICE PRESIDENT OF SAID ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID ASSOCIATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID ASSOCIATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR ASSOCIATION AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID ASSOCIATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF MAY, 1991.

My commission expires: October 25, 1992
[Signature]
 NOTARY PUBLIC

NOTES:

- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, DRAINAGE EASEMENTS WILL TAKE PRECEDENCE.
- PERMANENT REFERENCE MONUMENTS (P.R.M.'S) ARE SHOWN THUS: ■
- THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS AND/OR ANY RESTRICTIVE COVENANTS PERTAINING TO THAT PORTION OF THE PLANNED UNIT DEVELOPMENT REFLECTED BY THIS 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, FLORIDA.
- BEARINGS AS SHOWN HEREIN ARE BASED UPON THE SOUTH LINE OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF SECTION 13, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 88°34'19" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- D.E. DENOTES DRAINAGE EASEMENT
 U.E. DENOTES UTILITY EASEMENT
 L.A.E. DENOTES LIMITED ACCESS EASEMENT
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.).
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHT GRANTED.

APPROVALS

BOARD OF COUNTY COMMISSIONERS
 OF PALM BEACH COUNTY, FLORIDA:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF Sept, 1991.

By: *[Signature]*
 KAREN T. MARCUS, CHAIR

ATTEST:
 JOHN B. DUNKLE, CLERK
 By: *[Signature]*
 DEPUTY CLERK

COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 24 DAY OF Sept, 1991.

By: *[Signature]*
 COUNTY ENGINEER

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT HEREBY ACKNOWLEDGES THERE ARE NO DEDICATIONS TO NOR MAINTENANCE RESPONSIBILITIES INCURRED BY SAID DISTRICT IN THE DEDICATION SHOWN ON THIS PLAT.

NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT
 By: *[Signature]*
 WILLIAM L. KENSLAKE, PRESIDENT
 BOARD OF SUPERVISORS

ATTEST:
[Signature]
 PETER L. PIMENTEL, SECRETARY
 BOARD OF SUPERVISORS

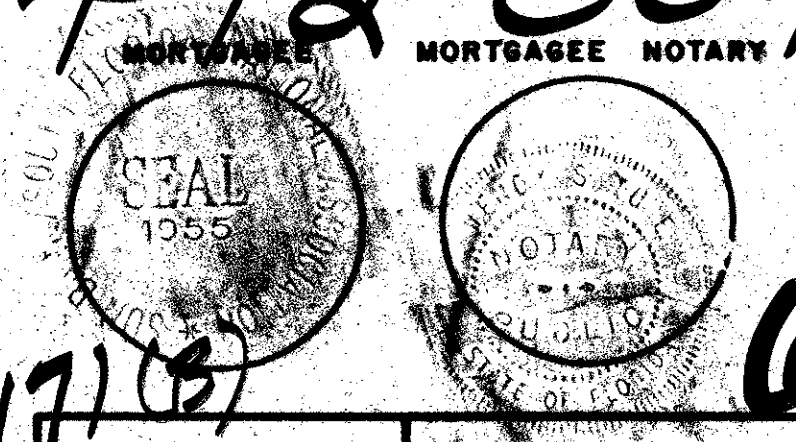
SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND THE UNDERLYING SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21 HH-6 FLORIDA ADMINISTRATIVE CODE, AND FURTHER THAT SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE 5-11-1991 BY: *[Signature]*
 RICHARD P. BREITENBACH, P.L.S.
 FLORIDA CERTIFICATE NO. 3978

THIS INSTRUMENT WAS PREPARED BY RICHARD P. BREITENBACH, P.L.S. OF LANDMARK SURVEYING & MAPPING, INC.

0492-004



68/75

Landmark Surveying & Mapping Inc.
 1850 FOREST HILL BOULEVARD
 PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

JEWISH COMMUNITY CAMPUS

PET. 85-171 (S)
 ALLOC. #0001
 COLLECT

BACK 68 FLOOD ZONE B
 FLOOD MAP # 155B
 PAGE 75
 PUD NAME 13/43/47
 ZIP CODE 33409