

ELEMENTARY SCHOOL "W-2"

BEING A REPLAT OF A PORTION OF TRACTS 72,73,74,81 AND 82, BLOCK 80 TOGETHER WITH ABUTTING 30 FOOT ROAD RIGHT-OF-WAY, ALL SHOWN ON PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST

DEDICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

KNOW ALL MEN BY THESE PRESENTS, THAT THE SCHOOL BOARD OF PALM BEACH COUNTY, A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF TRACTS 72,73,74,81 AND 82, BLOCK 80 TOGETHER WITH ABUTTING 30 FOOT ROAD RIGHT-OF-WAY, ALL SHOWN ON PALM BEACH FARMS COMPANY PLAT NUMBER 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ELEMENTARY SCHOOL "W-2" BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF AFOREMENTIONED TRACT 72, BLOCK 80, THENCE SOUTH 00°00'00" WEST, ALONG THE WEST LINE OF TRACT 72, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°57'03" EAST, ALONG A LINE 40.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF TRACT 72, 73, AND 74, A DISTANCE OF 725.02 FEET TO A POINT; THENCE SOUTH 44°58'32" EAST, A DISTANCE OF 35.34 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST, ALONG A LINE LYING 750.00 FEET EAST OF AND PARALLEL TO THE SAID WEST LINE OF TRACT 72, A DISTANCE OF 400.00 FEET TO A POINT; THENCE SOUTH 90°00'00" EAST A DISTANCE OF 10.00 FEET TO A POINT; THENCE SOUTH 00°00'00" WEST, A DISTANCE OF 440.77 FEET TO A POINT; THENCE NORTH 89°57'03" WEST, A DISTANCE OF 775.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 744.77 FEET TO A POINT; THENCE NORTH 30°00'00" WEST, A DISTANCE OF 30.00 FEET TO A POINT; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 70.00 FEET TO A POINT; THENCE NORTH 44°58'31" WEST, A DISTANCE OF 35.37 FEET TO A POINT ON A LINE 40.00 FEET SOUTH OF AND PARALLEL TO THE AFOREMENTIONED NORTH LINE OF TRACT 72; THENCE SOUTH 89°57'03" EAST ALONG SAID LINE, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.34 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A": AS SHOWN HEREON, IS RESERVED UNTO THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, AS A SCHOOL SITE, AND IS THE PERPETUAL OBLIGATION OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

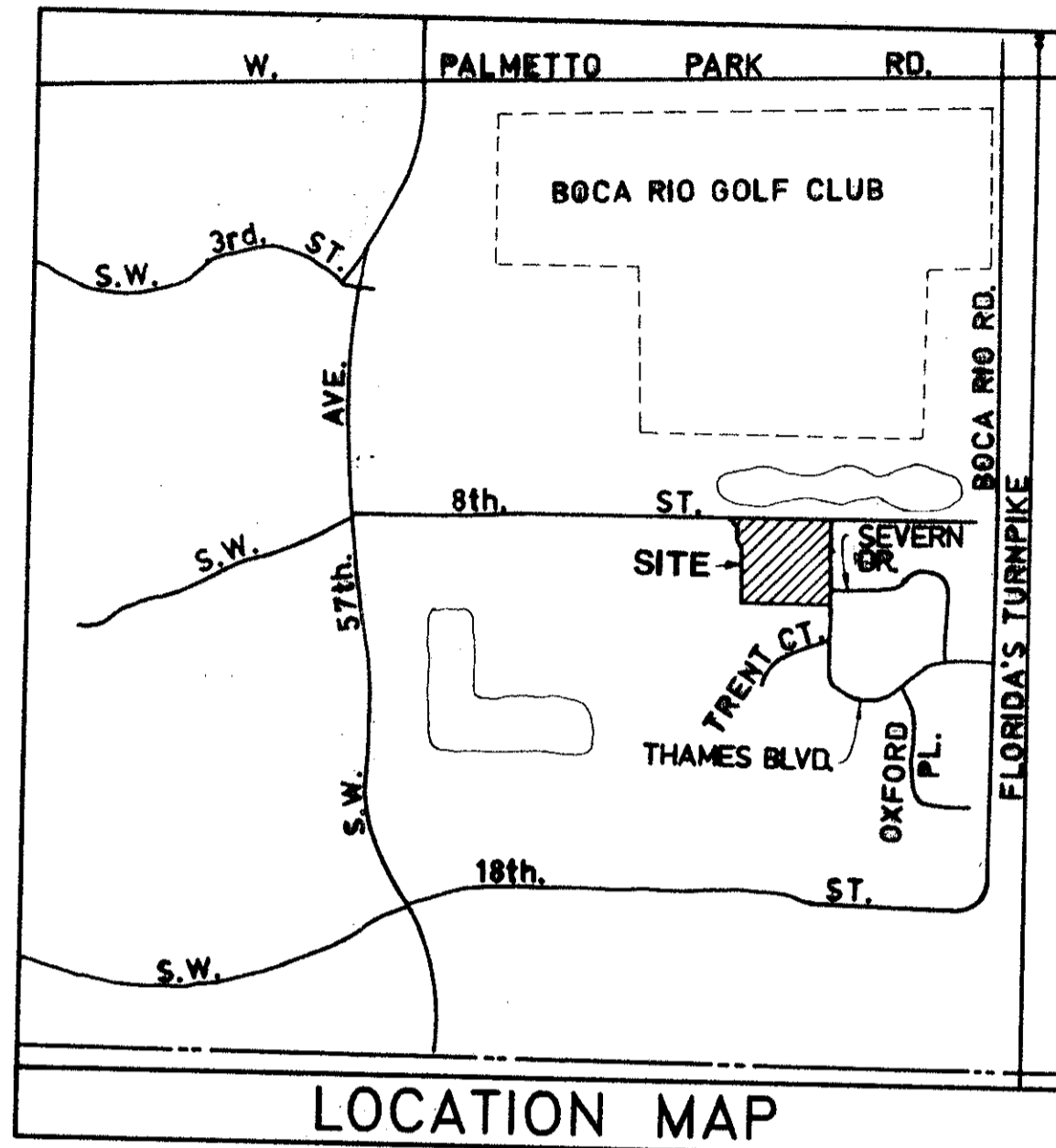
BUFFER EASEMENT: THE 25 FOOT BUFFER EASEMENT AS SHOWN HEREON IS HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.

LIMITED ACCESS EASEMENTS: THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE SCHOOL BOARD OF PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIR AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF February, 1993.

BY: Paul Bjork
GAIL BJORK, CHAIR

ATTEST: C. Monica Uhlhorn
C. MONICA UHLHORN, SUPERINTENDENT



SURVEYOR'S NOTES

- 1.) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF TRACTS 72,73 & 74 OF BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 2, BEARING SOUTH 89°57'03" EAST.
- 2.) NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY OR DRAINAGE EASEMENTS.
- 3.) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- 4.) LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- 5.) IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREA WITHIN THE INTERSECTION IS A DRAINAGE AND UTILITY EASEMENT. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THE AREAS OF INTERSECTION.
- 6.) THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- 7.) PRM'S HAVE BEEN SET AT ALL CORNERS, ANGLE POINTS, AND POINTS OF CURVATURE EXCEPT AS OTHERWISE NOTED.
- 8.) PALM BEACH COUNTY RESERVES THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM ASSOCIATED WITH THE DRAINAGE OF PUBLIC LANDS.

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
R	RADIUS OF CURVE
L	LENGTH OF ARC
Δ	DELTA (CENTRAL ANGLE)
C	CENTER LINE
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
P.U.D.	PLANNED UNIT DEVELOPMENT
R/W	RIGHT OF WAY
S.R.	STATE ROAD
P.B.	PLAT BOOK
AC.	ACRES
NO.	NUMBER
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.P.	PERMANENT CONTROL POINT
F.I.R.	FOUND IRON ROD

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME, AN OFFICER DULY AUTHORIZED TO ADMINISTER OATHS AND TAKE ACKNOWLEDGEMENTS, GAIL BJORK AND C. MONICA UHLHORN CHAIR AND SUPERINTENDENT RESPECTIVELY, OF THE SCHOOL BOARD OF PALM BEACH COUNTY, TO ME AND THEY ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED THE SAME AS SUCH OFFICERS OF SAID SCHOOL BOARD, BY AND WITH THE AUTHORITY OF THE BOARD OF DIRECTORS, FOR THE PURPOSES THEREIN EXPRESSED 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 THEIR ACT AND DEED WAS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL AT WEST PALM BEACH, COUNTY OF PALM BEACH AND STATE OF FLORIDA THIS 3rd DAY OF February, 1993.

MY COMMISSION EXPIRES

Leticia F. Cobb
NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF PALM BEACH SS

TITLE CERTIFICATION

I ROBERT ROSILLO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HERBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE SCHOOL BOARD OF PALM BEACH COUNTY; THAT THE PROPERTY IS EXEMPT FROM PROPERTY TAXES; HOWEVER, AT THE TIME OF CLOSING, THE TAXES HAD BEEN PAID; AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES.

DATE 1/20/93

Robert Rosillo
ROBERT ROSILLO, ATTORNEY AT LAW

APPROVAL - PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF March, 1993.

ATTEST: DOROTHY H. WILKINSON

BY: Mary McCarty
DEPUTY CLERK

BY: Mary McCarty
MARY MCCARTY, CHAIR

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16 DAY OF March, 1993.

BY: George T. Webb, P.E.
COUNTY ENGINEER

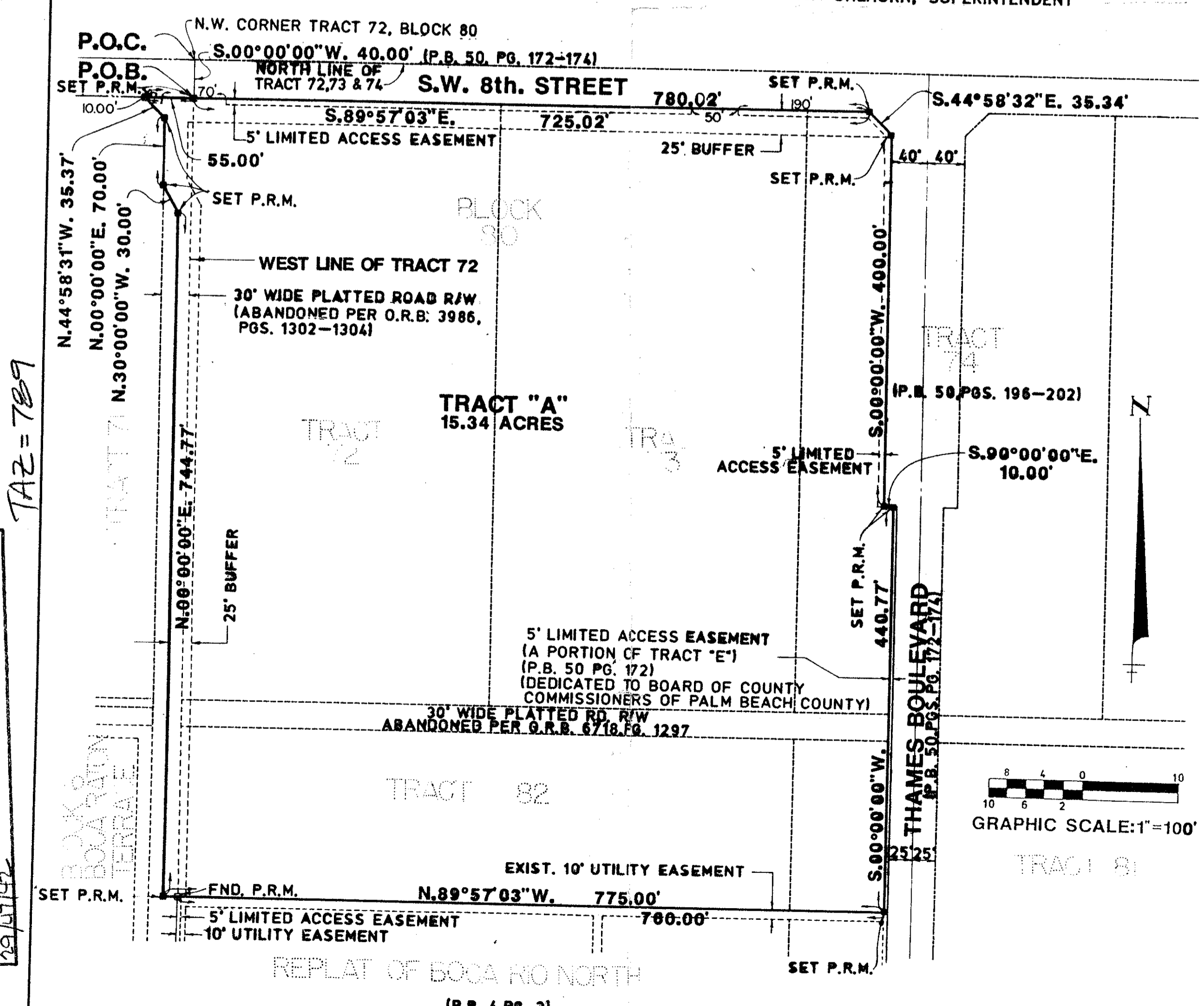
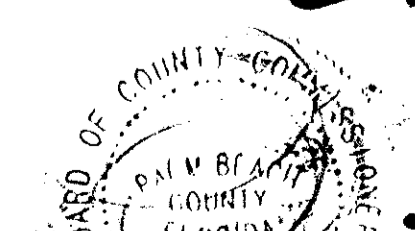
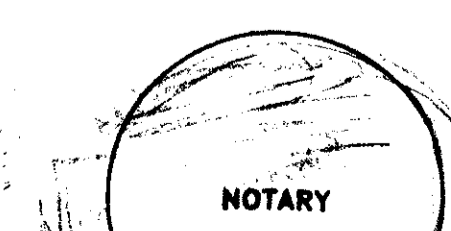
STATE OF FLORIDA
COUNTY OF PALM BEACH SS

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS 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 1/19/93

William D. O'Connor
WILLIAM D. O'CONNOR
REGISTERED LAND SURVEYOR NO. 4563
STATE OF FLORIDA



JAMES E. NEUHAUS, INC.
Consulting Engineers, Surveyors, Planners
11911 U.S. Highway One, Suite 120 • Palm Beach Gardens, FL 33409
P.O. Box 31005, Palm Beach Gardens, FL 33480 • Tel. 407/822-1300 Fax. 407/822-1488

ELEMENTARY SCHOOL "W-2"

0212-003

70/74

THIS INSTRUMENT PREPARED BY: WILLIAM D. O'CONNOR
IN THE OFFICE OF JAMES E. NEUHAUS, INC.

74
COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 2:44 A.M.)
this 19 day of MARCH 1993)
and duly recorded in Plat Book No. 70)
on page 74)
DOROTHY H. WILKINSON, Clerk of Circuit Court)
by Down & Main) D.C.

SUBDIVISION * ELEMENTARY SCHOOL "W-2"
BOOK 70 PAGE 74
FLOOD MAP # 245B
ZONING RS
QUAD # 54
ZIP CODE 33433
SE
PUD NAME
29/07/92
TAZ = 789