
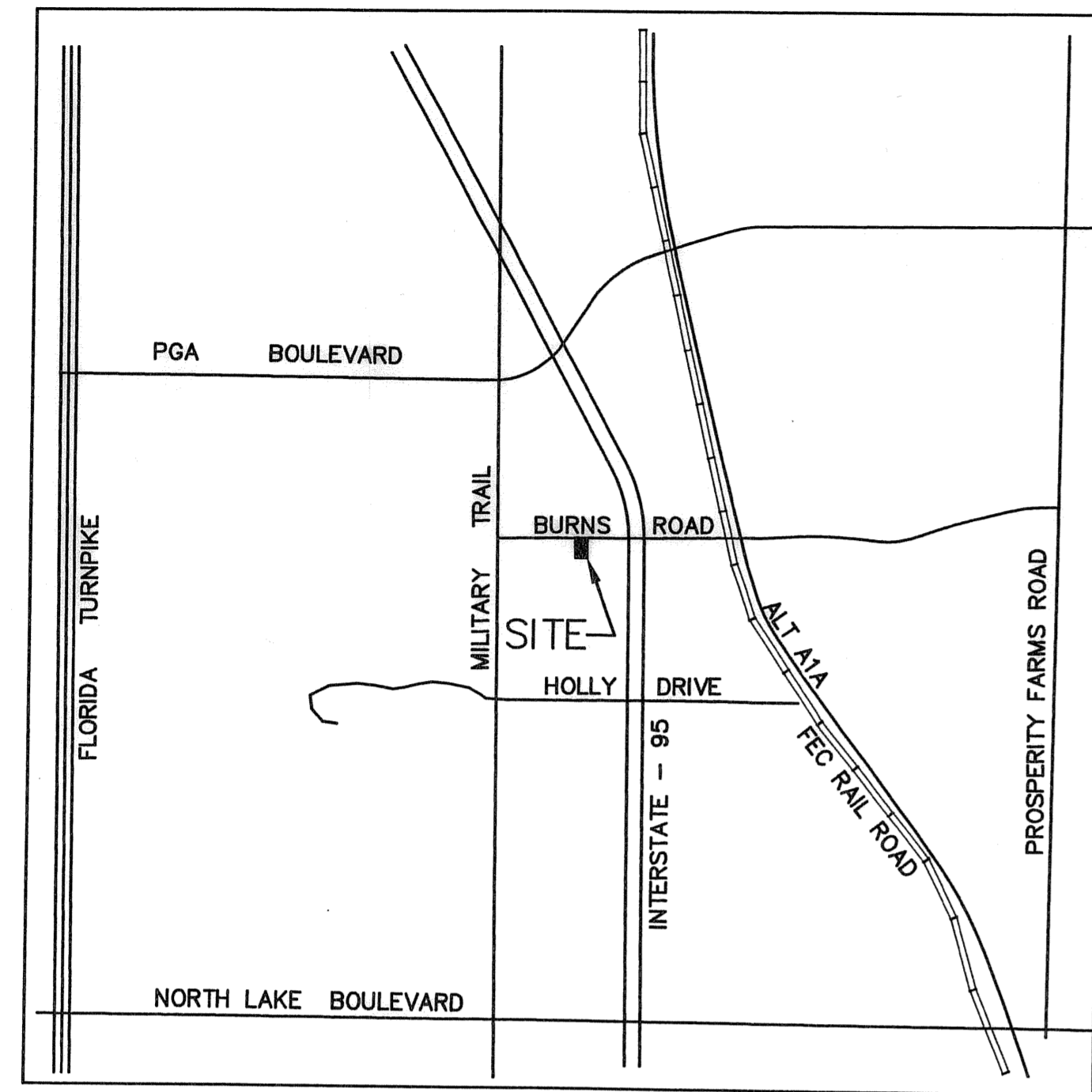


PLAT OF WEISS SCHOOL

A PARCEL OF LAND LYING IN SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA
CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC., 400 EXECUTIVE CENTER DRIVE, SUITE 108, WEST PALM BEACH, FLORIDA
JANUARY 2005

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
ON 28th THIS FEB DAY OF
2005, AND
DULY RECORDED IN PLAT BOOK
104, PAGES 38-39
DOROTHY H. WILKINS, CLERK
BY [Signature] D.C.
38

(CIRCUIT COURT SEAL)



SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST
LOCATION MAP
NOT TO SCALE

- LEGEND**
- DENOTES 4"x 4" PERMANENT REFERENCE MONUMENT SET, PSM No. 3896
 - DENOTE PERMANENT REFERENCE MONUMENT FOUND, NO. 959
 - DENOTES NAIL & DISC SET, PSM NO. 3896
 - ⊙ DENOTES NAIL & DISC FOUND NO. 959
 - R DENOTES RADIUS
 - L DENOTES LENGTH OF ARC
 - Δ DENOTES DELTA
 - CHB DENOTES CHORD BEARING
 - CH DENOTES CHORD
 - ⊕ DENOTES CENTER LINE
 - NGVD DENOTES NATIONAL GEODETIC VERTICAL DATUM
 - O.R.B. DENOTES OFFICIAL RECORD BOOK
 - PG. DENOTES PAGE
 - P.B. DENOTES PLAT BOOK
 - R/W DENOTES RIGHT-OF-WAY
 - NAD DENOTES NORTH AMERICAN DATUM
 - GPS DENOTES GLOBAL POSITIONING SYSTEM
 - PSM DENOTES PROFESSIONAL SURVEY AND MAPPER
 - LB DENOTES LICENSED BUSINESS
 - ELEV. DENOTES ELEVATION

SURVEYOR'S NOTES:
1. BEARING SHOWN HERON ARE BASED ON THE SECTIONAL DATA PREPARED BY PALM BEACH COUNTY SURVEY SECTION WITH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 12 TOWNSHIP 42 SOUTH, RANGE 42 EAST, BEARING SOUTH 01°33'35" WEST.
2. COORDINATES SHOWN HERON ARE BASED ON FLORIDA STATE PLANE COORDINATES, NORTH AMERICAN DATUM OF 1983 (NAD 83).

SURVEYOR & MAPPER CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS IS TO CERTIFY THAT THE PLAT SHOWN HERON 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 PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF PALM BEACH GARDENS.
[Signature] 1/26/05
STUART H. CUNNINGHAM, PSM
LICENSE NO. 3896, STATE OF FLORIDA.

MORTGAGEE'S CONSENT TO PLAT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BANK OF AMERICA N.A., A NATIONAL BANKING ASSOCIATION, HEREBY CERTIFIES THAT IT IS THE HOLDERS OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HERON 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 17757 AT PAGE 1074 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HERON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE-PRESIDENT AND IT'S CORPORATE SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF IT'S BOARD OF DIRECTORS THIS 24th DAY OF January, 2005.

WITNESS: [Signature]
BY [Signature]
STEVEN J. WHITTINGSLOW, SENIOR VICE-PRESIDENT

MORTGAGEE ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED STEVEN J. WHITTINGSLOW, AS SENIOR VICE-PRESIDENT OF BANK OF AMERICA, N.A., A NATIONAL BANKING ASSOCIATION WHO ACKNOWLEDGED THE FOREGOING MORTGAGEE'S CONSENT, AND IS PERSONALLY KNOW TO ME, AND WHO DID/DID NOT TAKE AN OATH.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF January, 2004
MY COMMISSION EXPIRES: 2-18-06

NOTARY PUBLIC: [Signature]
(PRINT NAME) ELLEN M. SIDOREAS
(NOTARY SEAL)

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I STEVEN COHEN, OF HOLLAND & KNIGHT, LLP, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN WEISS GROUP, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HERON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: January 18, 2005
FLORIDA BAR NO. 228672
[Signature]
STEVEN COHEN (ATTORNEY AT LAW LICENSED IN FLORIDA)

REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH SEC. 177.081(1), OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA.

BY: [Signature] DATE: 3 Feb 2005
O. HOWARD DUKES, PSM NO.4533

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SOUTHEAST QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 42 SOUTH, RANGE 42 EAST; THENCE NORTH 88°29'38" WEST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12, A DISTANCE OF 713.00 FEET; THENCE SOUTH 01°30'22" WEST A DISTANCE OF 55.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BURNS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 12952 PAGE 1086, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 01°30'22" WEST ALONG WEST LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 6604 PAGE 732, AND RECORDED IN OFFICIAL RECORD BOOK 6116, PAGE 1250, A DISTANCE OF 555.28 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF THE THOMPSON RIVER AS RECORDED IN OFFICIAL RECORD BOOK 1179 PAGE 259; THENCE NORTH 88°28'16" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE OF THE THOMPSON RIVER A DISTANCE OF 609.64 FEET; THENCE NORTH 01°33'23" EAST ALONG THE WEST LINE OF THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 12, A DISTANCE OF 479.43 FEET TO A POINT ON THE SOUTHERLY LINE OF A PARCEL OF LAND AS RECORDED IN OFFICIAL RECORD BOOK 12952 PAGE 1086, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°29'38" EAST, A DISTANCE OF 44.91 FEET; THENCE NORTH 01°33'23" EAST, A DISTANCE OF 75.60 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF BURNS ROAD AS RECORDED IN OFFICIAL RECORD BOOK 12952 PAGE 1086; THENCE SOUTH 88°29'38" EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF BURNS ROAD, A DISTANCE OF 564.24 FEET TO THE POINT OF BEGINNING.
CONTAINING 334,914 SQUARE FEET, 7.689 ACRES, MORE OR LESS.

DEDICATION

KNOWN ALL MEN BY THESE PRESENTS THAT THE WEISS GROUP, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HERON AS THE PLAT OF WEISS SCHOOL, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

1. MAINTENANCE & ACCESS EASEMENTS:
THE MAINTENANCE & ACCESS EASEMENTS AS SHOWN HERON ARE HEREBY RESERVED FOR THE CITY OF PALM BEACH GARDENS, IT'S SUCCESSORS AND OR ASSIGNS, FOR ACCESS TO THE THOMPSON RIVER FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CITY OF PALM BEACH GARDENS, IT'S SUCCESSORS AND OR ASSIGNS.

IN WITNESS WHEREOF WEISS GROUP, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARTIN D. WEISS, AND IT'S SEAL TO BE AFFIXED HERETO THIS DAY 18 OF JANUARY, 2005.

WITNESS: [Signature] WEISS GROUP, INC. A FLORIDA CORPORATION
BY [Signature] MARTIN D. WEISS, PRESIDENT

CITY APPROVAL

CITY OF PALM BEACH GARDENS
STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF February, 2005.

ATTEST: [Signature] BY: [Signature]
PATRICIA SNIDER, CITY CLERK ERIC JARLIN, MAYOR

CITY ENGINEER:

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 17th DAY OF February, 2005.

BY: [Signature]
DANIEL P. CLARK, P.E., CITY ENGINEER.

"NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HERON 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."

PREPARING SURVEYOR & MAPPER'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY STUART H. CUNNINGHAM IN THE OFFICE OF
CUNNINGHAM & DURRANCE CONSULTING ENGINEERS, INC.,
400 EXECUTIVE CENTER DRIVE, SUITE 108
WEST PALM BEACH, FLORIDA, 33401
PHONE: (561) 689-5455 FAX: (561) 640-7815

