

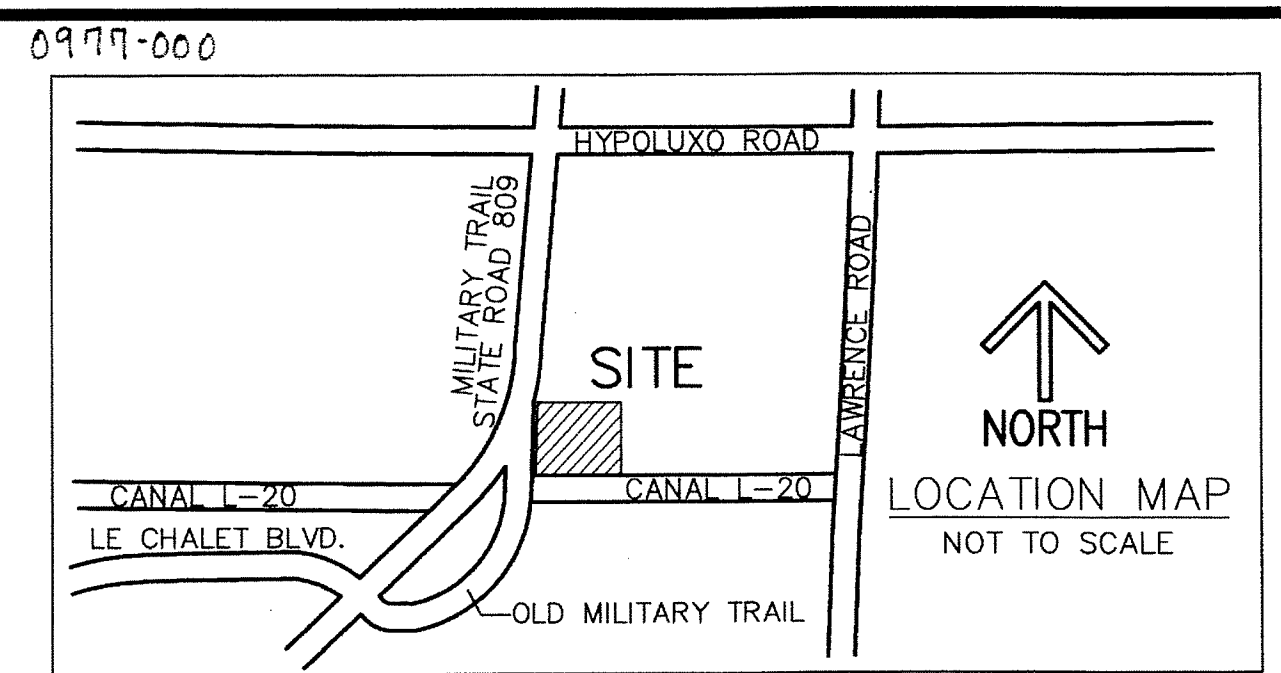
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:09 P.M.
THIS 19 DAY OF MARCH
A.D. 2013 AND DULY RECORDED
IN PLAT BOOK 116 ON
PAGES 120 AND 121

SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



FRANKLIN ACADEMY-BOYNTON

BEING A REPLAT OF A PORTION OF TRACT 15 OF THE SOUTHEAST ONE-QUARTER OF SECTION 12,
TOWNSHIP 45 SOUTH, RANGE 42 EAST, AMENDED PLAT OF MARY A. LYMAN ET AL,
ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9, PAGE 74
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, 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 PALM
BEACH COUNTY.

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
SEPTEMBER - 2012

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CA MIAMI 7788 OMT LLC, A DELAWARE LIMITED LIABILITY COMPANY,
OWNER OF THE LAND SHOWN HEREON AS FRANKLIN ACADEMY-BOYNTON, BEING A REPLAT OF A PORTION OF
TRACT 15 OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
AMENDED PLAT OF MARY A. LYMAN ET AL, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 9,
PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT 15, SAID POINT ALSO BEING THE SOUTHEAST CORNER
OF COLONY AT BOYNTON BEACH, AS RECORDED IN PLAT BOOK 83, PAGES 111 THROUGH 115 OF SAID PUBLIC
RECORDS; THENCE S.03°59'26"W. ALONG THE EAST LINE OF SAID TRACT 15, SAID LINE ALSO BEING THE WEST
LINE OF FOREST MANOR PLAT 4, AS RECORDED IN PLAT BOOK 73, PAGES 194 THROUGH 199 OF SAID PUBLIC
RECORDS, A DISTANCE OF 625.29 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE
OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-20, AS RECORDED IN DEED BOOK 118, PAGE 518 OF SAID
PUBLIC RECORDS; THENCE N.89°53'22"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 695.87 FEET;
THENCE N.04°39'08"E. ALONG A LINE 18.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES TO) AND
PARALLEL WITH THE WEST LINE OF SAID TRACT 15, A DISTANCE OF 492.38 FEET; THENCE S.89°59'24"W., A
DISTANCE OF 18.06 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID TRACT 15; THENCE
N.04°39'08"E. ALONG SAID WEST LINE, A DISTANCE OF 39.04 FEET TO A POINT OF INTERSECTION WITH THE
EASTERLY RIGHT-OF-WAY LINE OF MILITARY TRAIL (STATE ROAD 809), AS RECORDED IN OFFICIAL RECORD
BOOK 5689, PAGE 1908 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE,
CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 1,969.86 FEET (A RADIAL LINE FROM SAID POINT BEARS
N.73°04'38"W.); THENCE NORTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL
ANGLE OF 02°47'50", A DISTANCE OF 96.17 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF
SAID TRACT 15, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF SAID COLONY AT BOYNTON WEST;
THENCE N.89°59'24"E. ALONG THE NORTH LINE OF SAID TRACT 15, AND SOUTH LINE OF SAID COLONY AT
BOYNTON WEST, A DISTANCE OF 688.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 432,856 SQUARE FEET/9.937 ACRES, MORE OR LESS.

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

1. PARCEL A
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY CA MIAMI 7788 OMT LLC, A DELAWARE LIMITED
LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING
REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CA MIAMI
7788 OMT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE
TO PALM BEACH COUNTY.

THE SOUTH 10 FEET OF PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK
25234, PAGES 226 THROUGH 242, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. ADDITIONAL RIGHT-OF-WAY
TRACT RW, 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.

3. UTILITY EASEMENTS
THE UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND
MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE INSTALLATION OF CABLE
TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

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

5. DRAINAGE EASEMENTS
THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE
PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL
MAINTENANCE OBLIGATION OF CA MIAMI 7788 OMT LLC, A DELAWARE 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 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 AND LAKE
MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE
SIGNED BY ITS Vice President, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF
ITS BOARD OF DIRECTORS, THIS 12th DAY OF February, 2013.

CA MIAMI 7788 OMT LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA

WITNESS: *[Signature]*
PRINT NAME Katie Schrenk
WITNESS: *[Signature]*
PRINT NAME Roshan Sornthalia

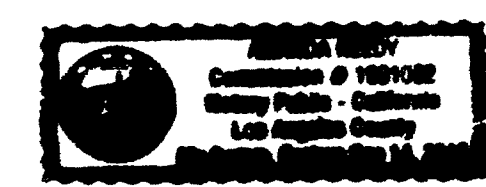
BY: *[Signature]*
NAME Bari Cooper Sherman
TITLE Vice President

ACKNOWLEDGMENT:

STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES) SS:
ON THE 12th DAY OF February, IN THE YEAR 2013, BEFORE ME,
Amanda Kelly, NOTARY PUBLIC, PERSONALLY APPEARED Bari Cooper Sherman
WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S)
(S) ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/IT/ THEY EXECUTED
THE SAME IN HIS/HER/ THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/ THEIR SIGNATURE(S) ON THE
INSTRUMENT, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE
FOREGOING PARAGRAPH IS TRUE AND CORRECT.
WITNESS MY HAND AND OFFICIAL SEAL.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF February, 2013.
MY COMMISSION EXPIRES: 9/14/2016
COMMISSION NUMBER: 191052
SIGNATURE OF NOTARY PUBLIC *[Signature]*
PRINT NAME Amanda Kelly



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, JANA ARMSTRONG, 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 CA MIAMI 7788 OMT LLC, A DELAWARE 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT
THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE
SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/11/2013
[Signature]
JANA ARMSTRONG, P.A., JANA L. ARMSTRONG,
ATTORNEY AT LAW
FBN 970239

SURVEY NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS ARE RELATIVE TO A GRID BEARING OF N89°59'24"E ALONG THE SOUTH LINE OF COLONY AT BOYNTON BEACH, AS RECORDED IN PLAT BOOK 83, PAGES 111 THROUGH 115 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6. "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 PALM BEACH COUNTY.

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 19th DAY OF March, 2013, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
GEORGE J. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR'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) AND MONUMENTS ACCORDING TO SEC. 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.

DATED: 2/14/13
[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

