

20130138041

MANDEL JCC - MEYER ACADEMY

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

JANUARY 2013 SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS THAT, NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "MANDEL JCC - MEYER ACADEMY", DESCRIBED AS:

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE ALONG THE NORTH LINE OF SAID SECTION 35, NORTH 89°24'48" WEST, A DISTANCE OF 1356.46 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE DEPARTING SAID NORTH LINE AND RUNNING ALONG A LINE PARALLEL WITH AND 40.00 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, SOUTH 00°49'09" WEST, A DISTANCE OF 1022.81 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND DESCRIBED IN OFFICIAL RECORD BOOK 2754, PAGE 1648, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID OFFICIAL RECORD BOOK 2754, PAGE 1648, NORTH 88°06'05" WEST, A DISTANCE OF 250.04 FEET TO THE NORTHWEST CORNER OF SAID OFFICIAL RECORD BOOK 2754, PAGE 1648; THENCE ALONG THE WEST LINE OF SAID OFFICIAL RECORD BOOK 2754, PAGE 1648, SOUTH 00°49'09" WEST, A DISTANCE OF 5.51 FEET; THENCE DEPARTING SAID WEST LINE, SOUTH 63°48'54" WEST, A DISTANCE OF 131.01 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95, AS DESCRIBED IN THE FINAL JUDGEMENT IN OFFICIAL RECORD BOOK 4739, PAGE 1007, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95, NORTH 28°00'06" WEST, A DISTANCE OF 521.90 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE ALONG SAID WEST LINE, NORTH 00°49'43" EAST, A DISTANCE OF 623.32 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF SECTION 35; THENCE ALONG SAID NORTH LINE SOUTH 89°24'48" EAST, A DISTANCE OF 618.23 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 592.241 OR 13.596 ACRES, MORE OR LESS.

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

1.) TRACT "A" (DEVELOPMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

2.) TRACT "B" (UPLAND PRESERVE), AS SHOWN HEREON, IS HEREBY RESERVED BY NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR COMMON AREA CONSERVATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

THE CONSERVATION AREA MAY IN NO WAY BE ALTERED FROM ITS NATURAL STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO PARKING OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND, DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH, REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL AND OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL OR WILDLIFE HABITAT CONSERVATION OR PRESERVATION.

THE PLACING OF SOIL OR REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION IS PERMITTED FOR THE CONSTRUCTION, RESTORATION AND MAINTENANCE OF A SIDEWALK AND DRAINAGE BERM AS APPROVED BY THE CITY OF PALM BEACH GARDENS, FLORIDA.

3.) THE 20 FOOT SEACAST UTILITY AUTHORITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO SEACAST UTILITY AUTHORITY, ITS SUCCESSORS AND ASSIGNS, FOR INSTALLATION, OPERATION AND MAINTENANCE OF SEWER AND WATER FACILITIES, SAID LANDS ENCOMBERED BY SAID EASEMENT BEING THE PERPETUAL MAINTENANCE OBLIGATION OF NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF PALM BEACH GARDENS, FLORIDA.

IN WITNESS WHEREOF, NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 24th DAY OF January, 2013.

WITNESS: [Signature]
PRINT NAME: BRAD JOHNSTON

WITNESS: [Signature]
PRINT NAME: Susan Stifter

NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION

BY: [Signature]
MARK LEVY
PRESIDENT

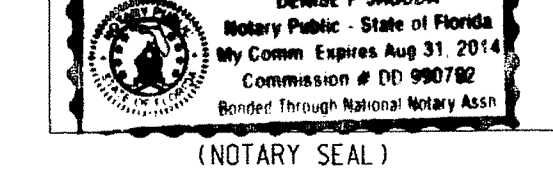
ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARK LEVY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, 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 COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF January, 2013.

MY COMMISSION EXPIRES: 8/31/14 [Signature]
NOTARY PUBLIC STATE OF FLORIDA



PRINT NAME: DENISE JAGODA
COMMISSION NUMBER: DD 990792

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, DANIEL J. BRAMS, 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 NORTH PALM BEACH COUNTY JEWISH COMMUNITY CAMPUS CORPORATION, A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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: 1-24-13
BY: [Signature]
DANIEL J. BRAMS
FLORIDA BAR NO. 316199
FOR THE FIRM OF: SILVER, BASS & BRAMS, P.A.

ACKNOWLEDGEMENT NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT - UNIT 2

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

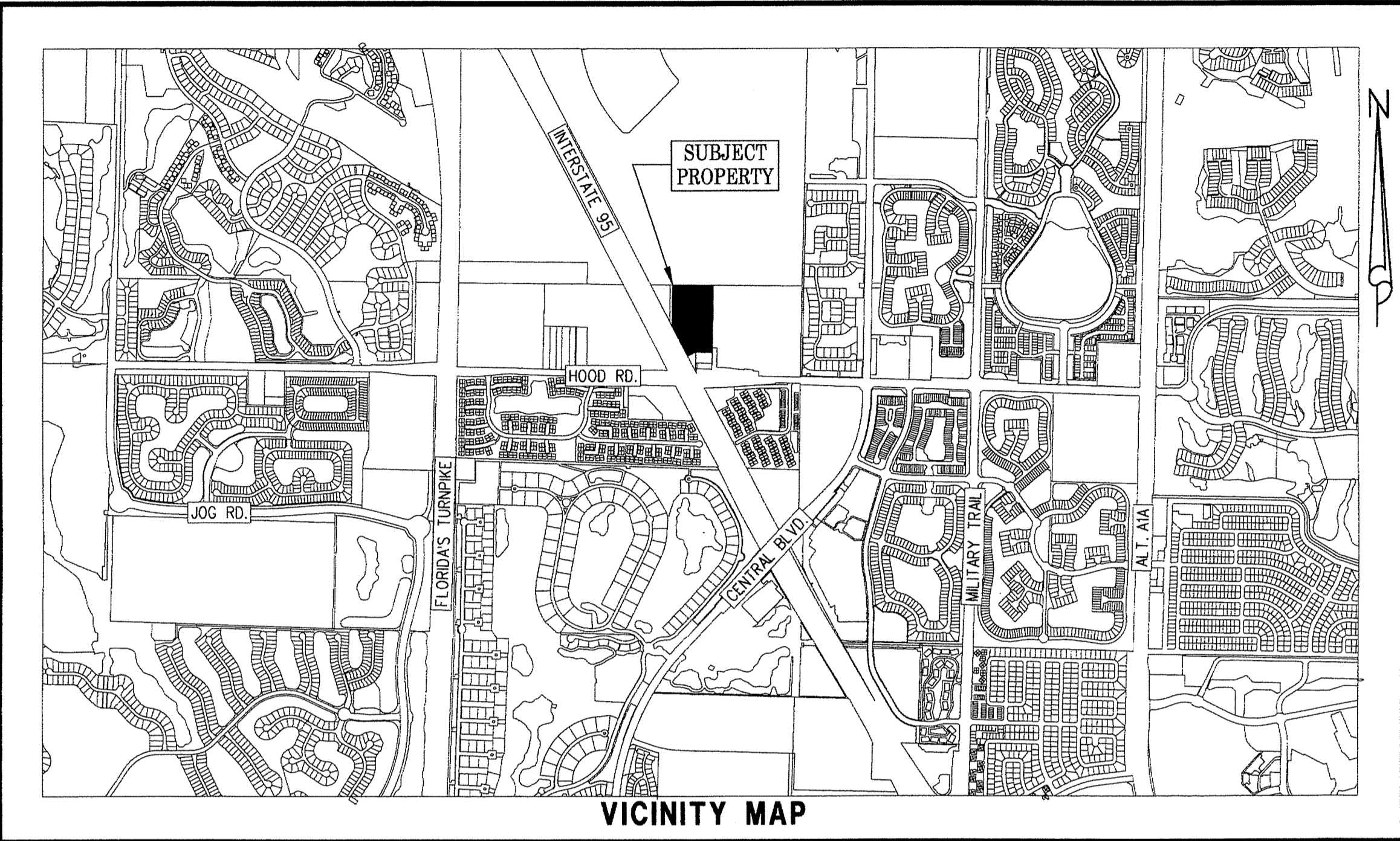
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY ADRIAN M. SALEE, PRESIDENT OF THE BOARD OF SUPERVISORS, AND ATTESTED BY D'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF SUPERVISORS, THIS 31st DAY OF JANUARY, 2013.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT NO. 2B

ATTESTED BY: [Signature]
D'NEAL BARDIN, JR.
ASSISTANT SECRETARY

BY: [Signature]
ADRIAN M. SALEE
PRESIDENT
BOARD OF SUPERVISORS



00052-195

ABBREVIATION:

- D.B. = DEED BOOK
- ELEV. = ELEVATION
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- L.A.E. = LIMITED ACCESS EASEMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.C. = PAGE
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- R/W = RIGHT OF WAY
- S.S.E. = SAFE SIGHT EASEMENT
- U.E. = UTILITY EASEMENT

LEGEND:

- ☐ = SET 4"x4" CONCRETE MONUMENT STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.
- ⊙ = SET MAG NAIL AND DISK STAMPED "PRM LB 4431" - PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

CITY OF PALM BEACH GARDENS APPROVALS

CITY OF PALM BEACH GARDENS)
COUNTY OF PALM BEACH)

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF March, 2013.

BY: [Signature]
ROBERT G. PREMUSO
VICE MAYOR

THIS PLAT IS HEREBY ACCEPTED FOR RECORD THIS 7th DAY OF March, 2013.

ATTEST: [Signature]
PATRICIA SNIDER
CITY CLERK

BY: [Signature]
TODD ENGLE, P.E.
CITY ENGINEER

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.061 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 OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS AT LOT CORNERS.

THIS 7th DAY OF February, 2013.

[Signature]
PRINT NAME: Ronnie Furnish
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 0272

SURVEYOR'S NOTES:

- NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT THE PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST. SAID LINE BEARS SOUTH 00°48'04" WEST.
- 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.
- THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS, IN THE OFFICE OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458.

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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'s") HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF PALM BEACH GARDENS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

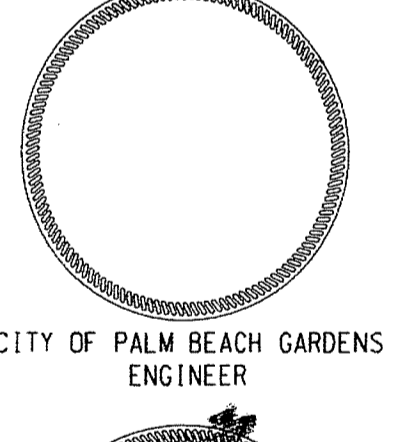
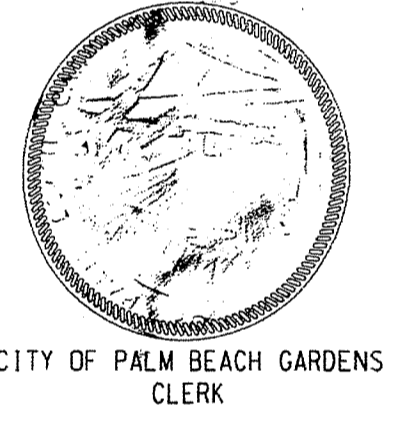
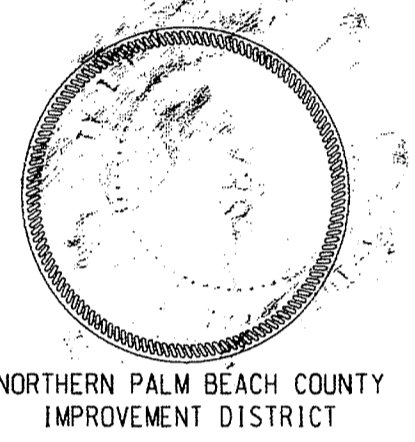
DATE: 1/23/13 BY: [Signature]
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR RECORD AT 3:34 P.M. THIS 25th DAY OF March, 2013 AND DULY RECORDED IN PLAT BOOK 116 ON PAGES 126 THRU 127.

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: [Signature] D.C.
126



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454

CAD: K:\JUST \ 354142 \ 98-151-306 \ 98-151-306.DGN
REF.
FLD.
FB.
PG.
JOB
98-151-306
OFF.
CASASUS
DATE
APRIL 2012
CKD.
D.C.L.
SHEET
1 OF 2
DWG.
D98-151P