

TRAILS CHARTER SCHOOL

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA

PREPARED BY
PULICE LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION LB3870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778

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.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:48 PM
THIS 19 DAY OF Feb 2014
AND DULY RECORDED IN PLAT BOOK 117
AT PAGE 14-150
SHARON R. BOCK
CLERK & COMPTROLLER, PALM BEACH COUNTY
A. Aiken
DEPUTY CLERK

SHEET 1 OF 2 SHEETS

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHARTER PB PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS TRAILS CHARTER SCHOOL, A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE WEST 50 FEET FOR STATE ROAD 809 RIGHT OF WAY ALSO LESS AND EXCEPT THEREFROM THAT 3 FOOT RIGHT-OF-WAY DEDICATION AS RECORDED IN OFFICIAL RECORDS BOOK 6074, PAGE 1839, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA.

TOGETHER WITH:
THE SOUTH 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THEREFROM THE WEST 53 FEET FOR STATE ROAD 809 RIGHT OF WAY.

TOGETHER WITH:
THE EAST 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE EAST 20 FEET THEREOF.

TOGETHER WITH:
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SUBJECT TO AN EASEMENT FOR ROAD AND UTILITY PURPOSES OVER THE EAST 20 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 324,992 SQUARE FEET (7.4608 ACRES), MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY CHARTER PB PALM BEACH, LLC, A FLORIDA 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 CHARTER PB PALM BEACH, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", 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.

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY, BY OWNER, CHARTER PB PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY") FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

THE UTILITY EASEMENT, AS SHOWN HEREON, IS 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.

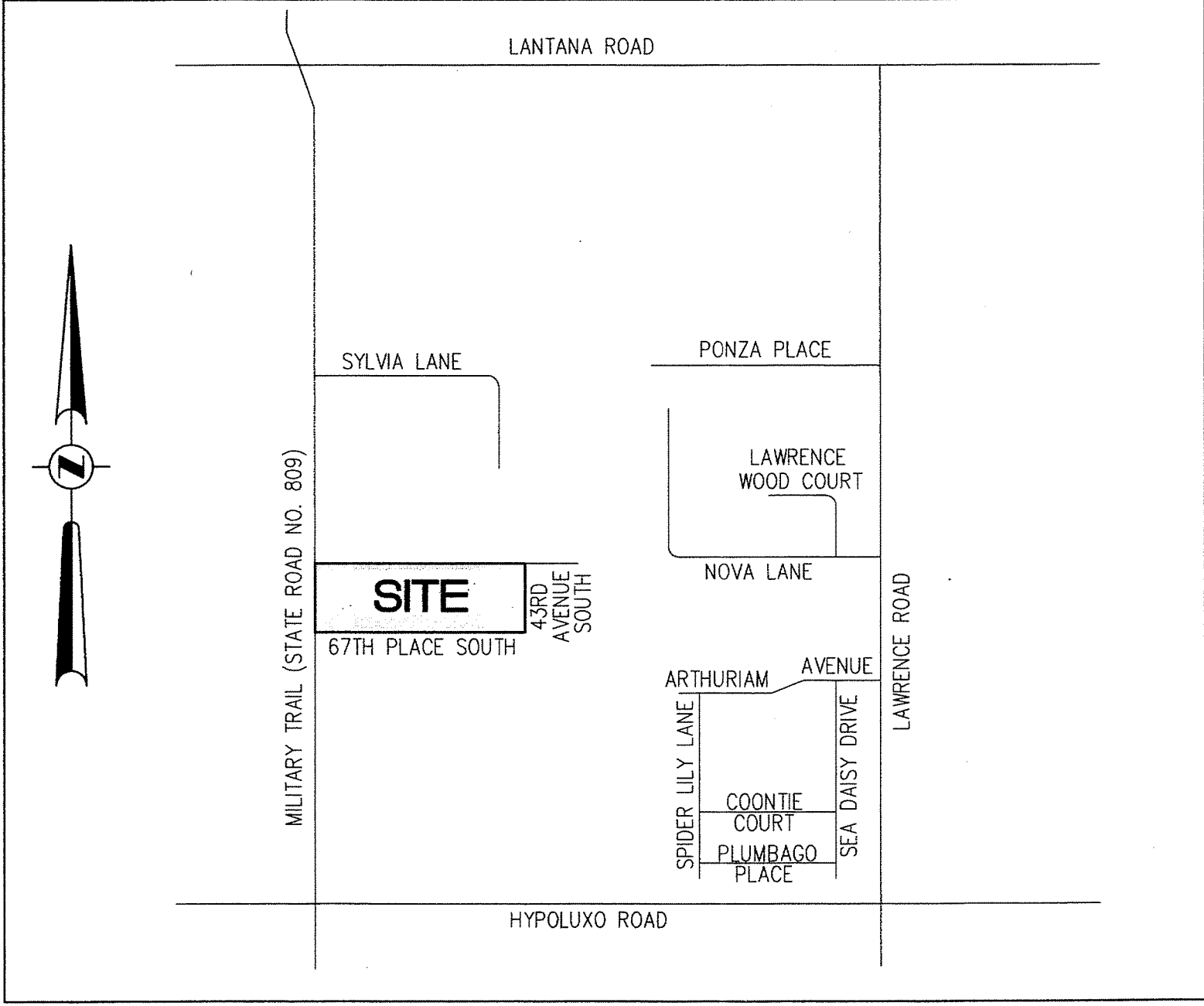
THE 5' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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, LAKE MAINTENANCE, AND LAKE MAINTENANCE 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 HERNAN LEONOFF, MANAGER OF MG3 FUND, LLC, ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21st DAY OF JANUARY, 2014.

WITNESS:
PRINT NAME: *Dothe Garza*
WITNESS:
PRINT NAME: *Maria Carcace*

CHARTER PB PALM BEACH, LLC,
A FLORIDA LIMITED LIABILITY COMPANY
BY: MG3 FUND, LLC, ITS MANAGER
BY: *[Signature]*
PRINT NAME: HERNAN LEONOFF
TITLE: MANAGER



LOCATION MAP
NOT TO SCALE

LEGEND:

- P.R.M. □ DENOTES: PERMANENT REFERENCE MONUMENTS (4" X 4" X 24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED.
- P.C.P. • DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED).
- DENOTES: SECTION CORNER
- ⊕ DENOTES: QUARTER SECTION CORNER
- P.B.C.R. DENOTES: PALM BEACH COUNTY RECORDS
- O.R.B. DENOTES: OFFICIAL RECORD BOOK
- P.B. PG. DENOTES: PLAT BOOK AND PAGE

TITLE CERTIFICATION:

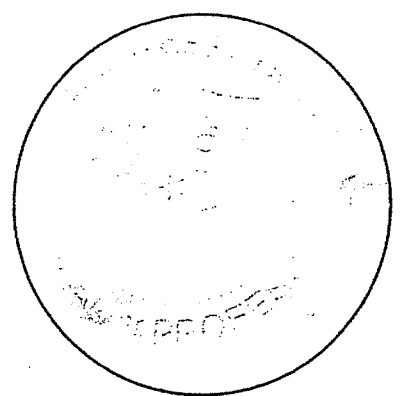
STATE OF FLORIDA
COUNTY OF Palm Beach S.S.
I, KIM MANGERIAN, AS BRANCH MANAGER FOR ATTORNEYS' TITLE FUND SERVICES, LLC, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THIS PROPERTY IS VESTED IN CHARTER PB PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

Kim Mangerian DATE: 1-31-14
KIM MANGERIAN
BRANCH MANAGER
ATTORNEYS' TITLE FUND SERVICES, LLC
Kim Mangerian
PRINT NAME

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 19 DAY OF February, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.
BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

COUNTY ENGINEER



SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID
DATUM = NAD 83, 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FOOT
COORDINATE SYSTEM 1990 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.000037475
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW 1/4 OF SECTION 1-45-42 HAVING A GRID BEARING OF N00°11'50"W, AS DERIVED FROM AN OCCUPATIONAL BREAK DOWN OF THE SW 1/4 OF SECTION 1-45-42, HAVING A 0°00'12" COUNTER CLOCKWISE ROTATION FROM THE PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTATION BEING N00°11'38"W.
- PLATTED UTILITY EASEMENTS ARE ALSO EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS NOTE DOES NOT APPLY TO PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- 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.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- SUBJECT PROPERTY SHOWN HERE ON HAS AN UNDIVIDED 1/4 INTEREST IN 67TH PLACE SOUTH AS RECORDED IN O.R.B. 25646, PAGE 385, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PREPARING SURVEYOR AND MAPPER'S STATEMENT:

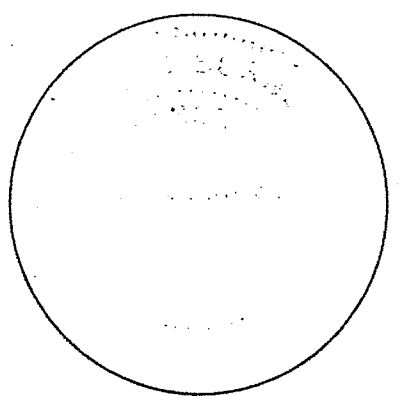
THIS INSTRUMENT WAS PREPARED BY:
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
PULICE LAND SURVEYORS, INC.
5381 NOB HILL RD.
SUNRISE, FLORIDA 33351

SURVEYOR AND MAPPER'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 COMPLETES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Beth Burns DATE: FEBRUARY 3, 2014
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS6136
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. 3870

SURVEYOR



ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED HERNAN LEONOFF WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MG3 FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 31 DAY OF JANUARY, 2014.
COMMISSION EXPIRATION DATE: June 9, 2014
COMMISSION NUMBER: DD 999884

[Signature]
NOTARY PUBLIC
PRINT NAME: LOUISE CHANG

MG3 FUND, LLC
A FLORIDA LIMITED LIABILITY COMPANY

