

VICINITY SKETCH (NOT TO SCALE)

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Education Capital Solutions, LLC, a Delaware limited liability company, owner of the land shown hereon as FRANKLIN ACADEMY, being a portion of the Southwest quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 41 South, Range 42 East, City of Palm Beach Gardens, Palm Beach County, Florida, and being more particularly described as follows:

LEGAL DESCRIPTION:

The Southwest quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of the Northwest Quarter (NW 1/4) of Section 35, Township 41 South, Range 42 East, Palm Beach County, Florida.

LESS and EXCEPT 80 foot right-of-way for Hood Road conveyed to Palm Beach County pursuant to Right-of-Way Deed recorded in Deed Book 1139, Page 285, of the Public Records of Palm Beach County, Florida.

And also LESS and EXCEPT 15 foot additional right-of-way for Hood Road conveyed to Palm Beach County pursuant to Warranty Deed recorded in Official Records Book 26616, Page 1285, Public Records of Palm Beach County, Florida.

Containing in all, 9.19 acres, more or less.

has caused the same to be surveyed and platted as shown hereon and does hereby reserve and dedicate as follows:

PARCEL A

Parcel A, as shown, hereon is hereby reserved by Education Capital Solutions, LLC, a Delaware limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of the City of Palm Beach Gardens, Florida, and is the perpetual maintenance obligation of said Education Capital Solutions, LLC, a Delaware limited liability company, its successors and assigns, without recourse to City of Palm Beach Gardens.

TRACT "C"

Tract "C", (Upland Preservation Area) as shown hereon, is hereby dedicated for common area conservation purposes and is the perpetual maintenance obligation of said owners, their 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 activities detrimental to drainage, flood control, water conservation, erosion control or wildlife habitat conservation or preservation.

The placing or soil or removal or destruction of trees, shrubs, or other vegetation is permitted for the construction, restoration and maintenance of a drainage berm as approved by the City of Palm Beach Gardens, Florida.

FPL EASEMENT

The FPL easement, as shown hereon, is hereby dedicated to Florida Power and Light Company, its successors and assigns, for the construction, installation, maintenance, and operation of electrical facilities. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

UTILITY EASEMENT (U.E.)

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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages. Such construction, installation, maintenance, and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

FRANKLIN ACADEMY

LYING IN SECTION 35, TOWNSHIP 41 SOUTH, RANGE 42 EAST CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

WATER AND SEWER EASEMENTS ("W.S.E.")

The water and sewer easements, as shown hereon, designated as W.S.E., are hereby dedicated to Seacoast Utility Authority, its successors and assigns, for installation, operation and maintenance of water and sewer facilities. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

PARKWAY EASEMENT

The parkway easement, as shown hereon, is hereby dedicated for parkway buffer purposes, pedestrian access purposes, public utility purposes, dry retention purposes, an entry archway and signage purposes consistent with the site plan on file with the City of Palm Beach Gardens, Florida and is the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to the City of Palm Beach Gardens, Florida.

EMERGENCY VEHICLE INGRESS/EGRESS EASEMENT

The emergency vehicle ingress/egress easement, as shown hereon, is hereby dedicated for emergency vehicle ingress and egress purposes and is the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to the City of Palm Beach Gardens, Florida.

5' LIMITED ACCESS EASEMENTS ("5' L.A.E.")

The 5' limited access easements, as shown hereon, are hereby dedicated to the City of Palm Beach Gardens, for the purposes of control and jurisdiction over access rights. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

PEDESTRIAN ACCESS EASEMENTS

The pedestrian access easements as shown hereon, are hereby dedicated to the City of Palm Beach Gardens, for use by the public for pedestrian access. Said lands encumbered by said easements being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said lands, their successors and assigns.

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Vice President, this 13th day of March, 2014.

Education Capital Solutions, LLC, a Delaware limited liability company

BY: Gregory K. Silvers Vice President

WITNESS: Amy Ricano

Printed Name

WITNESS: Chrysa V. Zinser

Printed Name

DEDICATIONS AND RESERVATIONS ACKNOWLEDGEMENT

State of Missouri County of JACKSON

BEFORE me personally appeared Gregory K. Silvers, who is personally known to me, or has produced as identification, and who executed the foregoing instrument as the Vice President of Education Capital Solutions, LLC, a Delaware limited liability company, and acknowledged to and before me that he executed such instrument as such officer of said limited liability company, and said instrument is the free act and deed of said limited liability company.

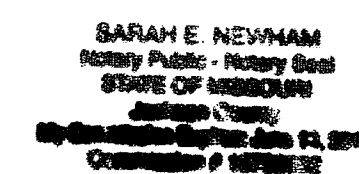
WITNESS my hand and official seal this 13th day of MARCH, 2014.

My Commission Expires: June 14, 2017

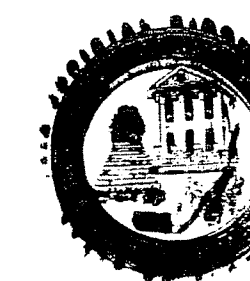
My Commission No.: 13728582

Sarah E. Newham Signature of Notary Public

SARAH E. Newham Printed Name of Notary Public



00052-211



SHEET 1 OF 2

REVIEWING SURVEYOR

This plat has been reviewed for conformity in accordance with Chapter 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 or the field verification of the permanent control points (P.C.P.'s) and monuments at lot corners.

This _____ day of _____, 2014.

Ronnie L. Furniss, PSM Florida License Number 6272

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 plat and survey data complies with all requirements of Chapter 177, Part 1, Platting, Florida Statutes, as amended, and ordinances of the City of Palm Beach Gardens, Florida.

This 14th day of March, 2014.

Robert J. Cajal Professional Surveyor and Mapper Florida Certificate No. 6266 Wallace Surveying Corporation 5553 Village Boulevard West Palm Beach, FL 33407 Licensed Business No. 4569

TITLE CERTIFICATION

I, Jana L. 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 to Education Capital Solutions, LLC, a Delaware limited liability company; that the current taxes have been paid; 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.

This 12th day of March, 2014.

By: Jana L. Armstrong, Esquire Florida Bar No. 970239

APPROVALS

City of Palm Beach Gardens County of Palm Beach, Florida

This plat is hereby approved for record this _____ day of _____, 2014.

BY: _____ Mayor ATTEST: Patricia Snider, CMC City Clerk

This plat is hereby accepted for record this _____ day of _____, 2014.

BY: Todd Engle, P.E. City Engineer

NOTES

- All distances are ground and based on the U.S. survey foot.
- Bearings shown hereon are grid and are based on the North right of way line of Hood Road as recorded in Official Records Book 26616, Page 1285, which bears South 88°06'56" East and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits required for such encroachments.
- 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.
- This instrument prepared by: Robert J. Cajal Wallace Surveying Corporation 5553 Village Boulevard West Palm Beach, FL 33407 561/640-4551

SITE DATA	
PETITION No.:	PUDA-12-05-000039
PARCEL "A" AREA	= 8.49 ACRES
UPLAND PRESERVATION AREA	= 0.70 ACRE
TOTAL AREA	= 9.19 ACRES

EDUCATION CAPITAL SOLUTIONS	NOTARY	CITY CLERK'S SEAL	REVIEWING SURVEYOR	SURVEYOR	ENGINEER
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PLAT OF FRANKLIN ACADEMY

WALLACE SURVEYING CORP. LICENSED BUSINESS # 4569
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 * (561) 640-4551

FIELD:	JOB No.: 84-530-19	F.B.	PG.
OFFICE: R.C.	DATE: JANUARY, 2014	DWG. No.:	84-530-4
CK'D:	REF.:	SHEET 1 OF 2	