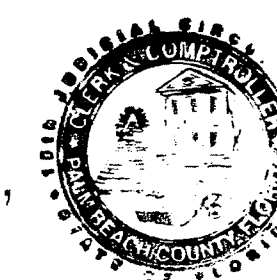


# WELLINGTON CHARTER SCHOOL

A REPLAT OF TRACT 7, BLOCK 25, "THE PALM BEACH FARMS CO. PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 28 FEET THEREOF, LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, 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 PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:26 AM  
THIS DAY OF 2014  
AND DULY RECORDED IN PLAT BOOK 118  
AT PAGE 149-150  
SHARON R. BOCK  
CLERK & COMPTROLLER, PALM BEACH COUNTY

BY: Sharon R. Bock  
DEPUTY CLERK

SHEET 1 OF 2 SHEETS  
JUNE, 2014

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHARTER PB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS WELLINGTON CHARTER SCHOOL, A REPLAT OF THE LANDS DESCRIBED AS FOLLOWS:

TRACT 7, BLOCK 25, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LESS THE NORTH 28 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 350,583 SQUARE FEET (8.0483 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 WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHARTER PB WELLINGTON, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON, SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 26751, PAGE 31 AND OFFICIAL RECORDS BOOK 26751, PAGE 25, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

THE 5' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED BY CHARTER PB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHARTER PB WELLINGTON, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

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 30 DAY OF July, 2014.

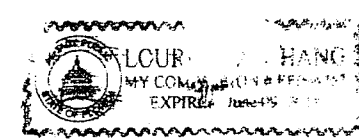
WITNESS: Amelia Tutler  
PRINT NAME: Amelia Tutler  
WITNESS: Paul Herman  
PRINT NAME: Paul Herman  
CHARTER PB WELLINGTON, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: MG3 FUND, LLC, ITS MANAGER  
BY: Marcelo Saiegh  
PRINT NAME: MARCELO SAIEGH  
TITLE: MANAGER

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD S.S.

BEFORE ME PERSONALLY APPEARED MARCELO SAIEGH 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.

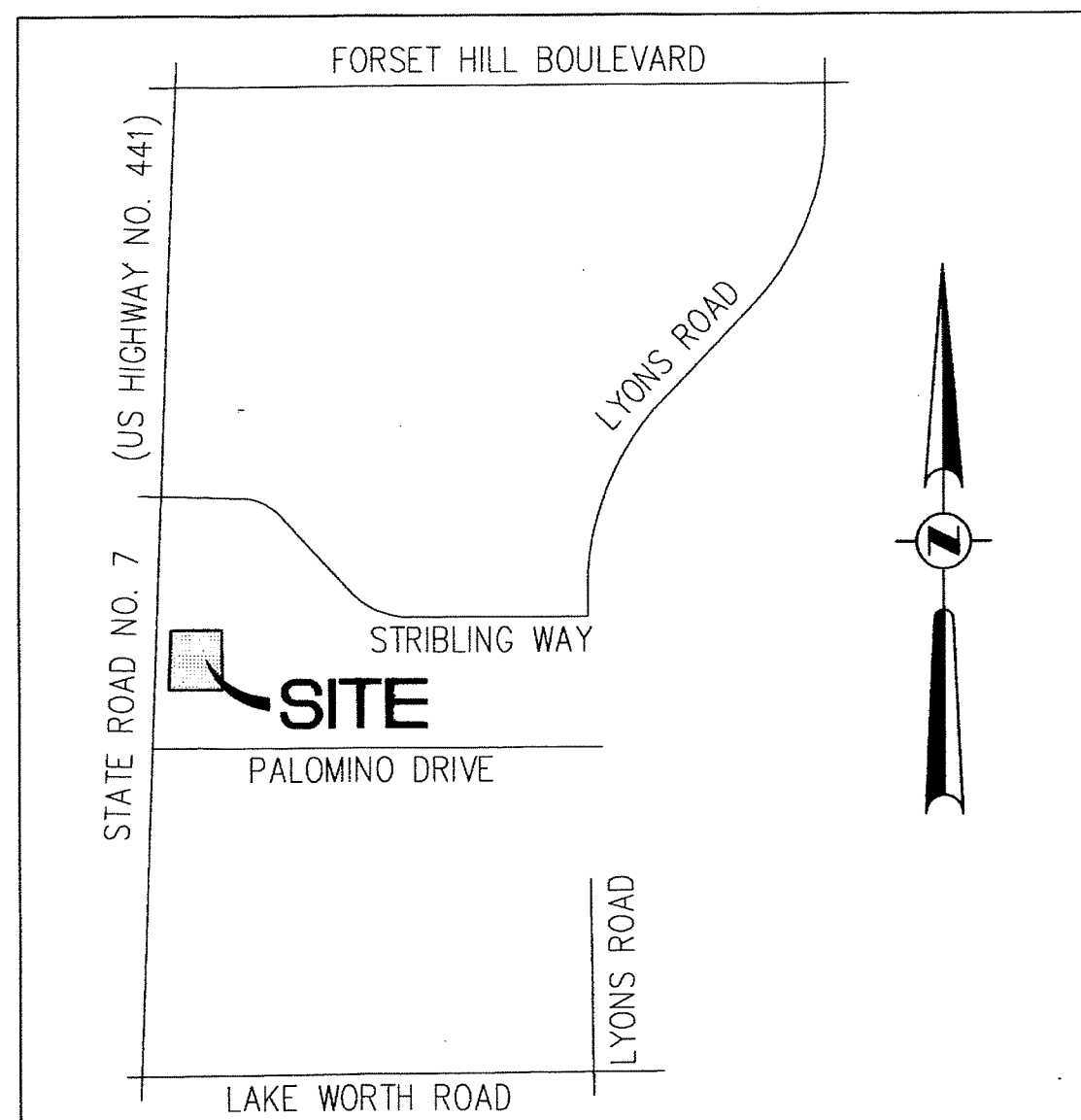
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF July, 2014.  
COMMISSION EXPIRATION DATE: June 9, 2018  
COMMISSION NUMBER: FF 094767



NOTARY PUBLIC  
PRINT NAME: Jouades Chang

CHARTER PB WELLINGTON  
A FLORIDA LIMITED LIABILITY COMPANY

EB5 CHARTER SCHOOL-  
PHASE 3 (WELLINGTON), LP,  
A FLORIDA LIMITED PARTNERSHIP



LOCATION MAP  
NOT TO SCALE

### MORTGAGEE CONSENT:

STATE OF FLORIDA  
COUNTY OF

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON 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 RECORDS BOOK 26551, PAGE 1059, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY EB5 CHARTER SCHOOL-PHASE 3 (WELLINGTON), LP, A FLORIDA LIMITED PARTNERSHIP, BY GREENACCESS PARTNER 2, LLC, ITS GENERAL PARTNER, BY STEPHANIE HARDY, ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF July, 2014.

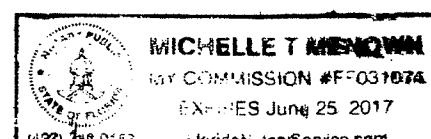
WITNESS: Jouades Chang  
PRINT NAME: Jouades Chang  
WITNESS: Stephanie Hardy  
PRINT NAME: STEPHANIE HARDY  
EB5 CHARTER SCHOOL-PHASE 3 (WELLINGTON), LP,  
A FLORIDA LIMITED PARTNERSHIP  
BY: GREENACCESS PARTNER 2, LLC,  
ITS GENERAL PARTNER  
BY: Stephanie Hardy  
PRINT NAME: STEPHANIE HARDY  
TITLE: MANAGER

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF

BEFORE ME PERSONALLY APPEARED STEPHANIE HARDY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREENACCESS PARTNER 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 30th DAY OF July, 2014.  
COMMISSION EXPIRATION DATE: 6/26/17  
COMMISSION NUMBER: FE051074



NOTARY PUBLIC  
PRINT NAME: Michelle T. McQuinn

### VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS 18th DAY OF SEPTEMBER, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES.

BY: William Riebe, P.E.  
VILLAGE ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

I, Eliana Leal, 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 THIS PROPERTY IS VESTED IN CHARTER PB WELLINGTON LLC, A FLORIDA 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 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.

BY: Eliana Leal 8-4-14  
ATTORNEY-AT-LAW  
LICENSED IN FLORIDA  
DATE  
ELIANA LEAL

### VILLAGE OF WELLINGTON:

#### APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH S.S.

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON. THIS 18 DAY OF September, 2014.

VILLAGE OF WELLINGTON  
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Robert Margolis  
ROBERT MARGOLIS  
MAYOR

ATTEST: Awilda Rodriguez  
AWILDA RODRIGUEZ  
VILLAGE CLERK

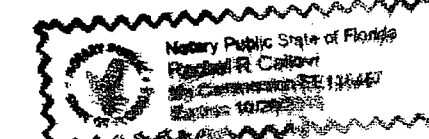
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF BROWARD S.S.

BEFORE ME PERSONALLY APPEARED ROBERT MARGOLIS AND AWILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA.

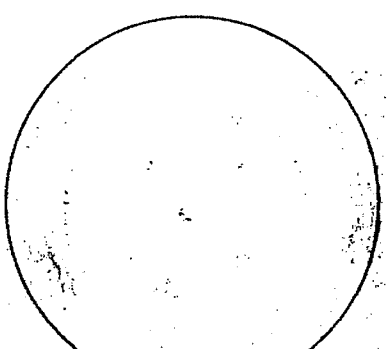
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF September, 2014.  
COMMISSION EXPIRATION DATE: 10/26/15  
COMMISSION NUMBER: FE135457

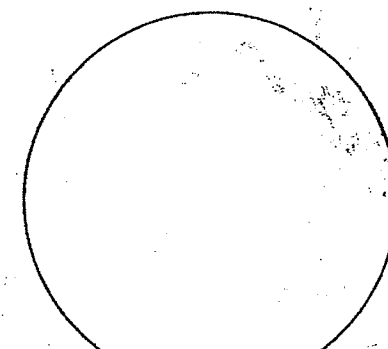


NOTARY PUBLIC  
PRINT NAME: Rachel R. Calloway

VILLAGE ENGINEER



VILLAGE OF WELLINGTON



### SURVEYOR'S NOTES:

- 1) 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 = 1.000018688 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- 2) BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NORTH AMERICAN DATUM OF 83, 1990 ADJUSTMENT. WITH THE SOUTH LINE OF TRACT 7 HAVING A BEARING OF S89°01'40"W.
- 3) 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.
- 4) 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 5) ALL LINES INTERSECTING CURVES, AS SHOWN AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
- 6) 2013 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.101 (2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO A PART OF THE UNDERLYING PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

"THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

### 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: CENTERLINE
- ☼ 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

### 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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

BY: Beth Burns July 29, 2014  
DATE

BETH BURNS  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. LS6136  
STATE OF FLORIDA  
CERTIFICATE OF AUTHORIZATION NO. 3870

SURVEYOR

