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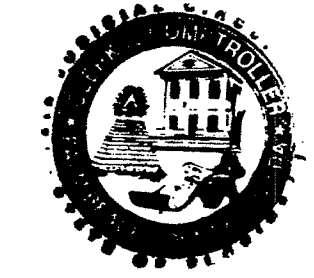
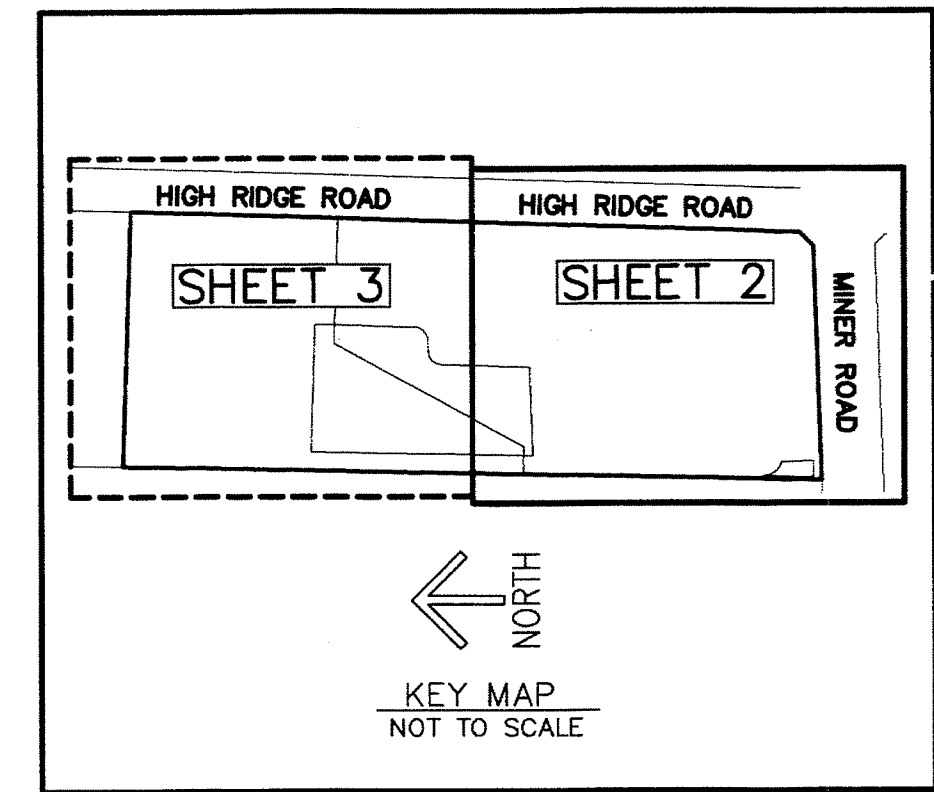
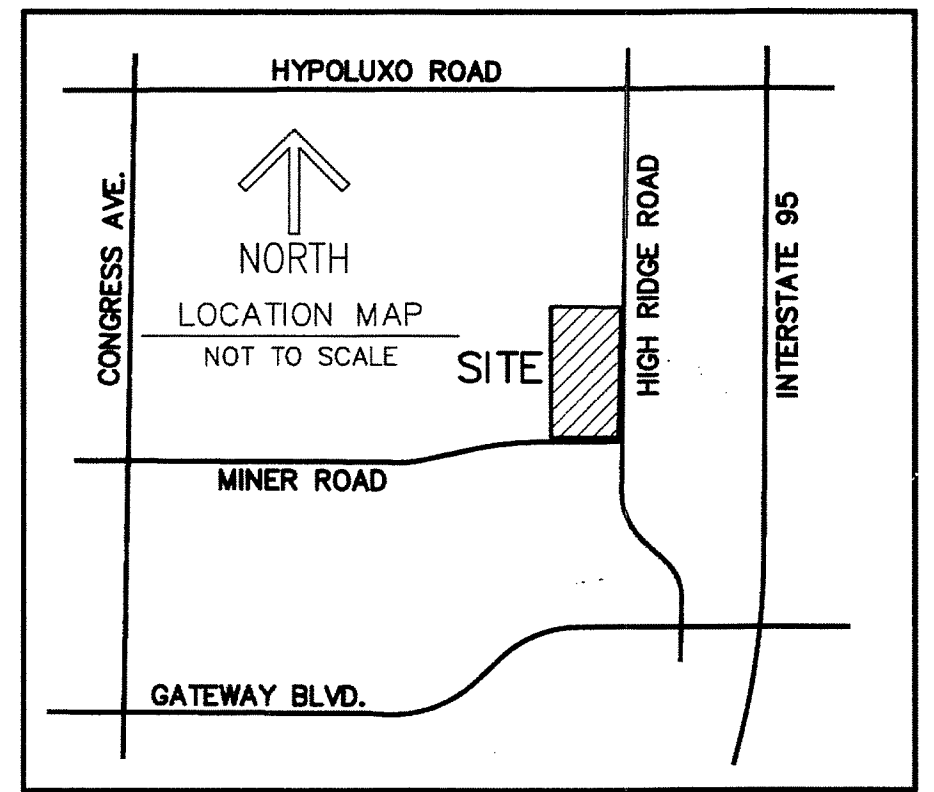
STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:17 A.M. THIS 24th DAY OF MARCH A.D. 2015 AND DULY RECORDED IN PLAT BOOK 119 ON PAGES 183 AND 185 SHARON R. BOCK CLERK AND COMPTROLLER BY: *Maia R. Yaden* DEPUTY CLERK

SHEET 1 OF 3

HIGH RIDGE LANDING

BEING A REPLAT OF "HIGH RIDGE PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 90 THROUGH 93, LESS THAT PORTION REPLATTED AS IMAGINE CHARTER SCHOOL AT BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 186 AND 187 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, 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 - 2014

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS HIGH RIDGE LANDING, BEING A REPLAT OF "HIGH RIDGE PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 90 THROUGH 93, LESS THAT PORTION REPLATTED AS IMAGINE CHARTER SCHOOL AT BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 186 AND 187 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "HIGH RIDGE PUD"; THENCE N.01°09'29"E. ALONG SAID THE WEST LINE THEREOF, A DISTANCE OF 1,287.07 FEET TO THE SOUTHWEST CORNER OF IMAGINE CHARTER SCHOOL AT BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGES 186 AND 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°09'31"E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 475.10 FEET TO THE SOUTHEAST CORNER OF SAID IMAGINE CHARTER SCHOOL AT BOYNTON BEACH; THENCE S.01°50'29"W. ALONG THE EAST LINE OF SAID "HIGH RIDGE PUD", A DISTANCE OF 1,232.90 FEET; THENCE S.46°11'53"W. ALONG THE SOUTH LINE OF SAID "HIGH RIDGE PUD", A DISTANCE OF 36.07 FEET; THENCE S.88°07'03"W. ALONG THE SOUTH LINE OF SAID "HIGH RIDGE PUD", A DISTANCE OF 435.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 594,380 SQUARE FEET/13.6451 ACRES MORE OR LESS.

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

- PREVIOUS PLATS OF THESE LANDS**
ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDED OF THIS PLAT.
- PARCEL A**
PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- PARCEL B**
PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACT W1**
TRACT W1, AS SHOWN HEREON, IS HEREBY RESERVED BY HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACT W2**
TRACT W2 (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED BY LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- LAKE MAINTENANCE EASEMENTS**
THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
- TRACT LS**
TRACT LS, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR LIFT STATION AND RELATED PURPOSES.
- LIMITED ACCESS EASEMENTS**
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN F. WEIR, AS MANAGING MEMBER OF EASTWIND HIGH RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 11 DAY OF MARCH, 2015.

HIGH RIDGE HOUSING, LLC A FLORIDA LIMITED LIABILITY COMPANY
BY: *John F. Weir* JOHN F. WEIR MANAGING MEMBER
WITNESS: *Valerie Amaya* PRINT NAME Valerie Amaya
WITNESS: *Victoria Valente* PRINT NAME Victoria Valente

IN WITNESS WHEREOF, THE ABOVE NAME LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC., A FLORIDA NON PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS JOHNSON, AS PRESIDENT AND TOM SUTTERFIELD, AS TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF MARCH, 2015.

LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC., A FLORIDA NON PROFIT CORPORATION
BY: *Chris Johnson* CHRIS JOHNSON ITS PRESIDENT
BY: *Tom Sutterfield* TOM SUTTERFIELD TREASURER
WITNESS: *Susan Onori* PRINT NAME Susan Onori
WITNESS: *Shawn Lee* PRINT NAME Shawn Lee

ACKNOWLEDGMENT:

STATE OF FLORIDA) SS COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED JOHN F. WEIR, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF EASTWIND HIGH RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER OF HIGH RIDGE HOUSING, LLC, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER 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 11 DAY OF MARCH, 2015.
MY COMMISSION EXPIRES: 5/21/15
COMMISSION NUMBER: EE 093760
NOTARY PUBLIC NANCY J. MULLIGAN PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA) SS COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED CHRIS JOHNSON AND TOM SUTTERFIELD, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER, RESPECTIVELY OF LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC., A FLORIDA NON PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND TREASURER 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 13th DAY OF March, 2015.
MY COMMISSION EXPIRES: 7/24/16
COMMISSION NUMBER: EE 212315
NOTARY PUBLIC Stephanie Standley PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA) SS COUNTY OF PALM BEACH)
I, STEPHEN S. MATHISON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC., A FLORIDA NON PROFIT CORPORATION; 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.
DATED: MARCH 12, 2015
STEPHEN S. MATHISON ATTORNEY AT LAW LICENSE NO. 362786

MORTGAGEE'S CONSENT:

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 THIS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 25906, AT PAGE 1356 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS 18 DAY OF MARCH, 2015.
BRANCH BANKING AND TRUST COMPANY A NORTH CAROLINA BANKING CORPORATION
BY: *H. Bruce Gosman* H. BRUCE GOSMAN VICE PRESIDENT
WITNESS: *Valerie Amaya* PRINT NAME Valerie Amaya
WITNESS: *Hope Osani* PRINT NAME Hope Osani

ACKNOWLEDGMENT:

STATE OF FLORIDA) SS COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING 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 SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.
WITNESS MY HAND AND OFFICIAL SEAL THIS 18 DAY OF MARCH, 2015.
MY COMMISSION EXPIRES: 5/21/15
COMMISSION NUMBER: EE 093760
NOTARY PUBLIC NANCY J. MULLIGAN PRINT NAME

HIGH RIDGE HOUSING, LLC	HIGH RIDGE HOUSING, LLC NOTARY	LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC.	LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC. NOTARY	MORTGAGEE	MORTGAGEE NOTARY	CITY OF BOYNTON BEACH ENGINEER	CITY OF BOYNTON BEACH CITY CLERK	CITY OF BOYNTON BEACH SURVEYOR	SURVEYOR
SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL	SEAL