

Palm Beach Day Academy

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DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Palm Beach Day Academy, Inc., a Florida non-profit corporation and the City of West Palm Beach, a municipal corporation of the State of Florida, owners of the land shown hereon as **PALM BEACH DAY ACADEMY**, being a replat of the following:

A portion of Lot 15, according to the plat of Addition No. 1 to Carlberg Court as recorded in Plat Book 5, Page 45;

Lots 19, 21, 23, 25, 27, 29, 31, 32, 33, 34, the 5 foot walk area between Lots 32 & 33, and a portion of Cocoonut Lane and Tuxedo Lane according to the plat of Mattham's Park as recorded in Plat Book 10, Page 31;

A portion of the "Not Included" Parcel according to the plat of El Cid North as recorded in Plat Book 16, Page 84;

A portion of the Disclaimed Area of Flagler Drive as recorded in Official Records Book 23718, Page 1822;

all of the Public Records of Palm Beach County, Florida, lying in Section 27, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida being more particularly described as follows:

LEGAL DESCRIPTION:

PARCEL "A"

BEGIN at the Southwest corner of Lot 34, **MATTHAM'S PARK**, according to the plat thereof, recorded in Plat Book 10, Page 31, of the Public Records of Palm Beach County, Florida; thence South 89°59'47" East, along the South line of said Lot 34 a distance of 150.87 feet; thence departing said South line, South 05°58'24" East a distance of 78.00 feet; thence South 70°04'18" East a distance of 22.40 feet; thence North 89°44'47" East a distance of 89.50 feet to a point on the West line of a 60 foot wide Road and Utility Easement as recorded in Deed Book 610, Page 276, Public Records of Palm Beach County, Florida; thence North 05°58'54" West, along said West line being 60 feet West of and parallel with, as measured at right angles to, the U.S. Government Bulkhead Line as shown on said deed and the **MAP OF CITY OF WEST PALM BEACH, FLORIDA 1963 BULKHEAD LINE**, as recorded in Plat Book 27, Page 231, said Public Records), a distance of 85.27 feet to a point of intersection with the Easterly prolongation of the South line of said Lot 34; thence continue North 07°29'41" West, along a line 60 feet West of and parallel with, as measured at right angles to, said U.S. Government Bulkhead Line, a distance of 322.40 feet to a point of intersection with the Easterly prolongation of the North line of Lot 15, **ADDITION No. 1 TO CARLBERG COURT**, according to the plat thereof, recorded in Plat Book 5, Page 45, said Public Records of Palm Beach County, Florida; thence North 89°59'24" West, along the North line of said Lot 15 and its Easterly prolongation thereof, a distance of 419.14 feet; thence South 00°38'00" West a distance of 114.47 feet to a point on the South line of said Lot 15, said point being common with the North right of way line of Tuxedo Lane according to said plat of **MATTHAM'S PARK**; thence North 90°00'00" East, along said common line, a distance of 126.87 feet to the beginning of a curve, concave to the Southwest, having a radius of 25.68 feet, a central angle of 34°34'30" and a chord bearing of South 72°42'45" East; thence Southeasterly, along the arc of said curve, a distance of 15.50 feet; thence South 55°25'30" East a distance of 88.55 to a point on the East right-of-way line of Cocoonut Lane as shown on said plat of **MATTHAM'S PARK** and the point of intersection with the Northerly prolongation of the West line of Lot 34 according to said plat; thence continue along said West line and its Northerly prolongation thereof, South 00°13'56" West a distance of 138.51 feet to the beginning of curve, concave to the Northwest, having a radius of 12.00 feet, a central angle of 89°46'17" and a chord bearing of South 45°07'04" West; thence continue Southerly and Westerly, along said West line of Lot 34 and the arc of said curve, a distance of 18.80 feet to the Southwest corner of said Lot 34 and the **POINT OF BEGINNING**.

TOGETHER WITH:

PARCEL "B"

BEGIN at the Northwest corner of Lot 19, **MATTHAM'S PARK**, according to the plat thereof, recorded in Plat Book 10, Page 31, of the Public Records of Palm Beach County, Florida; thence S00°17'26" West, along the West line of said Lot 19 (said West line also being the East right-of-way line of Olive Avenue, formerly known as Olive Street, as shown on said plat), a distance of 80.88 feet; thence continue along the North line of Orange Court (said North line also being the South line of Lots 19, 21, 23, 25, 27 & 29 according to said **MATTHAM'S PARK**) through the following seven (7) courses; North 89°59'38" East a distance of 76.37 feet to the beginning of a non-tangent curve, concave to the South, having a radius of 10.00 feet, a central angle of 119°59'39" and a chord bearing of North 89°59'38" East; thence Easterly, along the arc of said curve, a distance of 20.94 feet; thence North 89°59'38" East, along a non-tangent line, a distance of 132.73 feet to the beginning of a non-tangent curve, concave to the South, having a radius of 10.00 feet, a central angle of 119°59'39" and a chord bearing of North 89°59'38" East; thence Easterly, along the arc of said curve, a distance of 20.94 feet; thence North 89°59'38" East, along a non-tangent line, a distance of 66.36 feet to the Southeast corner of said Lot 29, said corner also lying on the West right of way line of Cocoonut Lane as shown on said plat; thence North 00°13'56" East, along the East line of said Lot 29 and said West right of way line, a distance of 32.69 feet; thence departing said common line, North 55°25'30" West a distance of 53.93 feet to the beginning of a curve, concave to the Southwest, having a radius of 99.32 feet, a central angle of 34°34'30" and a chord bearing of North 72°42'45" West; thence Northwesterly, along the arc of said curve, a distance of 59.93 feet to a point on the South right-of-way line of Tuxedo Lane as shown on said plat of **MATTHAM'S PARK**, said South right of way line being common with the North line of said Lots 19, 21, 23, 25 and 27, according to said plat; thence North 90°00'00" West, along said common line, a distance of 359.11 feet to the Northwest corner of said Lot 19 and the **POINT OF BEGINNING**.

Containing in all, 3.301 Acres, more or less.

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

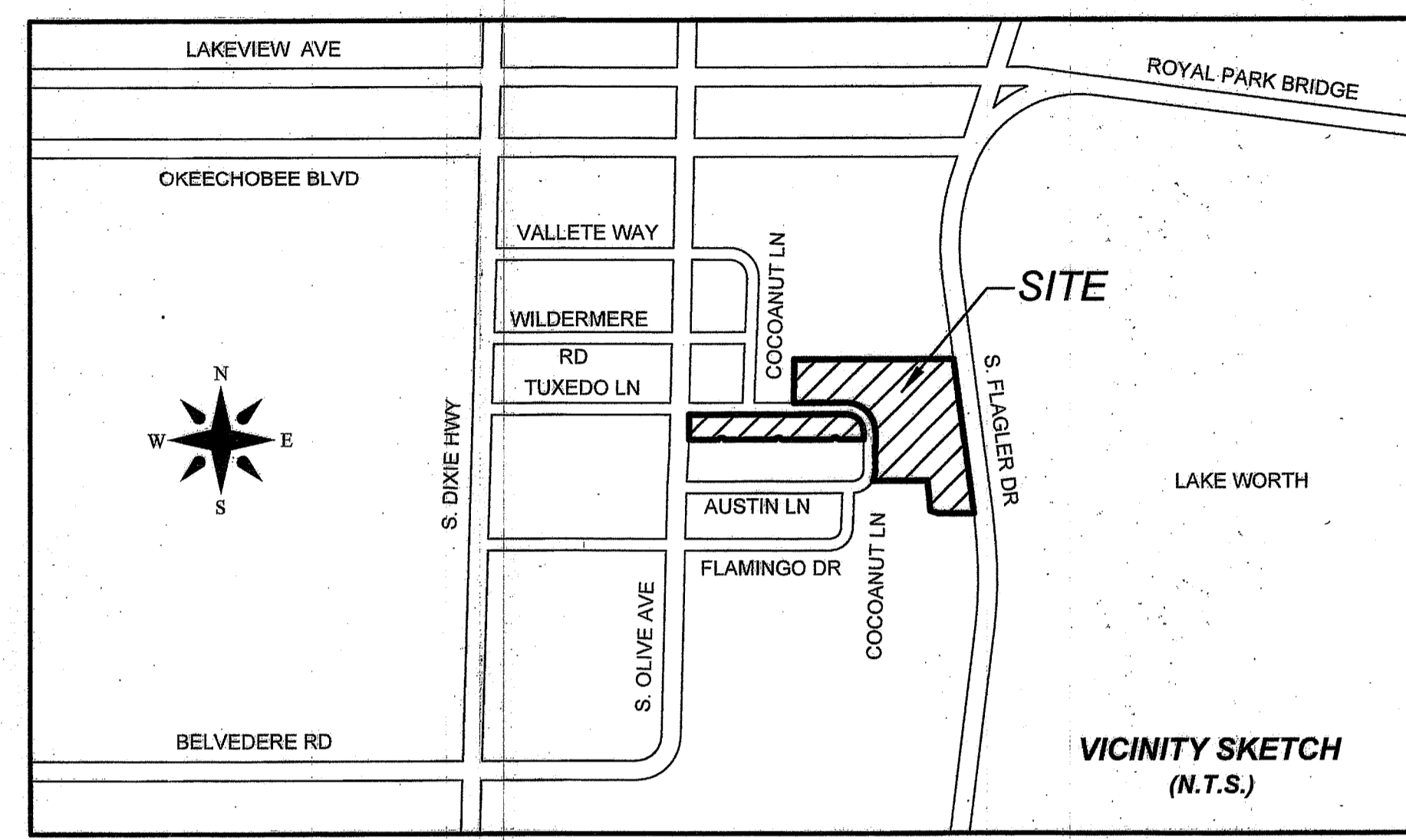
PARCEL "A" & PARCEL "B"

Parcel "A" and Parcel "B", as shown hereon is hereby reserved by Palm Beach Day Academy, Inc., a Florida not for profit corporation, its successors and assigns, for purposes consistent with the zoning regulations of the City of West Palm Beach, Florida, and is the perpetual maintenance obligation of said Palm Beach Day Academy, Inc., a Florida not for profit corporation, its successors and assigns, without recourse to City of West Palm Beach, Florida.

UTILITY EASEMENT

The Utility Easement as shown hereon is hereby dedicated in perpetuity to the City of West Palm Beach for the construction and maintenance of utility facilities, including but not limited to water, sewer, cable, electric transmission and gas. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

BEING A PORTION OF LOT 15, ACCORDING TO THE PLAT OF ADDITION No. 1 TO CARLBERG COURT AS RECORDED IN PLAT BOOK 5, PAGE 45; LOTS 19, 21, 23, 25, 27, 29, 31, 32, 33, 34, THE 5 FOOT WALK AREA BETWEEN LOTS 32 & 33, AND A PORTION OF COCOANUT LANE AND TUXEDO LANE ACCORDING TO THE PLAT OF MATTHAM'S PARK AS RECORDED IN PLAT BOOK 10, PAGE 31; A PORTION OF THE "NOT INCLUDED" PARCEL ACCORDING TO THE PLAT OF EL CID NORTH AS RECORDED IN PLAT BOOK 16, PAGE 84; AND A PORTION OF THE DISCLAIMED AREA OF FLAGLER DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 23718, PAGE 1822; ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



DRAINAGE EASEMENT

The Drainage Easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of Palm Beach Day Academy, Inc., a Florida not for profit corporation, its successors and assigns, without recourse to the City of West Palm Beach.

The City of West Palm Beach 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.

PEDESTRIAN ACCESS EASEMENT

The Pedestrian Access Easement as shown hereon, is hereby dedicated to the City of West Palm Beach, for use by the public for pedestrian access. Said lands encumbered by said easement being the perpetual maintenance obligation of the owner or owners of the fee simple interest in said land, their successors and assigns.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 25th day of January, 2017.

WITNESS: Juli Galt
Printed Name

WITNESS: Julianna Gendelman
Printed Name

WITNESS: MARISOL LOPEZ-ROSEN
Printed Name

Palm Beach Day Academy, Inc.,
a Florida non-profit corporation

BY: Lourdes Fanjul
Lourdes Fanjul, President

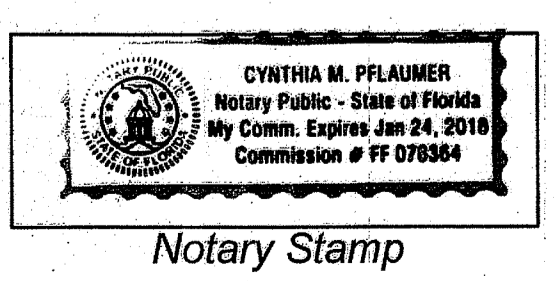
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared Lourdes Fanjul, who is personally known to me or has produced as identification, and who executed the foregoing instrument as President of Palm Beach Day Academy Inc., a Florida non-profit corporation, and acknowledged to and before me that she executed such instrument as President of said corporation, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 25th day of January, 2017.

FF 019361
My Commission No.:
January 24, 2018
My Commission Expires:



Cynthia M. Flaumer
Signature of Notary Public
Cynthia M. Flaumer
Printed Name of Notary Public

IN WITNESS WHEREOF, the above-named municipality has caused these presents to be signed by its Mayor and attested by its City Clerk and its municipal seal to be affixed hereto by and with the authority of its Board of Commissioners, this 27th day of January, 2017.

The City of West Palm Beach, Florida

ATTEST: Hazeline F. Carson
Hazeline F. Carson

BY: Geraldine Muoio
Geraldine Muoio, Mayor

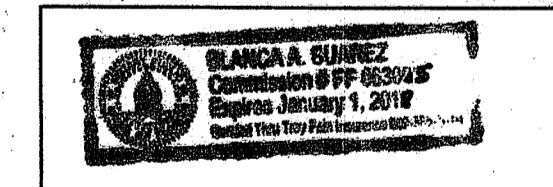
ACKNOWLEDGEMENT

State of Florida
County of Palm Beach

BEFORE me personally appeared Geraldine Muoio and Hazeline F. Carson, who are personally known to me, and who executed the foregoing instrument as Mayor and City Clerk, respectively, of the City of West Palm Beach, Florida, and acknowledged to and before me that they executed such instrument as such officials of said City, and that the seal affixed to the foregoing instrument is the municipal seal of said City and that it was affixed to said instrument by due and regular municipal authority and is the free act and deed of said City.

WITNESS my hand and official seal this 27th day of January, 2017.

FF063095
My Commission No.:
Jan 4, 2018
My Commission Expires:



Notary Stamp

Blanca A. Suarez
Signature of Notary Public
Blanca A. Suarez
Printed Name of Notary Public

PLAT OF:

Palm Beach Day Academy

WALLACE SURVEYING
CORP. LICENSED BUSINESS # 4899
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 (561) 640-4551

FIELD:	JOB No.: 09-1277-20	F.B. PG.
OFFICE: R.C.	DATE: JULY, 2015	DWG. No.: 09-1277-12
C'KD:	REF.: 09-1277-12 PLAT	SHEET 1 OF 3



SHEET 1 OF 3