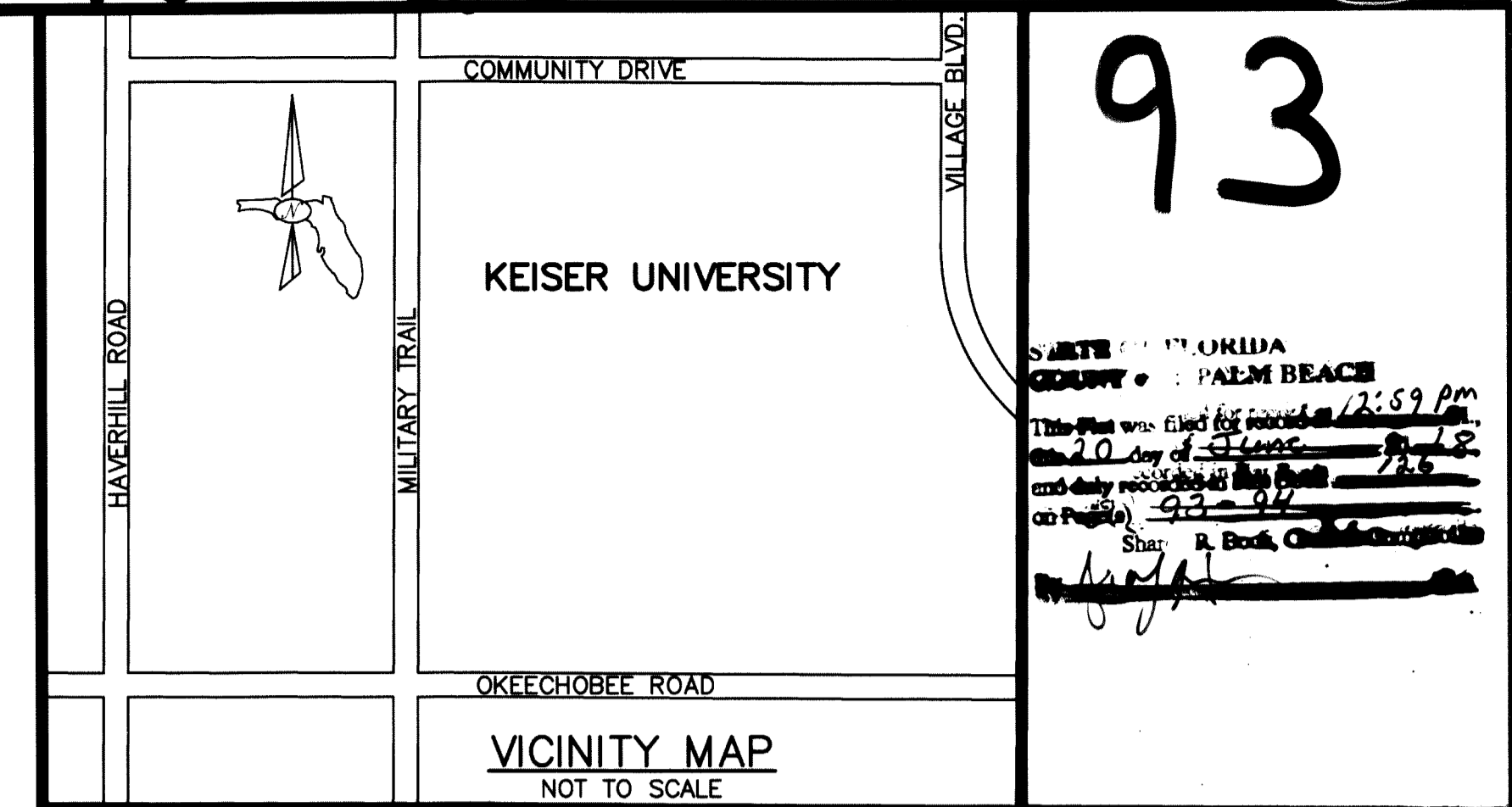


20180282377

BROWN & PHILLIPS, INC. PROFESSIONAL SURVEYING SERVICES

KEISER UNIVERSITY SPORTS FACILITY

LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA;



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DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON...

KEISER UNIVERSITY SPORTS FACILITY

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT B, LYING ON THE NORTH RIGHT-OF-WAY OF GARDENIA STREET, AS SHOWN ON SAID PLAT OF NORTHWOOD UNIVERSITY...

THENCE S01°28'49"W FOR 628.49 FEET; THENCE N89°10'18"W FOR 336.22 FEET; THENCE S01°28'49"W FOR 54.87 FEET; THENCE N89°10'18"W FOR 138.27 FEET...

CONTAINING 10.86 ACRES, MORE OR LESS.

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

TRACT F:

TRACT F, AS SHOWN HEREON IS HEREBY RESERVED BY EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS...

IN WITNESS WHEREOF, EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO...

EVERGLADES COLLEGE, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION. BY: ARTHUR KEISER, VICE-PRESIDENT. WITNESS: Anthony Brown, Molly Brown.

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ARTHUR KEISER, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION...

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF June, 2018.

MY COMMISSION EXPIRES:

TARA H. CARREZZANO Notary Public - State of Florida Commission # FF 810014 My Comm. Expires Nov 19, 2016

ABBREVIATIONS:

- P.O.B. - POINT OF BEGINNING
P.B. - PLAT BOOK
ORB - OFFICIAL RECORD BOOK
D.B. - DEED BOOK
P.C. - PAGE
R/W - RIGHT-OF-WAY
R - RADIUS
A - CENTRAL ANGLE
A - ARC LENGTH
U.E. - UTILITY EASEMENT
D.E. - DRAINAGE EASEMENT

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, DAVID C. HARDIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY...

DAVID C. HARDIN ESQ. ATTORNEY-AT-LAW LICENSED IN FLORIDA DATED: MAY 7, 2018

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Ohio COUNTY of Cuyahoga

THE UNDERSIGNED HEREBY JOINTLY 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...

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO...

TRISTATE CAPITAL BANK, A PENNSYLVANIA STATE CHARTERED BANK

BY: David J. Hurtek (Signature of Pres. or V. Pres.), David J. Hurtek (Printed Name), Senior VP (Title). WITNESS: Kaitie Steiner (Signature), Kaitie Steiner (Printed Name).

ACKNOWLEDGEMENT

STATE OF Ohio COUNTY of Cuyahoga

BEFORE ME PERSONALLY APPEARED David J. Hurtek (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF TRISTATE CAPITAL BANK...

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF May, 2018.

MY COMMISSION EXPIRES: Never. JENNIE L. CHURCH (Signature), Jennie L. Church (Printed Name), Notary Public.

REVIEWING SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH.

VINCENT J. NOEL, P.S.M. FLORIDA CERTIFICATE NO. 4169



SURVEYOR'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...

JOHN E. PHILLIPS, III, P.S.M. License No. 4826 State of Florida

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, THIS 3rd DAY OF May, 2018.

By: Geraldine Mujo, Mayor

NOTES:

- 1. BEARINGS ARE BASED ON BEARING OF S89°15'32"E (GRID) ALONG THE BOUNDARY OF TRACT B, PLAT OF NORTHWOOD UNIVERSITY, PLAT BOOK 119, PAGE 45.
2. PERMANENT REFERENCE MONUMENT (P.R.M.) No. "LB6473" SET.
3. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. 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.
5. PLAT AREA = 10.86 ACRES, MORE OR LESS.
6. 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.

SURVEYOR'S SEAL

CITY OF WPB REVIEWING SURVEYOR SEAL

CITY OF WPB SEAL

OWNER SEAL

SEAL

OWNER NOTARY SEAL

MORTGAGEE'S SEAL

SEAL

(IF AVAILABLE)

MORTGAGEE'S NOTARY SEAL

SEAL

MORTGAGEE'S NOTARY SEAL

JOB No.17-092

