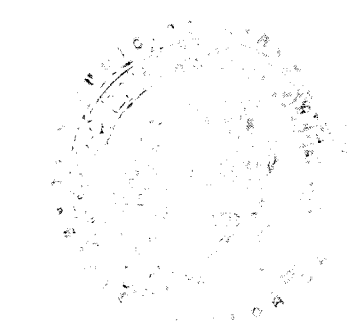


KID'S COLLEGE-GREENACRES CAMPUS

BEING A REPLAT OF A PORTION OF TRACT 1, BLOCK 14, PALM BEACH FARMS CO., PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 12:46 P.M. THIS 24th DAY OF January 2019 AND DULY RECORDED IN PLAT BOOK No. 127 ON PAGE 78-79
SHARON R. BROCK
CLERK & COMPTROLLER
PALM BEACH COUNTY
BY: [Signature]
DEPUTY CLERK

SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT EDUCATION & HEALTH PROVIDERS OF AMERICA JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS KID'S COLLEGE - GREENACRES CAMPUS, BEING A REPLAT OF A PORTION OF TRACT 1 BLOCK 14, PALM BEACH FARMS CO., PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 1, THENCE N 89°00'37" E. ALONG THE NORTH LINE OF TRACT 1, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 89°00'37" E. ALONG THE NORTH LINE OF TRACT 1, A DISTANCE OF 286.65 FEET TO THE EAST LINE OF TRACT 1, THENCE S 00°18'06" E. ALONG THE EAST LINE OF TRACT 1, A DISTANCE OF 209.02 FEET, THENCE S 89°00'37" W. ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2469, PAGE 562, PUBLIC RECORDS OF PALM BEACH COUNTY, A DISTANCE OF 284.14 FEET, THENCE N 00°59'23" W. ALONG A LINE PARALLEL WITH AND 209 FEET EAST OF THE WEST LINE OF TRACT 1, A DISTANCE OF 209.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 59,647 SQUARE FEET OR 1.369 ACRES

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

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR EDUCATION & HEALTH PROVIDERS OF AMERICA JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE CITY OF GREENACRES ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF January 2019.

EDUCATION & HEALTH PROVIDERS OF AMERICA JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: [Signature]
PRINT NAME: Claudia Duque, MANAGING MEMBER
WITNESS: [Signature]
PRINT NAME: ALVARO REYES
WITNESS: Ana Rodriguez
PRINT NAME: [Signature]

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED, Claudia Duque, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF EDUCATION & HEALTH PROVIDERS OF AMERICA JOG, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY 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 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 3rd DAY OF January 2019
NOTARY PUBLIC: Ylbertes
PRINT NAME: Yailyn Fuentes
MY COMMISSION EXPIRES: June 01, 2020
LICENSE NUMBER: FF997777

CITY OF GREENACRES APPROVALS:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JAN, A.D. 2019
BY: [Signature] JOEL FLORES, MAYOR
BY: [Signature] 1/4/2019 LEONARD Z. GAMBLE P.E., CITY ENGINEER
BY: [Signature] ANDREA MCQUE, CITY MANAGER
BY: [Signature] MELODY LARSON, CMC, ACTING CITY CLERK

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR FOR THE CITY OF GREENACRES AND DULY LICENSED IN THE STATE OF FLORIDA HAS REVIEWED THE PLAT FOR CONFORMITY WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES.
BY: [Signature] DATED: 1/3/2019
THOMAS C. SHAHAN, PSM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA NO. 4387

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
MARK A. PERRY, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY:
1. THAT THE LANDS AS DESCRIBED AND SHOWN ON THE PLAT ARE IN THE NAME, AND APPARENT RECORD-TITLE IS HELD BY THE PERSON, PERSONS, OR ORGANIZATIONS EXECUTING THE DEDICATION;
2. THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY 197.051, FLORIDA STATUTES, AS AMENDED; AND
3. ALL MORTGAGES (IF ANY) ON THE LAND AND THEIR OFFICIAL RECORD BOOK AND PAGE NUMBER ARE SHOWN HEREON.
DATED: 1/03/19
Mark A. Perry
FLORIDA BAR NO. 0318806

SURVEYOR'S NOTES

- 1. BEARINGS SHOWN HEREON ARE GRID BEARINGS. COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (NAD 83 90 ADJUSTMENT, EAST ZONE). THE BASIS OF BEARING LINE USED IS THE NORTH-SOUTH 1/4 SECTION LINE OF SECTION 10 HAVING A GRID BEARING OF S 00°16'09"W.
- 2. ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE SHOWN. SCALE FACTOR = 1.000158435195. SCALE FACTOR X GROUND DISTANCE = GRID DISTANCE.
- 3. THE BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF GREENACRES ZONING REGULATIONS.
- 4. 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.
- 5. 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.
- 6. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 7. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

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"), 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 THE CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.
DATE: 01-03-2019
MICHAEL J. MILLER, LICENSE NO. 4034

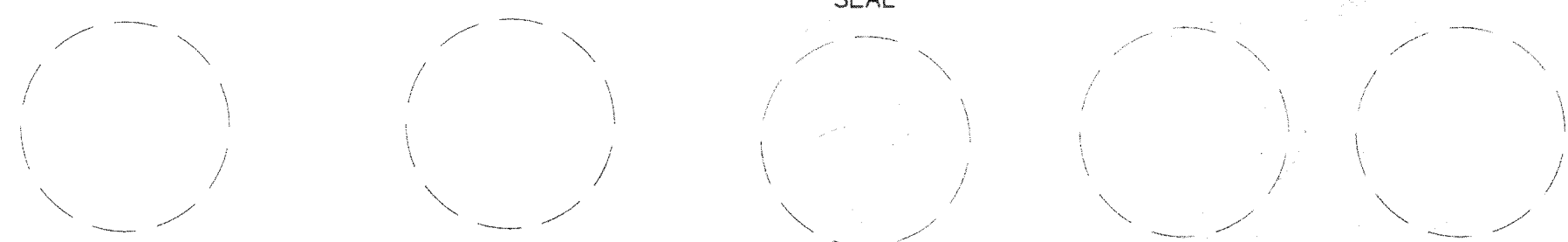
EDUCATION & HEALTH PROVIDERS OF AMERICA JOG, LLC, SEAL

CITY ENGINEER SEAL

SIGNING SURVEYOR'S SEAL

REVIEWING SURVEYOR'S SEAL

CITY OF GREENACRES SEAL



PREPARING SURVEYOR & MAPPER'S STATEMENT
THIS INSTRUMENT WAS PREPARED BY MICHAEL J. MILLER, P.S.M. 4034 IN THE OFFICE OF MILLER LAND SURVEYING, 1121 LAKE AVE., LAKE WORTH, FL 33460

SCALE: 1" = 20'	REF: R49-29
DRAWN BY: PICARD	PREV. JOB NO'S: Y170849
FIELD WK: M.M. B.M.	JOB NO: Y180618
DATE: 08/06/2018	L - 2045 - A

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