

SAINT ANDREW'S SCHOOL PLAT

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4) AND THE SOUTHWEST ONE-QUARTER (S.W. 1/4) OF SECTION 10, TOWNSHIP 47 SOUTH, RANGE 42 EAST - THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
APRIL, 1998

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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at Boca Raton this 11
day of June, 1998,
and duly recorded in Plat Book
85 Pages 153 through
154

DOROTHY H. WILKEN
Clerk of Circuit Court
By: Seigh A. Standley
S.C.J.

SHEET 1 OF 2

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS THAT SAINT ANDREW'S SCHOOL OF BOCA RATON, INCORPORATED, A FLORIDA CORPORATION NOT FOR PROFIT, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 10, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE SAINT ANDREW'S SCHOOL PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED, LYING AND BEING IN SECTION 10, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 10, THENCE S00°08'17"E, ALONG THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 10, A DISTANCE OF 65.01 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-43 AS RECORDED IN OFFICIAL RECORDS BOOK 6128, PAGE 1744 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID SOUTH RIGHT-OF-WAY LINE BEING 65.00 FEET SOUTH OF AND PARALLEL WITH THE EAST-WEST QUARTER LINE OF SAID SECTION 10; THENCE S89°17'44"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1308.18 FEET TO THE WEST PLAT LINE OF BOCA TIERRA 2ND SECTION, AS RECORDED IN PLAT BOOK 38, PAGE 39 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°12'00"E, ALONG SAID WEST PLAT LINE, 577.25 FEET; THENCE S89°25'02"E, 331.13 FEET; THENCE S00°11'18"E, 650.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF N.W. 37TH STREET, (THE PRECEDING THREE (3) COURSES AND DISTANCES BEING COINCIDENT WITH THE WESTERLY PLAT LIMITS OF SAID BOCA TIERRA 2ND SECTION); THENCE N89°25'02"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 330.41 FEET TO AN INTERSECTION WITH THE NORTHERLY EXTENSION OF THE WESTERLY LINE OF BOCA TIERRA UNIT 2, AS RECORDED IN PLAT BOOK 32, PAGES 59 AND 60 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°10'15"E, ALONG THE WESTERLY LINE AND ITS NORTHERLY EXTENSION OF SAID PLAT, 628.89 FEET; THENCE S89°53'00"W, ALONG A NORTH LINE OF SAID PLAT, 1425.32 FEET TO AN INTERSECTION A LINE 115.00 FEET WEST OF AND PARALLEL WITH THE NORTH-SOUTH QUARTER LINE OF SAID SECTION 10; THENCE N00°08'17"W, ALONG SAID PARALLEL LINE, 606.93 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10; THENCE N89°24'45"W, ALONG SAID NORTH LINE, 291.22 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF JOG ROAD PER OFFICIAL RECORDS BOOK 6434, PAGE 498 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND A POINT ON THE ARC OF A NON-TANGENT CURVE, CONVEX TO THE NORTHEAST, (A RADIAL LINE TO SAID POINT BEARS S88°40'32"W); THENCE NORTHEASTERLY ALONG SAID EAST RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1850.00 FEET AND A CENTRAL ANGLE OF 1°07'30", A DISTANCE OF 36.32 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY LINE, N00°11'58"W, 1245.01 FEET TO A POINT ON SAID SOUTH RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL L-43 AS RECORDED IN OFFICIAL RECORDS BOOK 6128, PAGE 1744 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S89°17'44"E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 407.97 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 3,266,531 SQUARE FEET, 74.99 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACTS 2 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED TO SAINT ANDREW'S SCHOOL OF BOCA RATON INCORPORATED, A FLORIDA CORPORATION NOT FOR PROFIT, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES. AS SUCH MAY BE MODIFIED FROM TIME TO TIME, WITH THE CONSENT AND APPROVAL OF THE CITY OF BOCA RATON, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. ALL BODIES OF WATER SHALL BE MAINTAINED IN A POLLUTION FREE AND WHOLESOME CONDITION. A VEGETATED AND FUNCTIONAL LITTORAL ZONE SHALL BE ESTABLISHED AND MAINTAINED IN PERPETUITY. IT SHALL CONSIST SOLELY OF NATIVE VEGETATION, BE ALONG NO LESS THAN FIFTY (50) PERCENT OF THE TOTAL SHORELINE AND CONTAIN AT LEAST TEN (10) SQUARE FEET OF VEGETATION PER LINEAR FOOT OF SHORELINE.
- THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED TO SAINT ANDREW'S SCHOOL OF BOCA RATON, INCORPORATED, A FLORIDA CORPORATION NOT FOR PROFIT, FOR ACCESS TO THE STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE NON-PURPOSE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS DIRECTOR AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 21 DAY OF May, 1998.

SAINT ANDREW'S SCHOOL OF BOCA RATON, INCORPORATED,
A FLORIDA CORPORATION NOT FOR PROFIT

ATTEST: Kathleen Assaf, Director
KATHLEEN ASSAF, DIRECTOR
BY: George E. Andrews, II, President
GEORGE E. ANDREWS, II, PRESIDENT

ACKNOWLEDGMENT

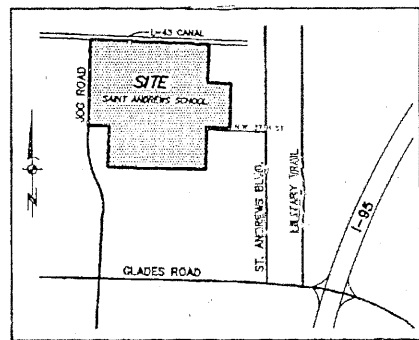
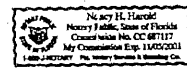
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED GEORGE E. ANDREWS, II AND KATHLEEN ASSAF, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND DIRECTOR OF SAINT ANDREW'S SCHOOL OF BOCA RATON, INCORPORATED, A FLORIDA CORPORATION NOT FOR PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 21 DAY OF May, 1998.

MY COMMISSION EXPIRES:

Michael D. Avirom
NOTARY PUBLIC



LOCATION SKETCH
(NOT TO SCALE)

MORTGAGEE

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

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 6282 AT PAGE 862 INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BARNETT BANK, N.A., F.K.A. BARNETT BANK OF PALM BEACH COUNTY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ONE OF ITS OFFICERS AND ATTESTED TO BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF May, 1998.

BARNETT BANK, N.A.,
F.K.A. BARNETT BANK OF PALM BEACH COUNTY

ATTEST: Kim Pattertee
Kim Pattertee
VICE PRESIDENT - COMMERCIAL BANKING
BY: Vanessa Graham
VANESSA GRAHAM
COMMERCIAL BANKING OFFICER

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED VANESSA GRAHAM AND KIM PATTERTEE, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED _____ AS IDENTIFICATION AND DID/DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AN OFFICER AND VICE PRESIDENT OF BARNETT BANK, N.A., F.K.A. BARNETT BANK OF PALM BEACH COUNTY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 20th DAY OF MAY, 1998.

MY COMMISSION EXPIRES: FEB 3, 2001

Susan Elaine Littrell
NOTARY PUBLIC

TITLE CERTIFICATION:

I, JERI POLLER, 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 THE PROPERTY IS VESTED IN SAINT ANDREW'S SCHOOL OF BOCA RATON, INCORPORATED, A FLORIDA CORPORATION NOT FOR PROFIT; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD THAT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

TEW CARDENAS REBAK KELLOGG LEHMAN DEMARIA
& TAGUE, L.L.P.
6013 N.W. 23RD AVENUE
BOCA RATON, FLORIDA 33496

DATED: May 20, 1998

Jeri Poller
JERI POLLER, P.A.
ATTORNEY-AT-LAW

APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 9 DAY OF June, 1998.

- BY: Carol G. Hanson
CAROL G. HANSON, MAYOR
- BY: Joseph A. Camejo
JOSEPH A. CAMEJO, AICP, DEVELOPMENT SERVICES DIRECTOR
- BY: Candace Bridgewater
CANDACE BRIDGEWATER, CITY CLERK
- BY: Maurice C. Morel
MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'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 ORDINANCES OF CITY OF BOCA RATON, FLORIDA

DATE: 5/20/98

Michael D. Avirom
MICHAEL D. AVIROM, P.L.S.
FLORIDA REGISTRATION NO. 3268
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

Notary Public Seal for Susan Elaine Littrell, Notary Public, State of Florida, Commission No. CC 87117, My Commission Exp. 11/03/2001.

Notary Public Seal for Michael D. Avirom, P.L.S., Notary Public, State of Florida, Commission No. CC 87117, My Commission Exp. 11/03/2001.

Seals for: COMPANY NAME SEAL, NOTARY, COMPANY NAME SEAL, NOTARY, COMPANY NAME SEAL, NOTARY, CITY OF BOCA RATON SEAL, CITY CLERK SEAL.