

WELLINGTON CHARTER SCHOOL

A REPLAT OF TRACT 7, BLOCK 25, "THE PALM BEACH FARMS CO. PLAT NO. 3", AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS THE NORTH 28 FEET THEREOF, LYING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA

PULICE LAND SURVEYORS, INC.

PREPARED BY
CERTIFICATE OF AUTHORIZATION LB8870
5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351
(954) 572-1777
FAX (954) 572-1778

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT CHARTER PB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, AS WELLINGTON CHARTER SCHOOL, A REPLAT OF THE LANDS DESCRIBED AS FOLLOWS:

TRACT 7, BLOCK 25, "THE PALM BEACH FARMS CO. PLAT NO. 3", ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LESS THE NORTH 28 FEET THEREOF.

SAID LANDS SITUATE, LYING AND BEING IN SECTION 19, TOWNSHIP 44 SOUTH, RANGE 42 EAST, THE VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 350,363 SQUARE FEET (8.0485 ACRES), MORE OR LESS.

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

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY CHARTER PB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHARTER PB WELLINGTON, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON. SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 26751, PAGE 31 AND OFFICIAL RECORDS BOOK 26751, PAGE 25, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

THE 5' LIMITED ACCESS EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE VILLAGE OF WELLINGTON, FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED BY CHARTER PB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CHARTER PB WELLINGTON, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF WELLINGTON.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY HERMAN LEONOFF, MANAGER OF MG3 FUND, LLC, ITS MANAGER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30 DAY OF July, 2013.

WITNESS: Herman Leonoff
A FLORIDA LIMITED LIABILITY COMPANY
BY: MG3 FUND, LLC ITS MANAGER
PRINT NAME: Herman Leonoff
WITNESS: Paul Herman
PRINT NAME: Paul Herman
MARCELO SAEIGH
MANAGER

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED MARCELO SAEIGH WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF MG3 FUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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.

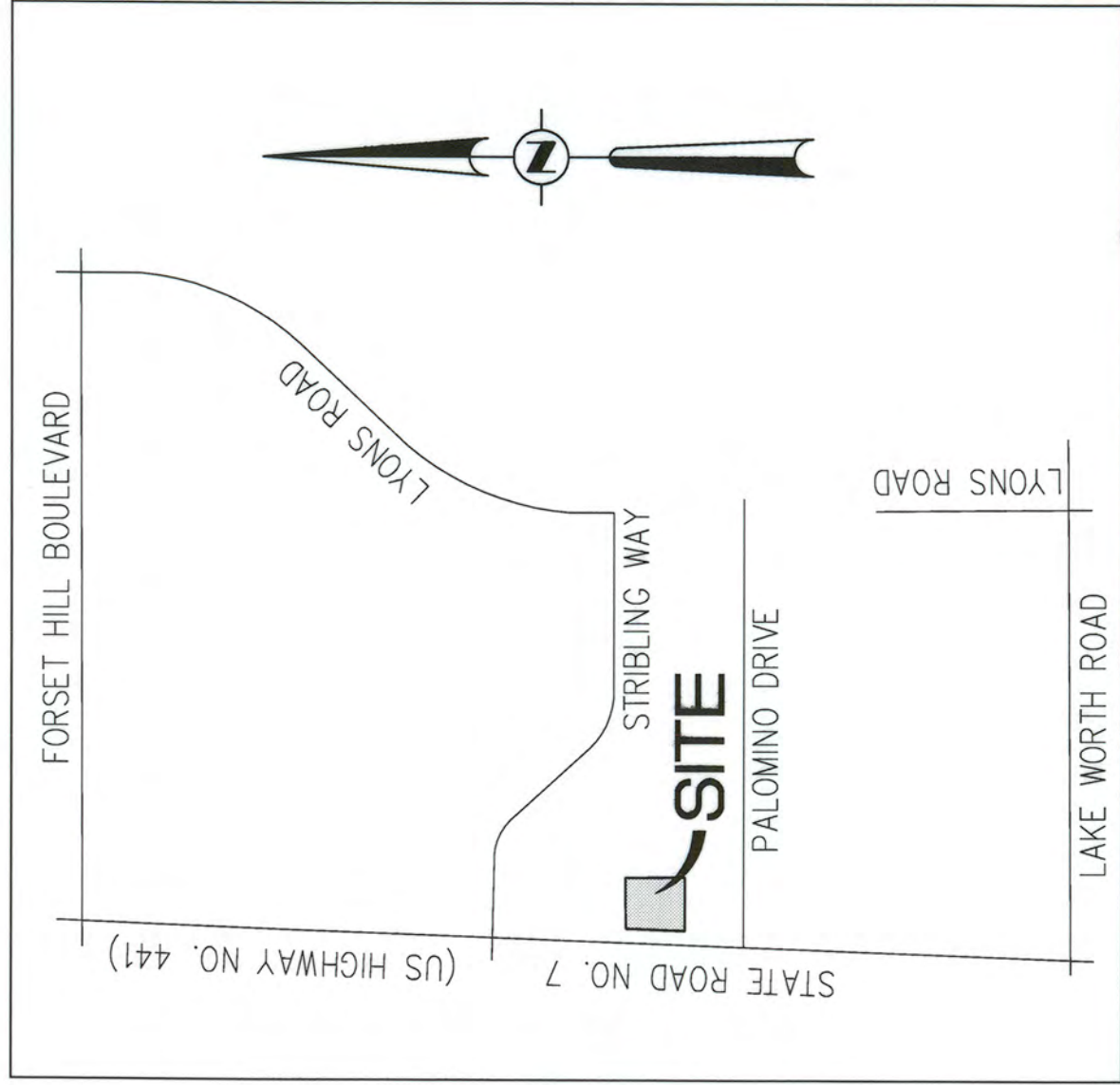
WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF July, 2013.
COMMISSION EXPIRATION DATE: June 9, 2018
COMMISSION NUMBER: FF 014761



CHARTER PB WELLINGTON
A FLORIDA LIMITED LIABILITY COMPANY

EB3 CHARTER SCHOOL -
PHASE 3 (WELLINGTON), LP
A FLORIDA LIMITED PARTNERSHIP

NOTARY PUBLIC
PRINT NAME: Louise Chang



LOCATION MAP

NOT TO SCALE

MORTGAGEE CONSENT:
STATE OF S.S.
COUNTY OF

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 FOREGOING INSTRUMENT TO THE VILLAGE OF WELLINGTON, FLORIDA, AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 26851, PAGE 1059, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY EB3 CHARTER SCHOOL—PHASE 3 (WELLINGTON), LP, A FLORIDA LIMITED PARTNERSHIP, BY GREENACCESS PARTNER 2, LLC, ITS GENERAL PARTNER, BY STEPHANIE HARDY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HEREIN BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30 DAY OF July, 2013.

EB3 CHARTER SCHOOL—PHASE 3 (WELLINGTON), LP,
A FLORIDA LIMITED PARTNERSHIP
BY: GREENACCESS PARTNER 2, LLC,
ITS GENERAL PARTNER

WITNESS: Louise Chang
PRINT NAME: Louise Chang
BY: Stephanie Hardy
PRINT NAME: Stephanie Hardy
TITLE: MANAGER

ACKNOWLEDGMENT:

STATE OF S.S.
COUNTY OF
BEFORE ME PERSONALLY APPEARED STEPHANIE HARDY WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREENACCESS PARTNER 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 30th DAY OF July, 2013.
COMMISSION EXPIRATION DATE: 6/25/17
COMMISSION NUMBER: FE031074



NOTARY PUBLIC
PRINT NAME: Michelle T. Merquino

VILLAGE ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORDING THIS _____ DAY OF _____, 201____, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON IN ACCORDANCE WITH SECTION 177.081, FLORIDA STATUTES.

BY: William Riebe, P.E.
VILLAGE ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
I, Elana Leal, 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 THIS PROPERTY IS VESTED IN CHARTER PB WELLINGTON, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENTS AND OTHER TAXES AGAINST SAID LANDS HAVE BEEN PAID. I HAVE THEREFORE RECOMMENDED THAT THE FOREGOING INSTRUMENT BE OTHERWISE TERMINATED BY LAW AS SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

Elana Leal
ATTORNEY-AT-LAW
LICENSED IN FLORIDA
ELIANA LEAL

VILLAGE OF WELLINGTON:

APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON, AS STATED AND SHOWN HEREON. THIS _____ DAY OF _____, 201____.

VILLAGE OF WELLINGTON
A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

BY: Robert Margolis
MAYOR

ATTEST: Wilda Rodriguez
VILLAGE CLERK

ACKNOWLEDGMENT:

STATE OF FLORIDA S.S.
COUNTY OF BROWARD
BEFORE ME PERSONALLY APPEARED ROBERT MARGOLIS AND WILDA RODRIGUEZ, WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A FLORIDA POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

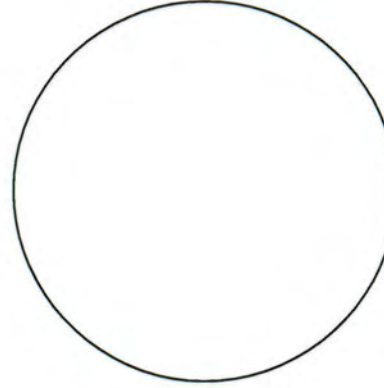
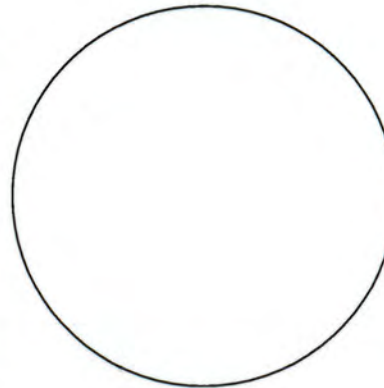
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE THE SEAL AFFIXED TO SAID INSTRUMENT IS THE COMPANY SEAL OF SAID VILLAGE, AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 201____.
COMMISSION EXPIRATION DATE: _____
COMMISSION NUMBER: _____

NOTARY PUBLIC
PRINT NAME: _____

VILLAGE ENGINEER

VILLAGE OF WELLINGTON



NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SURVEYED LANDS DESCRIBED HEREON, AND WILL BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- COORDINATES SHOWN ARE GRID COORDINATES. 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FOOT COORDINATE SYSTEM 1990 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.000018688 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NORTH AMERICAN DATUM OF 83, 1990 ADJUSTMENT. WITH THE SOUTH LINE OF TRACT 7 HAVING A BEARING OF S89°01'40"W.
- 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.
- 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- ALL LINES INTERSECTING CURVES, AS SHOWN, AS SHOWN HEREON, ARE ASSUMED TO HAVE NON-RADIAL BEARINGS UNLESS OTHERWISE NOTED AS RADIAL BEARING.
- 2013 FLORIDA STATE STATUTES – TITLE XII, CHAPTER 177.101 (2): VACATION AND ANNULLMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO A PART OF THE UNDERLYING PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.
"THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

LEGEND:

- P.R.M. DENOTES: PERMANENT REFERENCE MONUMENTS (4" X 4" X 24" CONCRETE MONUMENT WITH 1.3" BRASS DISC STAMPED "PRM LB3870" UNLESS OTHERWISE NOTED.)
P.C.P. • DENOTES: PERMANENT CONTROL POINT (MAG NAIL WITH 1.3" BRASS DISC STAMPED "PCP LB3870" UNLESS OTHERWISE NOTED.)
 DENOTES: CENTERLINE
 DENOTES: QUARTER SECTION CORNER
 DENOTES: PALM BEACH COUNTY RECORDS
O.R.B. DENOTES: OFFICIAL RECORD BOOK
P.B. PG. DENOTES: PLAT BOOK AND PAGE

PREPARING SURVEYOR AND MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:
BETH BURNS
PROFESSIONAL SURVEYOR AND MAPPER NO. LS6136
5381 NOB HILL ROAD,
SUNRISE, FLORIDA 33351

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) AND MONUMENTS ACCORDING TO SECTION 177.101(2), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT HEREON IS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

Beth Burns
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. LS6136
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION NO. 3870
DATE JULY 29, 2014

SURVEYOR

