

SAINT ANDREW'S SCHOOL PLAT NO. 3

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

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
OCTOBER, 2008

00006-092



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at
10:45am this 18
day of November, 2008,
and duly recorded in Plat Book
112, Pages 1, through
2.
SHARON R. BOCK
Clerk & Comptroller
By: *[Signature]*

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 LANDS SHOWN HEREON, BEING IN SECTION 10 TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS "SAINT ANDREW'S SCHOOL PLAT NO. 3", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SOUTHWEST ONE-QUARTER, SECTION 10, TOWNSHIP 47, RANGE 42, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 10; THENCE N00°08'17"W, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID LINE BEING COINCIDENT WITH THE WESTERLY LINE OF "BOCA MADERA UNIT 2", AS RECORDED IN PLAT BOOK 32, PAGES 59 AND 60, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 29.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°08'17"W ALONG SAID LINE, A DISTANCE OF 711.34 TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT ALSO BEING ON THE SOUTH LINE OF "SAINT ANDREW'S SCHOOL PLAT", AS RECORDED IN PLAT BOOK 82, PAGE 153, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S89°53'00"W, ALONG THE SAID SOUTH LINE, A DISTANCE OF 115.00 FEET TO THE SOUTHWEST CORNER OF SAID PLAT; THENCE N00°08'17"W, ALONG A LINE 115.00 WEST OF, AS MEASURED AT RIGHT ANGLES TO, AND PARALLEL TO THE SAID EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 10, SAID LINE ALSO BEING THE WEST LINE OF SAID PLAT, A DISTANCE OF 236.38 FEET TO THE SOUTH LINE OF "SAINT ANDREW'S SCHOOL PLAT NO. 2", AS RECORDED IN PLAT BOOK 85, PAGES 144 AND 145, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°24'45"W, ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 245.76 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 22885, PAGE 904, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, RADIAL BEARING TO SAID POINT OF S77°04'44"W; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF SAID CURVE, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, SAID CURVE HAVING A RADIUS OF 1850.00 FEET AND A CENTRAL ANGLE OF 15°38'46"; THENCE AN ARC DISTANCE OF 505.19 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, SAID CURVE HAVING A RADIUS OF 1970.00 FEET AND A CENTRAL ANGLE OF 14°58'27"; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AN ARC DISTANCE OF 514.86 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 144,374 SQUARE FEET (3.31 ACRES) MORE OR LESS.

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

1. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.

2. THE LANDSCAPE BUFFER EASEMENT AS SHOWN HEREON, ARE HEREBY RESERVED FOR SAINT ANDREW'S SCHOOL OF BOCA RATON, INCORPORATED, A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR BUFFER PURPOSES, AND ARE THE PERPETUAL OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, THE ABOVE NAMED ENTITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S CHAIR OF THE BOARD OF TRUSTEE'S AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THE CORPORATION, THIS 18th DAY OF November, 2008.

WITNESS: *[Signature]*
PRINT NAME: PHILIP COOK
WITNESS: *[Signature]*
PRINT NAME: KATHY S. VAN VOLKENBURG

SAINT ANDREW'S SCHOOL OF BOCA RATON, INCORPORATED,
A FLORIDA CORPORATION NOT FOR PROFIT
BY: *[Signature]*
KEVIN BROLLEY - CHAIR OF THE BOARD
OF TRUSTEES

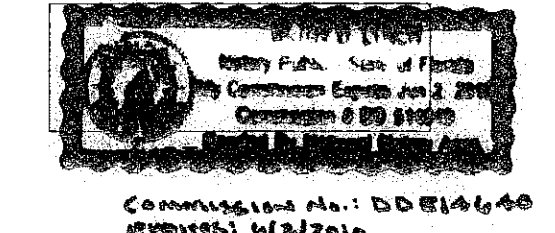
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

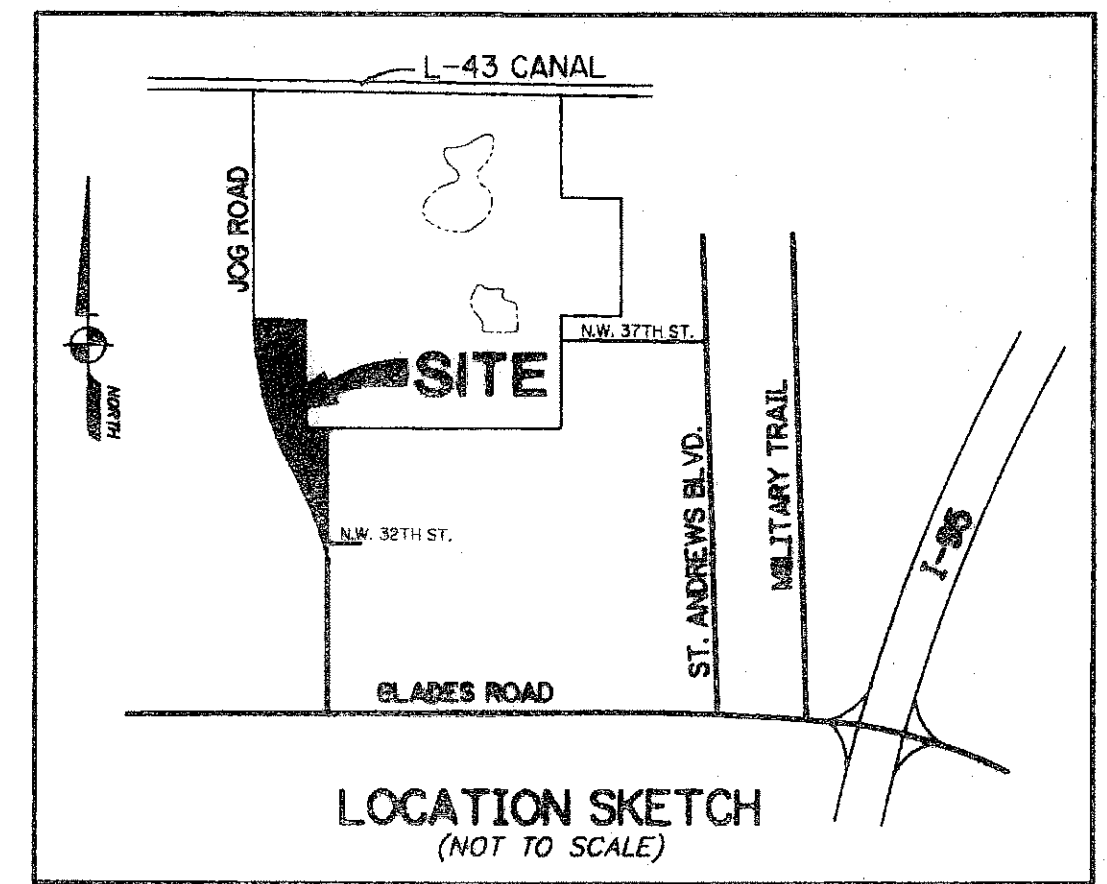
BEFORE ME PERSONALLY APPEARED KEVIN BROLLEY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIR OF THE BOARD OF TRUSTEE'S OF SAINT ANDREW'S SCHOOL OF BOCA RATON, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND BEFORE ME EXECUTED SUCH INSTRUMENT AS MEMBER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF Nov., 2008.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC



MORTGAGEE

STATE OF FLORIDA)
COUNTY OF _____) 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 15343 AT PAGE 1506, AND OFFICIAL RECORDS BOOK 21912 AT PAGE 1203, AND OFFICIAL RECORDS BOOK 22004 AT PAGE 648, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS *[Signature]* AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _____ DAY OF November, 2008.

WITNESS NAME: *[Signature]*
PRINT NAME: PHILIP COOK

WITNESS NAME: *[Signature]*
PRINT NAME: JENNIFER L. ROSS

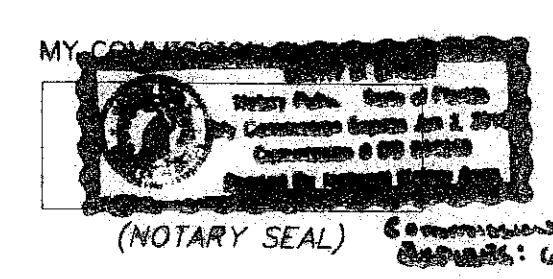
BANK OF AMERICA, N.A.
BY: *[Signature]*
PRINT NAME: FRANK VRABEL

ACKNOWLEDGMENT

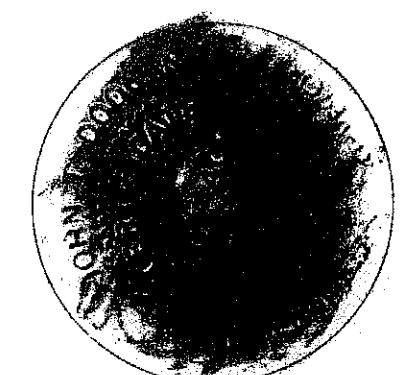
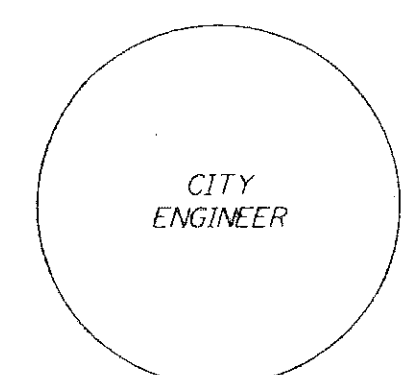
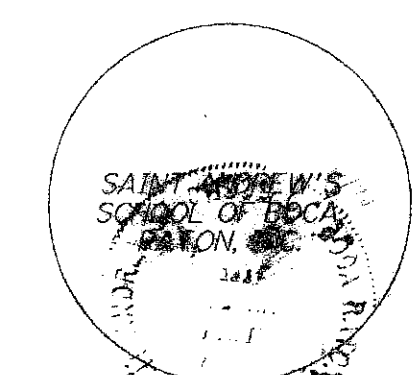
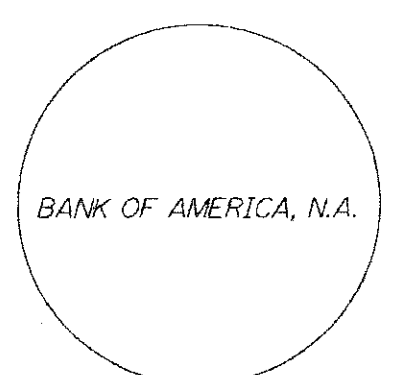
STATE OF FLORIDA)
COUNTY OF _____) SS

BEFORE ME PERSONALLY APPEARED FRANK VRABEL _____ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS *[Signature]* OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 18th DAY OF November, 2008.



[Signature]
NOTARY PUBLIC



TITLE CERTIFICATION

I, HENRY HANDLER AS 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, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 11/29/08

[Signature]
HENRY HANDLER
FLORIDA BAR NUMBER 0259284

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 COUNCIL, ON THIS 8th DAY OF APRIL, 2008.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: *[Signature]*
SUSAN WHELCHIEL, MAYOR

BY: *[Signature]*
JORGE A. CAMEJO, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR

BY: *[Signature]*
SHARMA HAGERTY, CITY CLERK

BY: *[Signature]*
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") AND MONUMENTS 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 BOCA RATON, PALM BEACH COUNTY, FLORIDA.

DATED: 10/27/08

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300