

182

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD  
AT 13:40 PM THIS 14 DAY  
OF October, 2010.  
AND DULY RECORDED IN PLAT BOOK  
NO. 113 ON PAGES 182-185

SHARON R. BOCK  
CLERK AND COMPTROLLER  
OF THE CIRCUIT COURT

BY:   
DEPUTY CLERK

DEDICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT PALM BEACH ATLANTIC UNIVERSITY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS "PALM BEACH ATLANTIC UNIVERSITY ATHLETIC CAMPUS", AND BEING A REPLAT OF PORTIONS OF THE PLATS OF "VEDADO", "HILL CREST", "RIDGWOOD PARK FIRST ADDITION", "VISTA DEL ALTOS", "REPLAT OF VISTA DEL ALTOS" AND "MACKLE PARK FIRST ADDITION", ACCORDING TO THE PLATS THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 21, PLAT BOOK 12, PAGE 9, PLAT BOOK 13, PAGE 43, PLAT BOOK 14, PAGE 41, PLAT BOOK 23, PAGE 10 AND PLAT BOOK 23, PAGE 91, RESPECTIVELY, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING WITHIN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE PLAT OF RIDGWOOD PARK FIRST ADDITION, RECORDED IN PLAT BOOK 13, PAGE 43, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00° 27' 52" WEST ALONG THE EAST LINE OF SAID RIDGWOOD PARK FIRST ADDITION, VISTA DEL ALTOS, RECORDED IN PLAT BOOK 14, PAGE 41, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HILLCREST, RECORDED IN PLAT BOOK 12, PAGE 9, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND VEDADO, RECORDED IN PLAT BOOK 11, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 1888.47 FEET TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 3, OF SAID VEDADO; THENCE NORTH 88° 46' 49" WEST, ALONG THE SOUTH LINE OF LOT 12 AND LOT 6, SAID BLOCK 3 AND THE WESTERLY PROLONGATION THEREOF A DISTANCE OF 249.95 FEET TO A POINT ON THE EAST LINE OF LOT 6, BLOCK 8, OF SAID VEDADO; THENCE SOUTH 00° 28' 41" WEST ALONG SAID EAST LINE A DISTANCE OF 4.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 88° 48' 39" WEST, ALONG THE SOUTH LINE OF LOTS 6 THROUGH 10, BLOCK 8, AND LOTS 6 THROUGH 10, BLOCK 12, OF SAID VEDADO, A DISTANCE OF 766.17 FEET TO THE SOUTHWEST CORNER OF LOT 10, BLOCK 12; THENCE SOUTH 00° 27' 47" WEST, ALONG THE WEST LINE OF LOT 5 OF SAID BLOCK 12, A DISTANCE OF 65.36 FEET TO THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 26, BLOCK 15 OF SAID VEDADO; THENCE NORTH 88° 46' 50" WEST, ALONG SAID PROLONGATION AND SAID SOUTH LINE A DISTANCE OF 150.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; THENCE NORTH 00° 28' 56" EAST ALONG THE WEST LINE OF SAID LOT 26 A DISTANCE OF 31.97 FEET TO THE NORTHEAST CORNER OF LOT 13, OF SAID BLOCK 15; THENCE NORTH 88° 46' 50" WEST ALONG THE NORTH LINE OF SAID LOT 13 AND ITS WESTERLY PROLONGATION A DISTANCE OF 152.52 FEET TO A POINT ON THE EAST LINE OF LOT 11, BLOCK 18 AS SHOWN ON SAID PLAT OF HILLCREST; THENCE SOUTH 00° 19' 45" WEST, ALONG SAID EAST LINE A DISTANCE OF 13.98 FEET TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE NORTH 88° 46' 49" WEST, ALONG THE SOUTH LINE OF LOTS 1 THROUGH 11, SAID BLOCK 18 AND THEIR WESTERLY PROLONGATION A DISTANCE OF 683.34 FEET TO A POINT ON THE EAST LIMITED ACCESS RIGHT OF WAY LINE OF 1-95 AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR THE PALM BEACH AIRPORT CONNECTOR, SECTION 93220-2465, THENCE NORTH 05° 59' 59" WEST, (THE FOLLOWING COURSES FOLLOW SAID EAST LIMITED ACCESS RIGHT OF WAY LINE, A DISTANCE OF 560.09 FEET; THENCE NORTH 08° 54' 58" EAST, A DISTANCE OF 657.11 FEET; THENCE NORTH 12° 55' 00" EAST, A DISTANCE OF 417.82 FEET TO THE BEGINNING OF A CURVE, WHOSE RADIUS POINT BEARS SOUTH 77° 05' 00" EAST A DISTANCE OF 3907.33 FEET; THENCE NORTH ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03° 49' 43", A DISTANCE OF 281.09 FEET TO A POINT ON THE SOUTH LINE OF LOT 169, PLAT OF MACKLE PARK FIRST ADDITION, RECORDED IN PLAT BOOK 23, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE DEPARTING SAID EAST LIMITED ACCESS RIGHT OF WAY LINE SOUTH 88° 50' 05" EAST, ALONG THE SOUTH LINES OF LOTS 169 THROUGH 164, SAID MACKLE PARK FIRST ADDITION A DISTANCE OF 336.51 FEET TO THE EAST LINE OF SAID LOT 164; THENCE NORTH 00° 31' 40" EAST, ALONG THE EAST LINE OF SAID LOT 164, A DISTANCE OF 102.98 FEET TO THE NORTHEAST CORNER OF SAID LOT 164; THENCE SOUTH 88° 50' 05" EAST, ALONG THE NORTH LINE OF LOTS 163 AND 162, SAID MACKLE PARK FIRST ADDITION A DISTANCE OF 122.11 FEET TO THE NORTHEAST CORNER OF SAID LOT 162; THENCE NORTH 00° 30' 06" EAST, ALONG THE NORTHERLY EXTENSION OF SAID LOT 162, A DISTANCE OF 67.43 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE NORTH LINE OF LOTS 121 THROUGH 140 SAID MACKLE PARK FIRST ADDITION; THENCE SOUTH 88° 51' 01" EAST, ALONG SAID PROLONGATION AND SAID NORTH LINES A DISTANCE OF 1324.74 FEET TO THE NORTHEAST CORNER OF SAID LOT 121; THENCE SOUTH 00° 27' 55" WEST, ALONG THE EAST LINE OF SAID LOT 121 A DISTANCE OF 101.54 FEET TO THE NORTH LINE OF LOT 1 OF SAID RIDGWOOD PARK; THENCE SOUTH 88° 48' 28" EAST, ALONG SAID NORTH LINE A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:  
LOTS 113 THROUGH 120, PLAT OF MACKLE PARK FIRST ADDITION, RECORDED IN PLAT BOOK 23, PAGE 91, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING: 89.71 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

- TRACTS "PBAU-1" AND "PBAU-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR PALM BEACH ATLANTIC UNIVERSITY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS, FOR ALL PROPER AND LEGAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS "CP-1" AND "CP-2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR PALM BEACH ATLANTIC UNIVERSITY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THEIR SUCCESSORS AND/OR ASSIGNS FOR RECREATION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

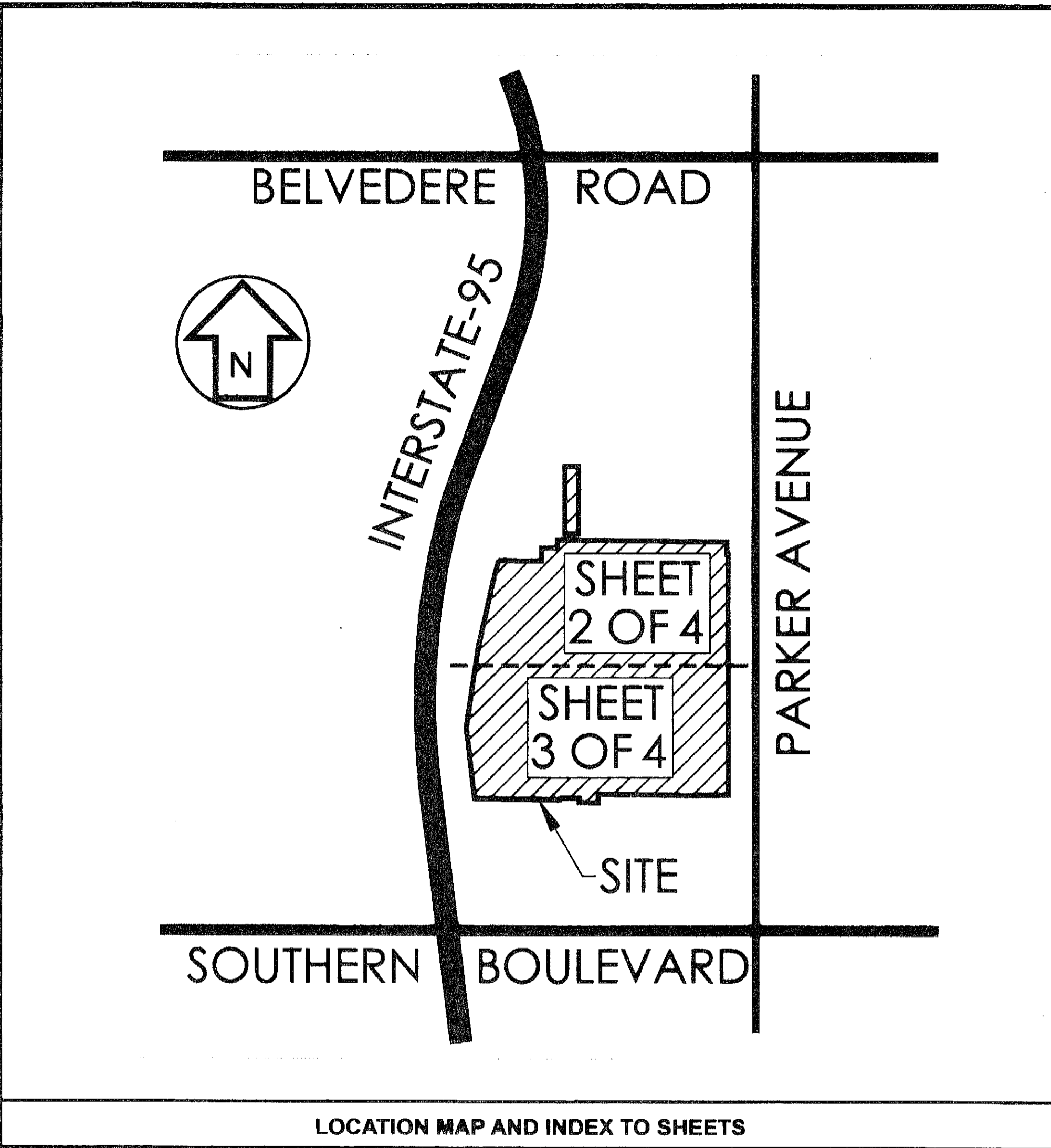
IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT THIS 29th DAY OF September, 2010.

**PALM BEACH ATLANTIC UNIVERSITY, INC.**  
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS (1):   
PRINTED NAME: CALVIN A. CAMPBELL

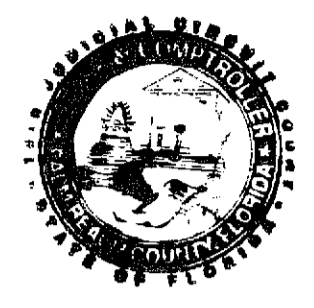
WITNESS (2):   
PRINTED NAME: DONNA M. DUMOND

BY:   
LU HARDIN, PRESIDENT



00074-288

AREA SUMMARY	
TRACT "PBAU-1".....	76.38 ACRES
TRACT "PBAU-2".....	1.25 ACRES
TRACT "CP-1".....	2.44 ACRES
TRACT "CP-2".....	9.64 ACRES
<b>TOTAL =</b>	<b>89.71 ACRES</b>



GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACKS SHALL CONFORM TO THE CITY OF WEST PALM BEACH ZONING CODE.
- 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 OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.

COORDINATE, DISTANCE AND BEARING NOTES:

- THE BEARINGS, AS SHOWN HEREON, ARE BASED ON STATE PLANE GRID AZIMUTHS ACCORDING TO THE TRANSVERSE MERCATOR PROJECTION OF THE FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT. THE BASE BEARING FOR THIS PLAT IS THE BEARING OF SOUTH 00°27'52" WEST, ALONG THE WEST RIGHT-OF-WAY LINE OF PARKER AVENUE, AS SHOWN HEREON.
- THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF.

SURVEYOR'S NOTES:

- THE APPROVAL OF THIS REPLAT BY THE CITY OF WEST PALM BEACH, WHICH ENCOMPASSES LANDS EMBRACED OF PRIOR PLATS FILED OF PUBLIC RECORD SHALL, UPON THE RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THOSE PORTIONS OF THE PRIOR PLATS ENCOMPASSED BY THIS REPLAT, AS PER CHAPTER 177.101, (2), FLORIDA STATUTES.
- SEE SHEET 4 OF 4 FOR DETAIL SHOWING THE PORTIONS OF THE PRIOR RECORDED PLATS BEING VACATED AND ANNULLED BY THIS PLAT.
- THE PARCELS SHOWN HEREON ARE SUBJECT TO THAT CERTAIN "AGREEMENT BETWEEN THE CITY OF WEST PALM BEACH AND PALM BEACH ATLANTIC UNIVERSITY, INC.," AS APPROVED BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, WITH THE ADOPTION OF RESOLUTION NO. 48-08, RECORDED IN OFFICIAL RECORDS BOOK 22471, PAGE 1884, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED LU HARDIN, WHO (IS) (IS NOT) PERSONALLY KNOWN TO ME AND (HAS) (HAS NOT) PRODUCED ~~me~~ AS IDENTIFICATION, AND (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BEACH ATLANTIC UNIVERSITY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND HE ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF September, 2010.

MY COMMISSION EXPIRES: 6/18/2011 BY:   
NOTARY PUBLIC SEAL: DD 665567

PRINTED NAME: S. Frances Gentry COMMISSION NO. DD 665567

TITLE CERTIFICATION:

STATE OF FLORIDA )  
                                  ) SS  
COUNTY OF PALM BEACH )

I, WILLIAM H. SNED JR., 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 PALM BEACH ATLANTIC UNIVERSITY, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION CREATED BY THIS PLAT.

WILLIAM H. SNED, JR., LLC  
DATE: September 28, 2010 BY:   
WILLIAM H. SNED JR., ATTORNEY-AT-LAW LICENSED IN FLORIDA

CITY OF WEST PALM BEACH APPROVALS

COUNTY OF PALM BEACH, STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA, THIS 13th DAY OF October, 2010.

BY:   
LOIS FRANKEL, MAYOR

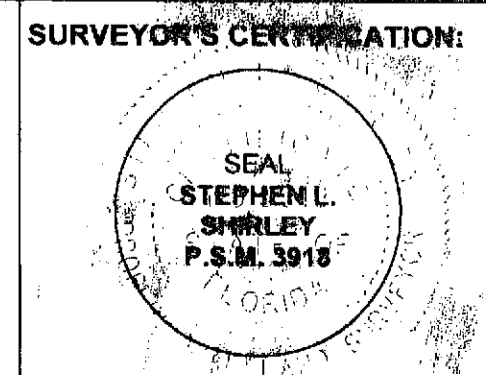
CITY PLANNING BOARD APPROVAL:

BY:   
TODD BONLARRON, CHAIRPERSON

CITY SURVEYOR'S APPROVAL:

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY:   
VINCENT J. NOEL, P.S.M.  
PROFESSIONAL LAND SURVEYOR AND MAPPER, L.S. 4169



SURVEYOR'S CERTIFICATION: I HEREBY 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 THE CITY OF WEST PALM BEACH, FLORIDA.

BY:   
STEPHEN L. SHIRLEY, P.S.M. 3918

DATED THIS 27th DAY OF SEPTEMBER, 2010.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN L. SHIRLEY, P.S.M. 3918 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA.

**ASSOCIATED LAND SURVEYORS, INC.**  
4152 W. BLUE HERON BLVD. - SUITE 121  
RIVIERA BEACH, FLORIDA 33404  
PHONE: (561) 848-2102 L.B. NO. 7344 EMAIL: ALSURVEY@AOL.COM

RECORD PLAT  
PALM BEACH ATLANTIC UNIVERSITY ATHLETIC CAMPUS