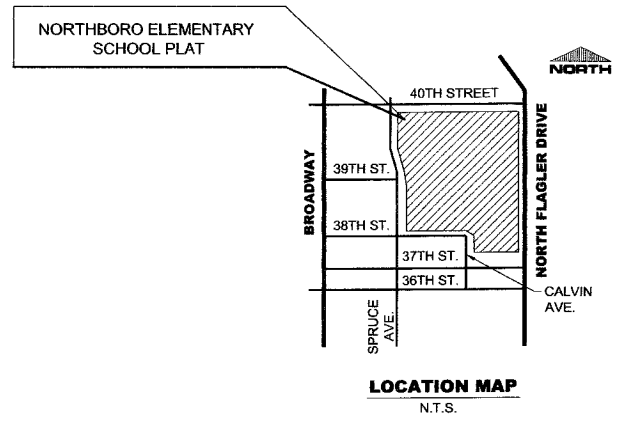


"NORTHBORO ELEMENTARY SCHOOL"

BEING A REPLAT OF
 BLOCKS 1 AND 2 AND THE ABANDONED 25 FOOT EXTENSION OF CALVIN AVENUE ROAD RIGHT OF WAY AND
 THE 14 FOOT ALLEY AND A PORTION OF 39TH STREET FORMERLY THIRTY-SEVENTH (37TH) AVENUE ROAD
 RIGHT OF WAY, NORTHWOOD ADDITION TO WEST PALM BEACH PLAT NO. 6 (PLAT BOOK 11, PAGE 18), AND
 BLOCK 2 AND THE 14 FOOT ALLEY ADJOINING BLOCK 2, AND A TRIANGULAR PORTION OF 38TH STREET
 FORMERLY 36TH AVENUE ADJOINING LOT 10, NORTHWOOD ADDITION TO WEST PALM BEACH PLAT NO. 3 (PLAT
 BOOK 9, PAGE 30) AND A PORTION OF THE SCHOOL HOUSE LOT, LOTS 2,4,6,8, AND 10, GALE LAKE WORTH PLAT
 NO. 1 (PLAT BOOK 3, PAGE 9); ALL LYING WITHIN SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST,
 CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

FEBRUARY 8, 2012



COUNTY OF PALM BEACH
 STATE OF FLORIDA
 THIS PLAT WAS FILED FOR
 RECORD AT 3:27 PM
 THIS 22 DAY OF MAY
 2012, AND DULY RECORDED
 IN PLAT BOOK NO. 115
 ON PAGE 133-134
 SHARON R. BOCK, CLERK OF
 CIRCUIT COURT AND COMPTROLLER
 BY [Signature] D.C.

SHEET 1 OF 2 SHEETS

DEDICATION AND RESERVATIONS

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 KNOW ALL MEN BY THESE PRESENTS: THAT THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY
 POLITIC UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE OWNER OF THE LAND AS SHOWN ON THIS PLAT BEING IN A
 PORTION OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY,
 FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION:

BEGIN AT THE NORTHWEST CORNER OF LOT 21, BLOCK 1, NORTHWOOD ADDITION TO WEST PALM BEACH PLAT NO. 6, ACCORDING TO THE
 PLAT THEREOF, AS RECORDED IN PLAT BOOK 11 AT PAGE 18 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID
 NORTHWEST CORNER BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SPRUCE STREET AND THE SOUTH RIGHT OF WAY
 LINE OF 40TH STREET AS SHOWN ON THE SAID PLAT OF NORTHWOOD ADDITION TO WEST PALM BEACH PLAT NO. 6; THENCE S87°52'42"E
 ALONG THE NORTH LINE OF SAID BLOCK 1 AND THE EXTENSION THEREOF FOR A DISTANCE OF 600.94 FEET TO A POINT ON A TANGENT
 CURVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 980 AT PAGE 166 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA;
 THENCE SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS
 OF 12.00 FEET AND A CENTRAL ANGLE OF 65°56'48" FOR AN ARC DISTANCE OF 13.81 FEET TO A POINT OF COMPOUND CURVATURE; THENCE
 SOUTHEASTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 470.00
 FEET AND A CENTRAL ANGLE OF 11°54'57" FOR AN ARC DISTANCE OF 97.75 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NORTH
 FLAGLER DRIVE, (FORMERLY POINSETTIA AVENUE); THENCE S01°06'57"W ALONG THE WEST RIGHT OF WAY LINE OF SAID NORTH FLAGLER
 DRIVE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1014 AT PAGE 98, OFFICIAL RECORDS BOOK 387 AT PAGE 318, OFFICIAL RECORDS
 BOOK 388 AT PAGE 451 AND OFFICIAL RECORDS BOOK 400 AT PAGE 191 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA FOR
 A DISTANCE OF 534.95 FEET; THENCE N87°53'02"W ALONG THE SOUTH LINE OF LOT 10, GALE LAKE WORTH PLAT NO. 1, ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN PLAT BOOK 3, AT PAGE 9 FOR A DISTANCE OF 295.07 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10;
 THENCE N01°06'37"E ALONG THE WEST LINE OF SAID LOT 10 FOR A DISTANCE OF 56.40 FEET; THENCE N43°51'37"W FOR A DISTANCE OF
 26.07 FEET TO A POINT ON THE SOUTH LINE OF BLOCK 2, NORTHWOOD ADDITION TO WEST PALM BEACH, PLAT NO. 3 ACCORDING TO THE
 PLAT THEREOF AS RECORDED IN PLAT BOOK 9 AT PAGE 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE
 N88°49'50"W ALONG THE SOUTH LINE OF SAID BLOCK 2 FOR A DISTANCE OF 281.34 FEET; THENCE N01°03'57"E ALONG THE WEST LINE OF
 SAID BLOCK 2 FOR A DISTANCE OF 134.08 FEET TO A POINT ON A TANGENT CURVE SAID POINT BEING COINCIDENT WITH THE SOUTHWEST
 CORNER OF BLOCK 2, OF THE AFORESAID NORTHWOOD ADDITION TO WEST PALM BEACH PLAT NO. 6; THENCE NORTHERLY ALONG THE
 ARC OF A CIRCULAR CURVE TO THE LEFT AND CONCAVE TO THE WEST HAVING A RADIUS OF 1099.14 FEET AND A CENTRAL ANGLE OF
 11°45'34" FOR AN ARC DISTANCE OF 225.59 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A
 CIRCULAR CURVE TO THE RIGHT AND CONCAVE TO THE EAST HAVING A RADIUS OF 1049.14 FEET AND A CENTRAL ANGLE OF 11°25'25" FOR
 AN ARC DISTANCE OF 209.18 FEET TO THE POINT OF BEGINNING, THE PRECEDING THREE COURSES BEING COINCIDENT WITH THE EAST
 RIGHT OF WAY LINE OF SPRUCE AVENUE (FORMERLY SPRUCE STREET) AND THE WEST LINES OF BLOCK 1 AND BLOCK 2 OF THE
 AFORESAID NORTHWOOD ADDITION TO WEST PALM BEACH PLAT NO. 6.

SAID LANDS SITUATE WITHIN THE CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.
 CONTAINING 8.36 ACRES OF LAND, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND REPLATTED AS SHOWN HEREON AS THE NORTHBORO ELEMENTARY SCHOOL PLAT AND
 FURTHER DEDICATE AS FOLLOWS:

TRACT "A" IS PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING AS DESIGNATED BY THE CITY OF WEST PALM BEACH
 OFFICIAL ZONING MAP.

ALONG WITH THE FOLLOWING EASEMENTS:

THE 9 FOOT WIDE SIDEWALK, LANDSCAPE AND UTILITY EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF WEST
 PALM BEACH FOR PROPER PURPOSES.

THE 10' x 15' WATER EASEMENT AS SHOWN HEREON, IS DEDICATED TO THE CITY OF WEST PALM BEACH FOR PROPER PURPOSES.

REVIEWING SURVEYOR

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA
 STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE
 VERIFICATION OF GEOMETRIC DATA NOR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS
 (P.C.P.'S) AND MONUMENTS AT LOT CORNERS.

[Signature]
 VINCENT J. NOEL, P.S.M.
 FLORIDA CERTIFICATE NO. 4169

5-14-12
 DATED:

IN WITNESS WHEREOF, THE SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC
 UNDER THE LAWS OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
 CHAIRMAN AND ATTESTED TO BY ITS SUPERINTENDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO
 BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25th DAY OF April 2012.

SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, CORPORATE BODY
 POLITIC UNDER THE LAWS OF THE STATE OF FLORIDA
 ATTEST: [Signature] E. WAYNE GENT SUPERINTENDENT
 BY: [Signature] FRANK A. BARBIERI JR., ESQ., CHAIRMAN

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED FRANK A. BARBIERI JR., ESQ., AND WILLIAM F. MALONE, OF THE SCHOOL
 BOARD OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC UNDER THE LAWS OF THE STATE OF
 FLORIDA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO
 EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN AND SUPERINTENDENT, RESPECTIVELY OF SAID
 SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME
 THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF THE SCHOOL BOARD OF PALM BEACH
 COUNTY, FLORIDA, ON BEHALF OF SAID BOARD AND THAT THE SEAL AFFIXED HEREON IS THE SEAL OF SAID
 SCHOOL BOARD OF PALM BEACH COUNTY, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF May, 2012.

NOTARY PUBLIC: [Signature] Frieda L. Proctor PRINTED NAME: Frieda L. Proctor
 MY COMMISSION EXPIRES: 4-8-14 COMMISSION NO. DD945009

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 I, BLAIR LITTLEJOHN III, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I
 HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY AS OF January 24, 2012,
 AT 8:00 A.M., THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO THE SCHOOL BOARD
 OF PALM BEACH COUNTY, FLORIDA, A CORPORATE BODY POLITIC UNDER THE LAWS OF THE STATE OF
 FLORIDA, AND THAT THE AD VALOREM REAL PROPERTY TAXES FOR 2009 HAVE BEEN PAID AND THAT SUCH
 TAXES FOR 2012 ARE NOT YET DUE AND PAYABLE; THAT THE PROPERTY IS ENCLUMBERED BY THE EASEMENTS
 SHOWN HEREON AND THAT I FIND THAT THERE ARE NO MORTGAGES OF RECORD AND NO OTHER
 ENCUMBRANCES OF RECORD WHICH WOULD PROHIBIT THE SUBDIVISION OF THE PROPERTY AS DEPICTED BY
 THIS PLAT.
 BY: [Signature] BLAIR LITTLEJOHN III SENIOR COUNSEL FOR THE SCHOOL
 BOARD OF PALM BEACH COUNTY, FLORIDA

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 THE ORDINANCES OF THE
 CITY OF WEST PALM BEACH.

HELLER-WEAVER AND SHEREMETA, INC.
 CERTIFICATE OF AUTHORIZATION L.B. NO. 3449
 [Signature]
 DANIEL C. LUKA
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA STATE REGISTRATION NO. 5118

DATED: MAY 3, 2012

APPROVALS:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF
 WEST PALM BEACH, FLORIDA AND THE CITY DOES HEREBY ACCEPTS THE DEDICATIONS TO THE CITY OF WEST
 PALM BEACH CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ALL THE STREETS, ALLEYS
 AND EASEMENTS AS SHOWN ON THE UNDERLYING PLATS LOCATED WITHIN THE LIMITS OF THIS PLAT.

THIS 15 DAY OF May, 2012.

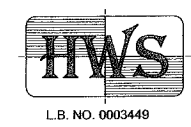
BY: [Signature] GERALDINE MUOIO, MAYOR

APPROVED: [Signature] CITY PLANNING BOARD

BY: [Signature] STEVEN MAYANS, CHAIRMAN

SURVEYOR'S NOTES:

- 1) BEARINGS ON THIS SURVEY ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983 (ADJUSTMENT OF 1990) WHEREAS THE EAST LINE OF SECTION 9, TOWNSHIP 43 SOUTH, RANGE 43 EAST, HAVING A BEARING OF N01°06'57"E.
- 2) 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.
- 3) THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL THE UTILITY COMPANIES OCCUPYING THE SAME.



Heller - Weaver and Sheremeta, inc.
 Engineers ... Surveyors and Mappers

310 S.E. 1st Street, Suite 5
 Delray Beach, Florida 33483
 Phone: (561) 243-8700
 Fax: (561) 243-8777

