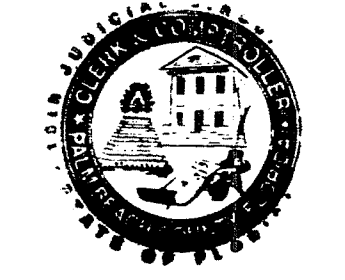


5383-000

ELIZABETH FAULK FOUNDATION MUPD

LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF A PORTION OF TRACT 49 AND A PORTION OF TRACT 50, BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
SHEET 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 2:19 A.M. THIS 17 DAY OF NOVEMBER, 2014, AND DULY RECORDED IN PLAT BOOK NO. 118 ON PAGE 179 THRU 180
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: _____, D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE ELIZABETH H. FAULK FOUNDATION, INC., A FLORIDA NON PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ELIZABETH FAULK FOUNDATION MUPD, LYING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A RE-PLAT OF A PORTION OF TRACT 49 AND A PORTION OF TRACT 50, BLOCK 80, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 49 AND THAT PORTION OF TRACT 50 LYING WEST OF THE FLORIDA TURNPIKE, BLOCK 80, PALM BEACH FARMS PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE EAST 60 FEET AS RIGHT-OF-WAY FOR BOCA RIO ROAD IN TRACT 50.

ALSO LESS THAT PARCEL OF LAND CONVEYED TO PALM BEACH COUNTY FOR THE ROCK ROAD RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 3259, PAGE 918, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30 FEET OF TRACT 49, AND THE SOUTH 30 FEET OF THAT PORTION OF TRACT 50 LYING WEST OF THE FLORIDA TURNPIKE, BLOCK 80, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS THE EAST 60 FEET AS RIGHT-OF-WAY FOR BOCA RIO ROAD IN TRACT 50, (THE "PROPERTY") OWNED BY THE ELIZABETH H. FAULK FOUNDATION, INC. (THE "OWNER")

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

EASEMENTS

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

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 MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY, BY OWNER TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"); FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED BY ELIZABETH H. FAULK FOUNDATION, INC., A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ELIZABETH H. FAULK FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN WITNESS WHEREOF, THE ABOVE-NAMED NON PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 6th DAY OF October, 2014.

ELIZABETH H. FAULK FOUNDATION, INC.
A FLORIDA NON PROFIT CORPORATION
WITNESS: Jimmy Thofner BY: Vicki S. Katz
PRINTED NAME: JIMMY THOFNER VICKI S. KATZ
CHIEF EXECUTIVE OFFICER
WITNESS: George E. Mueller, Jr
PRINTED NAME: George E. Mueller, Jr

ELIZABETH H. FAULK FOUNDATION, INC.
A FLORIDA NON PROFIT CORPORATION
ELIZABETH H. FAULK FOUNDATION, INC.
A FLORIDA NON PROFIT CORPORATION
NOTARY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED VICKI S. KATZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHIEF EXECUTIVE OFFICER OF ELIZABETH H. FAULK FOUNDATION, INC., A FLORIDA NON PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 6th DAY OF October, 2014.
MY COMMISSION EXPIRES: 10/2/16
Vicki S. Katz
NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. EE 211745

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ADAM R. SELIGMAN, ESQ., 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 ELIZABETH H. FAULK FOUNDATION, INC., A FLORIDA NON PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED, 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 DEPICTED BY THIS PLAT.
DATED 10-6-14 BY: Adam R. Seligman, Esq.
ADAM R. SELIGMAN, ESQ.

COUNTY APPROVAL

COUNTY ENGINEER:
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE NO. 95-33, AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 17th DAY OF November, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), F.S.
George T. Webb, P.E.
GEORGE T. WEBB, P.E., COUNTY 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 SECTION 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 10.15.14
Jonathan T. Gilbert, P.S.M.
JONATHAN T. GILBERT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5604
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JONATHAN T. GILBERT, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA, 33406.

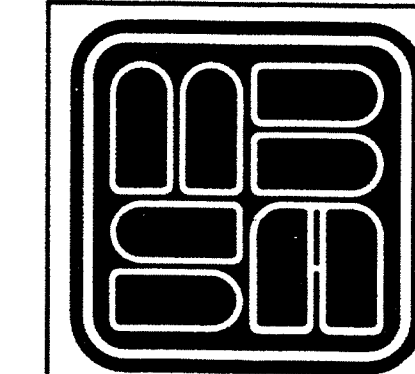
SURVEYOR'S NOTES

- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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.
- 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.
- THE BEARINGS AS SHOWN HEREON ARE BASED ON THE STATE PLAIN GRID AZIMUTH (NAD 83, 1990 ADJUSTMENT) HAVING A GRID BEARING OF SOUTH 89°35'53" WEST ALONG THE NORTH LINE OF TRACTS 49 AND 50, BLOCK 80, THE PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- LEGEND
P.R.M. = PERMANENT REFERENCE MONUMENT
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
D.B. = DEED BOOK
P.B.C. = PALM BEACH COUNTY
R.W. = RIGHT OF WAY
C.L. = CENTERLINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
R. = RADIUS
L. = ARC LENGTH
Δ = CURVE CENTRAL ANGLE
⊙ = DENOTES FOUND PALM BEACH COUNTY CONTROL STATION
⊙ = SET NAIL AND ALUMINUM DISK, STAMPED P.C.P. L.B. 2438
■ = SET 4"x4"x24" C.M. WITH ALUMINUM DISK, STAMPED P.R.M. L.B. 2438
□ = DENOTES FOUND P.R.M. (AS SHOWN)
N = NORTHING, WHEN USED WITH COORDINATES
E = EASTING, WHEN USED WITH COORDINATES
L.A.E. = LIMITED ACCESS EASEMENT
L.S.E. = LIFT STATION EASEMENT
O.A. = OVERALL
C.M. = CONCRETE MONUMENT
NO. = NUMBER
P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
S.F. = SQUARE FEET
L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT

AREA TABULATION

TRACT "A" = 9.72 ACRES OR 423,569 SQUARE FEET
TRACT "B" = 0.29 ACRE OR 12,653 SQUARE FEET
TOTAL AREA = 10.01 ACRES OR 436,222 SQUARE FEET

SITE DATA
CONTROL NUMBER 1979 - 00228



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438
ELIZABETH FAULK FOUNDATION MUPD