HIGH RIDGE LANDING

BEING A REPLAT OF "HIGH RIDGE PUD", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 90 THROUGH 93, LESS THAT PORTION REPLATTED AS IMAGINE CHARTER SCHOOL AT BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 186 AND 187 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA

> "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 PALM

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 SEPTEMBER - 2014

HIGH RIDGE ROAD HIGH RIDGE ROAD SHEET 2 SHEET 3 KEY MAP NOT TO SCALE

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT A. // M.
THIS DAY OF M.
A.D. 2015 AND DULY RECORDED
IN PLAT BOOK ON
PAGES AND Z.

CLERK AND COMPTROLLER

SHARON R. BOCK

DEPUTY CLERK

SHEET 1 OF 3

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HIGH RIDGE HOUSING, LLC. A FLORIDA LIMITED LIABILITY COMPANY, AND LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS HIGH RIDGE LANDING, BEING A REPLAT OF "HIGH RIDGE PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 90 THROUGH 93, LESS THAT PORTION REPLATTED AS IMAGINE CHARTER SCHOOL AT BOYNTON BEACH, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 112, PAGES 186 AND 187 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID "HIGH RIDGE PUD"; THENCE N.01°09'29"E. ALONG SAID THE WEST LINE THEREOF, A DISTANCE OF 1,287,07 FEET TO THE SOUTHWEST CORNER OF IMAGINE CHARTER SCHOOL AT BOYNTON BEACH. ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 112, PAGES 186 AND 187 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.88°09'31"E. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 475.10 FEET TO THE SOUTHEAST CORNER OF SAID IMAGINE CHARTER SCHOOL AT BOYNTON BEACH: THENCE S.01'50'29"W. ALONG THE EAST LINE OF SAID "HIGH RIDGE PUD", A DISTANCE OF 1,232.90 FEET; THENCE S,46"11'53"W. ALONG THE SOUTH LINE OF SAID "HIGH RIDGE PUD". A DISTANCE OF 36.07 FEET: THENCE S.88°07'03"W. ALONG THE SOUTH LINE OF SAID "HIGH RIDGE PUD". A DISTANCE OF 435.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 594,380 SQUARE FEET/13.6451 ACRES MORE OR LESS.

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

PREVIOUS PLATS OF THESE LANDS ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT.

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED BY HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA. AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID HIGH RIDGE HOUSING, LLC. A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LEARNING

EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA. TRACT W1, AS SHOWN HEREON, IS HEREBY RESERVED BY HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS

SUCCESSORS AND ASSIGNS. FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE

PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED BY LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A

OBLIGATION OF SAID HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

5. TRACT W2 TRACT W2 (WATER MANAGEMENT TRACT). AS SHOWN HEREON, IS HEREBY RESERVED BY LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, A FLORIDA NON PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

6. LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED BY THE OWNERS. THEIR SUCCESSORS AND ASSIGNS. FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES. WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

7. TRACT LS

TRACT LS, AS SHOWN HEREON, IS HEREBY DEDICATED THE CITY OF BOYNTON BEACH, FLORIDA, FOR LIFT STATION AND RELATED PURPOSES.

8. LIMITED ACCESS EASEMENTS

THE LIMITED ACCESS FASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF. THE ABOVE NAMED HIGH RIDGE HOUSING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY JOHN F. WEIR, AS MANAGING MEMBER OF EASTWIND HIGH RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 11 DAY OF MARCH, 2015.

lu Juoya PRINT NAME Valerie Amare WITNESS PRINT NAME Victoria Valente

HIGH RIDGE HOUSING, LLC A FLORIDA LIMITED LIABILITY COMPANY

BY: EASTWIND HIGH RIDGE, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

MANAGING MEMBER

IN WITNESS WHEREOF, THE ABOVE NAME LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC., A FLORIDA NON PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHRIS JOHNSON, AS PRESIDENT AND TOM SUTTERFIELD. AS TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13 DAY OF March 2015.

Mos

LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC., A FLORIDA NON PROFIT CORPORATION

PRINT NAME: Shawn Lee

ITS PRESIDENT

CHRIS JOHNSON

ACKNOWLEDGMENT: STATE OF FLORIDA

COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JOHN F. WEIR, WHO IS <u>PERSONALLY KNOWN TO ME</u>, OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF EASTWIND HIGH RIDGE, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER OF HIGH RIDGE HOUSING, LLC, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER 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

DAY OF MARCH

SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

COMMISSION NUMBER: EE 093760

NANY J. MULLIGAN

1 WAR LINGTON Commons " + EL 9 3/64". Expires May 21, 731. Second Thru Tray Fain Insurance 800-385-7019

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Land of the State of the Company

ACKNOWLEDGMENT: STATE OF PLOPIDA

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED CHRIS JOHNSON AND TOM SUTTERFIELD, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND TREASURER, RESPECTIVELY OF LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, INC., A FLORIDA NON PROFIT CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS PRESIDENT AND TREASURER 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.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/26/16

WITNESS MY HAND AND OFFICIAL SEAL THIS

COMMISSION NUMBER: EE 212315

PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH)

, STEPHEN S. MATHISON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HIGH RIDGE HOUSING, LLC. A FLORIDA LIMITED LIABILITY COMPANY, AND LEARNING EXCELLENCE FOUNDATION OF SOUTH PALM BEACH, 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 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 MARCH 12, 2015

HIGH RIDGE HOUSING, LLC

STEPHEN S. MATHI ATTORNEY AT LAW LICENSE NO.362786

HIGH RIDGE HOUSING, LLC LEARNING EXCELLENCE FOUNDATION

NAMEN'S WILLICAN Commission # FE 0x3760

Expris May 2 , 2015

1. Sec. 17 1. Tray F. Ar Instantion 1990/345-1985 enemicial contraction is a finished about the field of th

OF SOUTH PALM BEACH, INC.

MORTGAGEE'S CONSENT:

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 25906, AT PAGE 1356 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT THIS ____ DAY OF _____ MARCH_

WITNESS: alm Juage PRINT NAME Uslerie Amaria Stope Jeany

MORTGAGEE

BRANCH BANKING AND TRUST COMPANY A NORTH CAROLINA BANKING CORPORATION BY: A suce / towns H. BRUCE GOSMAN VICE PRESIDENT

ACKNOWLEDGMENT: STATE OF FLORIDA

LEARNING EXCELLENCE FOUNDATION

OF SOUTH PALM BEACH, INC.

Land Committee for

NOTARY

PRINT NAME Hope Osani

COUNTY OF PAUM BEACH BEFORE ME PERSONALLY APPEARED H. BRUCE GOSMAN WHO IS PERSONALLY KNOWN AS IDENTIFICATION, AND WHO TO ME, OR HAS PRODUCED EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRANCH BANKING AND TRUST COMPANY, A NORTH CAROLINA BANKING CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

MARCH WITNESS MY HAND AND OFFICIAL SEAL THIS MY COMMISSION EXPIRES: 5/21/15

NANCY J. MULLIGAN COMMISSION NUMBER: EE093760 PRINT NAME

MORTGAGEE

NOTARY

NANCY I MULLIGAN

The Bey Seo- Fain Insurer de HIV-385-101

Company of the second s

Expires Hay 21, 2015

NANCY J. MULLIGAN Commission # EE 05°00 Expires Viav 2

COUNTY OF PALM BEACH

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS DAY OF DAY OF AND MAPPER UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

HÉRBERT D. KELLEY, JR., PSM PROFESSIONAL SURVEYOR AND MAPPE

HIGH RIDGE LANDING IS HEREBY APPROVED FOR RECORD THIS 350 DAY OF

ANDREW MACK CATY ENGINEER

SURVEY NOTES:

1. 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.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOYNTON BEACH ZONING REGULATIONS.

NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

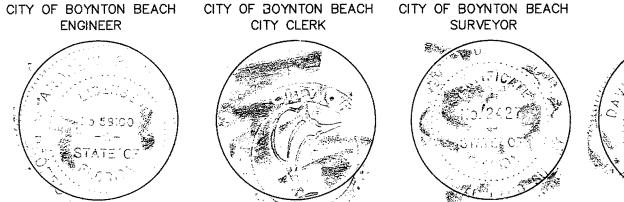
BEARINGS ARE RELATIVE TO A RECORD PLAT BEARING OF N.01°09'29"E. ALONG THE WEST LINE OF "HIGH RIDGE PUD". AS RECORDED IN PLAT BOOK 109, PAGES 90 THROUGH 93 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

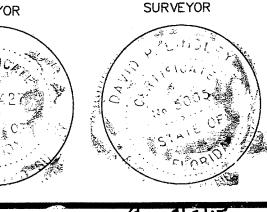
"NOTICE" THIS PLAT. AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED, AND SUPERSEDED UPON RECORDATION OF THIS PLAT

SURVEYOR'S CERTIFICATE:

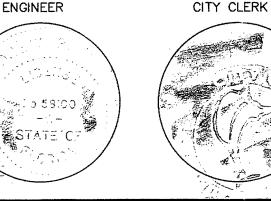
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF SHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

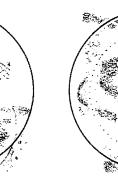














Fla 4 17 15

DAVID P. LINDLEY

STATE OF FLORIDA

LB #3591

REG. LAND SURVEYOR #5005