

20160140669

KINGSWOOD ACADEMY OF PALM SPRINGS

BEING A REPLAT OF
A PORTION OF LOTS A AND B, BLOCK 31, PALM BEACH FARMS CO., PLAT NO. 7,
RECORDED IN PLAT BOOK 5, PAGE 72, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST
PALM BEACH COUNTY, FLORIDA
VILLAGE OF PALM SPRINGS
SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT GLOBEX INVESTMENT GROUP III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS DESCRIBED AND SHOWN HEREON AS "KINGSWOOD ACADEMY OF PALM SPRINGS", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION

LOTS A AND B, BLOCK 31, LESS THE PARCEL IN LOT A CONVEYED TO THE COUNTY OF PALM BEACH IN DEED BOOK 1118, PAGE 205, THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND

LOT A, BLOCK 32, LESS THE NORTH 35 FEET THEREOF CONVEYED TO THE COUNTY OF PALM BEACH IN OFFICIAL RECORDS BOOK 470, PAGE 263, THE PALM BEACH FARMS CO. PLAT NO. 7 OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

AND BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST; THENCE S.01°23'51"W. ALONG THE EAST SECTION LINE OF SAID SECTION 30, A DISTANCE OF 714.77 FEET; THENCE N.88°36'09"W. A DISTANCE OF 25.00 FEET TO A POINT ON THE WEST RIGHT OF WAY OF CONGRESS AVENUE AND THE POINT OF BEGINNING; THENCE S.01°23'51"W. A DISTANCE OF 101.00 FEET; THENCE N.88°04'23"W. A DISTANCE OF 307.20 FEET; THENCE S.01°23'51"W. A DISTANCE OF 136.00 FEET; THENCE N.88°04'23"W. A DISTANCE OF 317.40 FEET; THENCE N.01°23'51"E. A DISTANCE OF 206.63 FEET; THENCE N.80°43'02"E. A DISTANCE OF 156.21 FEET; THENCE S.88°04'23"E. A DISTANCE OF 471.09 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2.386 ACRES, MORE OR LESS.

TRACTS:

TRACT "A", AS SHOWN HEREON IS HEREBY RESERVED BY GLOBEX INVESTMENT GROUP III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID GLOBEX INVESTMENT GROUP III, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 11th DAY OF MARCH, 2016.

GLOBEX INVESTMENT GROUP III, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: Neil Williams (MP)
NEIL WILLIAMS, MANAGING PARTNER

WITNESS: _____

PRINT NAME: Neil Williams

WITNESS: _____

PRINT NAME: _____

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NEIL WILLIAMS, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF GLOBEX INVESTMENT GROUP III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF MARCH, 2016.

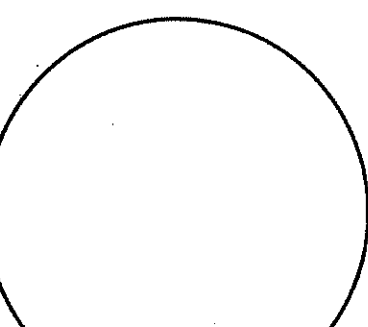
MY COMMISSION EXPIRES: May 17, 2016

ANGELA THOMAS
Notary Public - State of Florida
Commission # FF 231546
My Comm. Expires May 17, 2016
Reinstated through National Notary Assn.
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Angela Thomas

COMMISSION NO. FF 231546



GLOBEX INVESTMENT GROUP III, LLC

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

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 MORTGAGES WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 27808 AT PAGE 545 AND OFFICIAL RECORD BOOK 27808 AT PAGE 0573 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 MANAGING PARTNER AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF MARCH, 2016

TD BANK, N.A.

BY: Sheryl Simon
SHERYL SIMON, VICE PRESIDENT

WITNESS: _____

PRINT NAME: Angela Thomas

WITNESS: _____

PRINT NAME: John Bower

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SHERYL SIMON, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TD BANK, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF MARCH, 2016.

MY COMMISSION EXPIRES: 3-10-19

YVONNE BOWEN
Notary Public - State of Florida
My Comm. Expires Mar 10, 2019
Commission # FF 175280
(SEAL)

NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Yvonne Bowen

COMMISSION NO. FF 176280

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, COMMUNITY LAND TITLE & RESEARCH, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN GLOBEX INVESTMENT GROUP III, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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: 3/12/2016

BY: Robert F. Booth Jr.
ROBERT F. BOOTH, JR., C.L.S., PRESIDENT
COMMUNITY LAND TITLE & RESEARCH

APPROVALS

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE OF PALM SPRINGS, FLORIDA THIS 14th DAY OF April, 2016

BY: Bev Smith
BEV SMITH, MAYOR

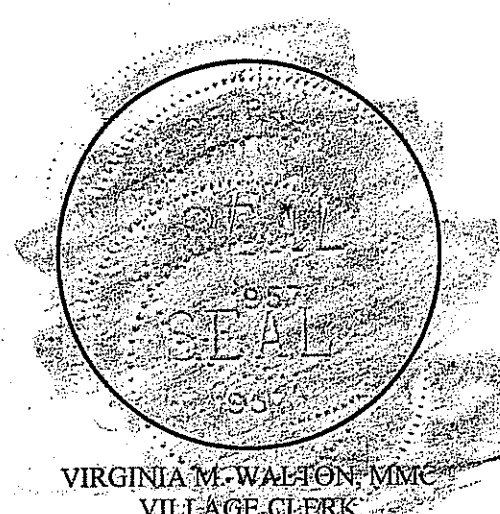
ATTESTED BY: Virginia Walton
VIRGINIA WALTON, VILLAGE CLERK

REVIEWING SURVEYORS APPROVAL

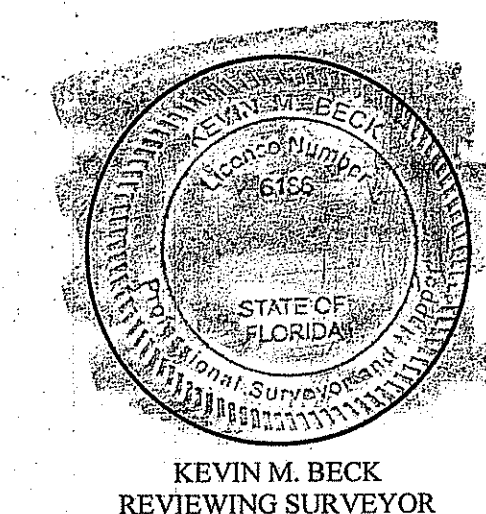
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(1) F.S., TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA IS MADE.

DATED: March 21, 2016

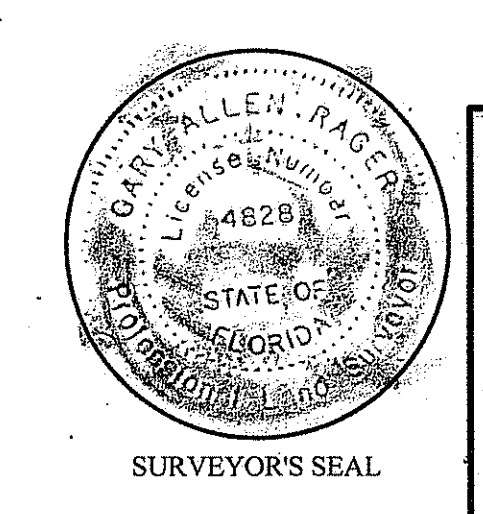
BY: Kevin M. Beck
KEVIN M. BECK, P.S.M.
LICENSE NO. 6168
STATE OF FLORIDA



VIRGINIA M. WALTON, VMC
VILLAGE CLERK



KEVIN M. BECK
REVIEWING SURVEYOR



GARY A. RAGER, P.S.M.
SURVEYOR'S SEAL

SURVEYOR & MAPPER'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; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 3/15/2016

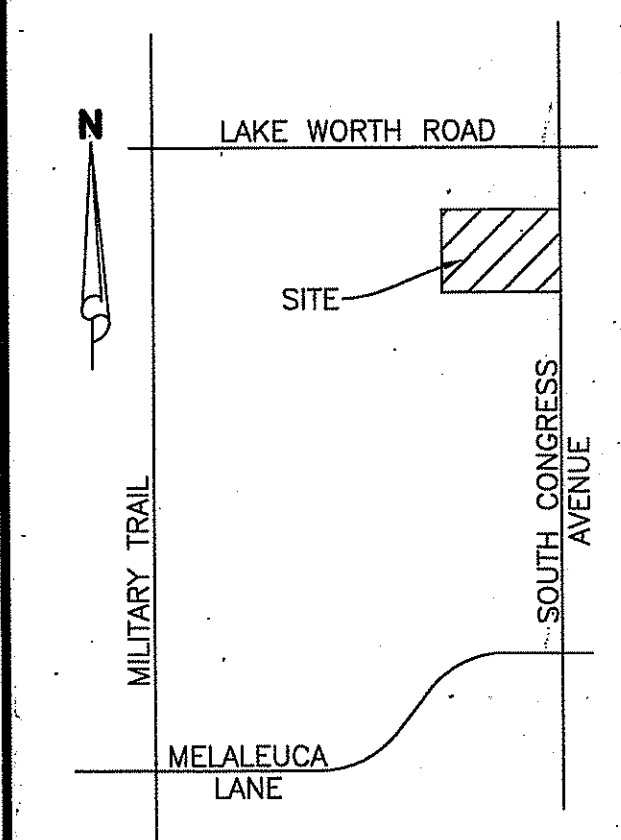
BY: Gary A. Rager
GARY A. RAGER, P.S.M.
LICENSE NO. 4828
STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
GARY A. RAGER, P.S.M.
LS4828 STATE OF FLORIDA.
GEOPOINT SURVEYING, INC.
4152 WEST BLUE HERON BOULEVARD, SUITE 105,
RIVIERA BEACH, FLORIDA 33404.
CERTIFICATE OF AUTHORIZATION NO. LB7768

GeoPoint
Surveying, Inc.

4152 W. Blue Heron Blvd.
Suite 105
Riviera Beach, FL 33404
Phone: (561) 444-2720
www.geopointsurvey.com
Licensed Business Number LB 7768

Sheet No. 1 of 2 Sheets



STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 11:11 AM.
THIS 22nd DAY OF APRIL
2016, AND DULY RECORDED IN
PLAT BOOK NO. 121
ON PAGE 125-126
SHARON R. BOCK,
CLERK AND COMPTROLLER
BY: [Signature] D.C.

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PLOTTED BY: WATSON/COURTNEY SOUTH CONGRESS PLATWORKS LAST SAVED BY: FILE OK 3/20/16 8:51 AM