

WEINBAUM YESHIVA HIGH SCHOOL

A REPLAT OF A PORTION OF RAINBERRY POD "D", A PORTION OF PONTE VERDE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86 AT PAGES 7 THROUGH 8 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 10:52 A.M. THIS 22 DAY OF August 2017 AND DULY RECORDED IN PLAT BOOK 122 ON PAGES 84 THROUGH 87 SHARON R. BOCK, CLERK AND COMPTROLLER BY: Maria R. Hadar DC



SHEET 1 OF 4

DEDICATION & RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE WEINBAUM YESHIVA HIGH SCHOOL, INC., A FLORIDA NON-PROFIT CORPORATION AND JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS WEINBAUM YESHIVA HIGH SCHOOL, BEING A REPLAT OF A PORTION OF RAINBERRY POD "D", A PORTION OF PONTE VERDE P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 86 AT PAGES 7 THROUGH 8 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

BEGINNING AT THE SOUTHEAST CORNER OF SAID RAINBERRY POD "D"; THENCE NORTH 00°21'09" WEST, ALONG THE EAST LINE OF SAID RAINBERRY POD "D", A DISTANCE OF 370.31 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE NORTHEAST AND TO SAID POINT A RADIAL LINE BEARS NORTH 27°25'21" EAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 42°19'42", AN ARC DISTANCE OF 48.02 FEET TO A POINT ON THE SOUTH LINE OF TRACT "C", OF SAID RAINBERRY POD "D"; THENCE SOUTH 89°59'40" WEST, ALONG SAID SOUTH LINE OF TRACT "C", A DISTANCE OF 775.43 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 127.50 FEET, A CENTRAL ANGLE OF 90°00'49", AN ARC DISTANCE OF 200.31 FEET TO THE POINT OF TANGENCY ON THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 00°01'09" EAST, ALONG THE EAST LINE OF SAID TRACT "C", A DISTANCE OF 278.05 FEET TO THE SOUTH LINE OF THE AFORESAID RAINBERRY POD "D"; THENCE NORTH 89°59'21" EAST, ALONG THE SOUTH LINE OF RAINBERRY POD "D", A DISTANCE OF 934.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, CONTAINING 374,604 SQUARE FEET OR 8.60 ACRES MORE OR LESS.

TOGETHER WITH NON-EXCLUSIVE EASEMENTS FOR INGRESS AND EGRESS OF MOTOR VEHICLES AND PEDESTRIANS, AS SET FORTH AND DESCRIBED IN RECIPROCAL EASEMENT AND COST SHARING AGREEMENT BY AND BETWEEN FEDERATION CRC PROPERTY CORP., A FLORIDA NON PROFIT CORPORATION, BOCA RATON JEWISH COMMUNITY DAY SCHOOL, INC., A FLORIDA NON PROFIT CORPORATION, FEDERATION-GULFSTREAM HOUSING, INC., A FLORIDA NON PROFIT CORPORATION, SPBC FEDERATION HOUSING, INC., A FLORIDA NON PROFIT CORPORATION AND JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, F/K/A SPBCJF TITLE HOLDING CORPORATION, A FLORIDA NON-PROFIT CORPORATION DATED MAY 8, 2014 AND RECORDED MAY 12, 2014 IN OFFICIAL RECORDS BOOK 26785, PAGE 283, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

1. PARCEL "A" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEINBAUM YESHIVA HIGH SCHOOL, INC., A FLORIDA NON-PROFIT CORPORATION AND JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE WEINBAUM YESHIVA HIGH SCHOOL, INC., A FLORIDA NON-PROFIT CORPORATION AND JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. THE SIDEWALK EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR WEINBAUM YESHIVA HIGH SCHOOL, INC., A FLORIDA NON-PROFIT CORPORATION AND JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR (PRIVATE) PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID WEINBAUM YESHIVA HIGH SCHOOL, INC., A FLORIDA NON-PROFIT CORPORATION AND JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC PORTION OF THESE EASEMENTS.

IN WITNESS WHEREOF, THE WEINBAUM YESHIVA HIGH SCHOOL, INC. A FLORIDA NON-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec Director AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF July 2017.

WEINBAUM YESHIVA HIGH SCHOOL, INC. A FLORIDA NON-PROFIT CORPORATION

WITNESS Allan Frank PRINT NAME TITLE Exec. Director PRINT NAME Shimmie Kaminitzky PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Palm Beach } SS BEFORE ME PERSONALLY APPEARED Shimmie Kaminitzky WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Personally Known to me AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Exec Director OF WEINBAUM YESHIVA HIGH SCHOOL, INC., A FLORIDA NON-PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 19 DAY OF July 2017

NOTARY PUBLIC, STATE OF FLORIDA Patti Ann Yonke NOTARY SEAL MY COMMISSION EXPIRES Feb 24, 2018 COMMISSION #FE086852

IN WITNESS WHEREOF, THE JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS C.O.O. AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF JULY 2017.

JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION

WITNESS THOMAS J. FORRESTER BY: MEL LOWELL PRINT NAME TITLE C.O.O. PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF Palm Beach } SS BEFORE ME PERSONALLY APPEARED Mel Lowell WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally Known to me AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS C.O.O. OF JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR PROFIT CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 19th DAY OF July 2017

NOTARY PUBLIC, STATE OF FLORIDA Bonnie A. Goldberg NOTARY SEAL MY COMMISSION EXPIRES August 10, 2019 COMMISSION #FE 898452

TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF Palm Beach } SS

[I] [we], Gary S. Dunay, Esq., [A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA] [A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA] DO HEREBY CERTIFY THAT [I] [we] HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT [I] [we] FIND THE TITLE TO THE PROPERTY IS VESTED IN THE WEINBAUM YESHIVA HIGH SCHOOL, INC., A FLORIDA NON PROFIT CORPORATION AND JEWISH COMMUNITY FACILITIES CORPORATION, A FLORIDA NOT FOR 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: July 20, 2017

ATTORNEY AT-LAW LICENSED IN FLORIDA

DATED: OFFICER OF TITLE INSURANCE COMPANY

PRINTED NAME-TITLE

COUNTY ENGINEER

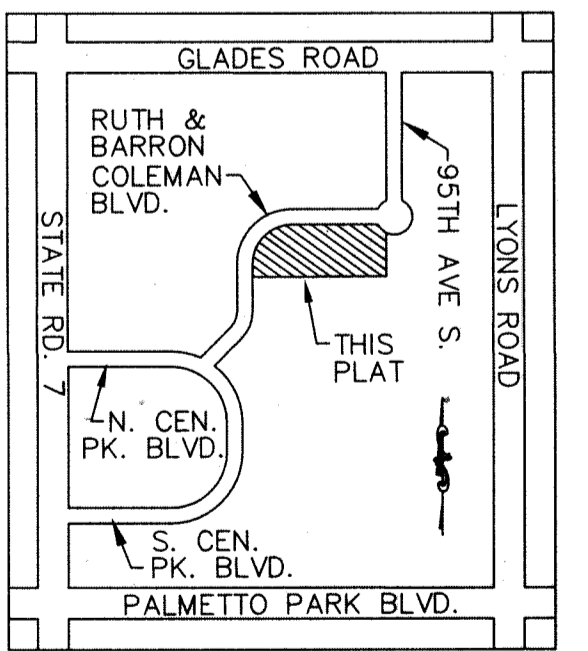
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 21st DAY OF August 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: George T. Webb, P.E. COUNTY ENGINEER

SURVEYOR AND 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; 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 CHAPTER 177, FLORIDA STATUTES AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

PAUL BREWER, DATE 6/8/2017 PROFESSIONAL LAND SURVEYOR FLORIDA LICENSE NO. 3240 L.B. NO. 2794



LOCATION / KEY MAP NOT TO SCALE

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, FLORIDA.

Table with 4 columns: OWNER (JEWISH COMMUNITY FACILITIES CORP., WEINBAUM YESHIVA HIGH SCHOOL INC.), COUNTY ENGINEER, SURVEYOR. Includes circular stamps for each role.