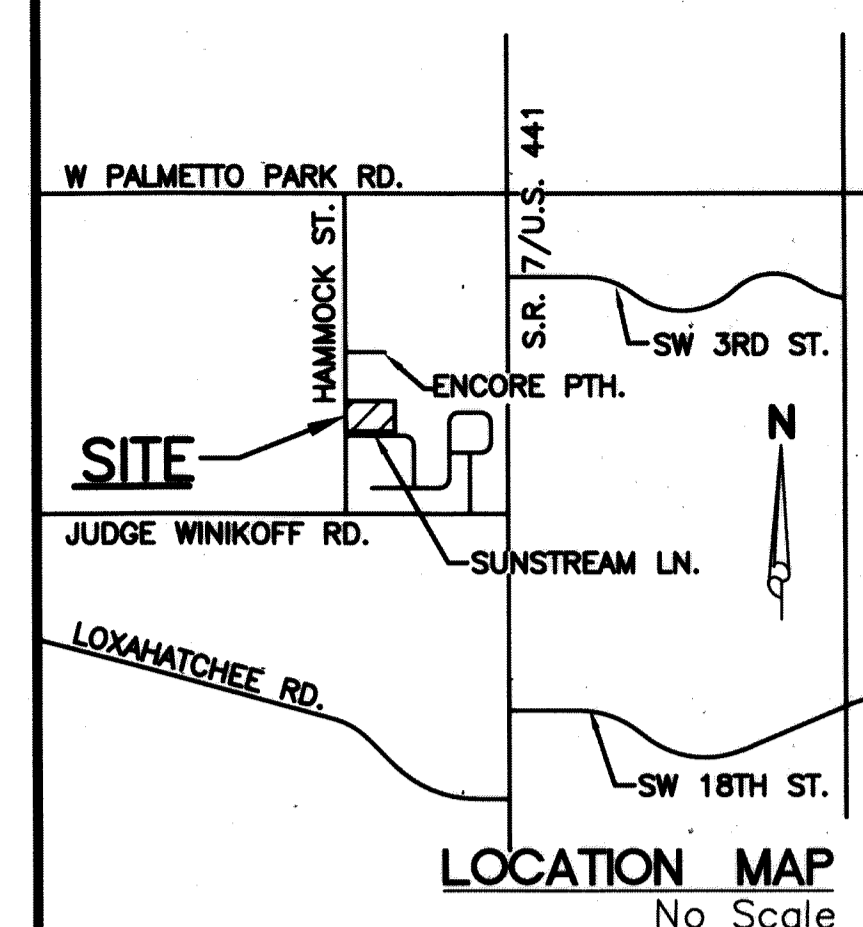


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HAMMOCK PUBLIC CHARTER SCHOOL

BEING A REPLAT OF A PORTION OF TRACT 64
 ACCORDING TO THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS
 RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA, TOGETHER WITH THE VACATED ROAD RIGHT-OF-WAY
 PER OFFICIAL RECORD BOOK 1841, PAGES 1960 THROUGH 1963, OF THE
 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
 IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
 PALM BEACH COUNTY, FLORIDA



STATE OF FLORIDA }
 COUNTY OF PALM BEACH } S.S.
 THIS INSTRUMENT WAS FILED FOR
 RECORD AT 12:19 P.M.
 THIS 10 DAY OF July
 2018 AND DULY RECORDED IN
 PLAT BOOK NO. 80-81
 ON PAGE 80-81

SHARON R. BOCK,
 CLERK AND COMPTROLLER
 BY: *Sharon R. Bock*, D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS HAMMOCK PUBLIC CHARTER SCHOOL, BEING A REPLAT OF A PORTION OF TRACT 64 ACCORDING TO THE FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, AS RECORDED IN PLAT BOOK 1, PAGE 102, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE VACATED ROAD RIGHT-OF-WAY PER OFFICIAL RECORD BOOK 1841, PAGES 1960 THROUGH 1963, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DESCRIPTION:

A PORTION OF TRACT 64 AND PART OF AN ABANDONED ROAD RIGHT OF WAY, FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 2, IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 102, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 64; THENCE SOUTH 88° 35' 38" WEST ALONG THE SOUTH BOUNDARY OF SAID TRACT 64, A DISTANCE OF 507.97 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88° 35' 38" WEST A DISTANCE OF 789.33 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF HAMMOCK STREET; THENCE NORTH 01° 07' 16" WEST ALONG SAID EAST RIGHT-OF-WAY A DISTANCE OF 334.17 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH BOUNDARY OF SAID TRACT 64; THENCE NORTH 88° 25' 49" EAST, ALONG SAID NORTH BOUNDARY, A DISTANCE OF 790.10 FEET, TO A POINT ON THE WEST BOUNDARY LINE OF BOCA SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 64, PAGES 1 THROUGH 6, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 00° 59' 33" EAST ALONG SAID WEST BOUNDARY LINE OF BOCA SPRINGS, A DISTANCE OF 336.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 264,783 SQUARE FEET OR 6.07 ACRES MORE OR LESS.

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

DEDICATION:

TRACT "A"

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE 10 FOOT UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE FACILITIES AND SERVICE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND THEY ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS (PRESIDENT) MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 13 DAY OF FEBRUARY, 2018.

SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Annette M. Iraola* BY: *Rosanne Wright*
 PRINT NAME: Annette M. Iraola
 WITNESS: *Winky R. Penar* BY: *Rosanne Wright*
 PRINT NAME: Winky R. Penar BY: Rosanne Wright
 (PRINT NAME) - (TITLE)
 (PRINT NAME) - (TITLE)

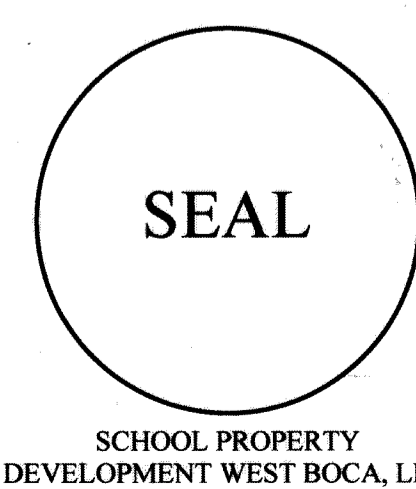
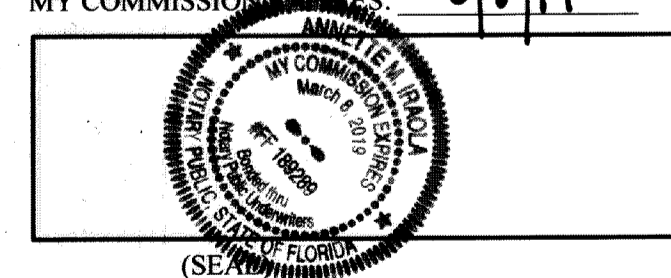
ACKNOWLEDGEMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Rosanne Wright (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (PRESIDENT) MANAGER OF SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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 13 DAY OF February, 2018.

MY COMMISSION EXPIRES: 3/9/19 NOTARY PUBLIC STATE OF FLORIDA
 PRINT NAME: Annette M. Iraola
 COMMISSION NO. FF199269



MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida
 COUNTY OF Miami-Dade

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 RECORD BOOK 29291, PAGE 464, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF March, 2018.

SCHOOL DEVELOPMENT HC FINANCE LLC,
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Annette M. Iraola* BY: *Ignacio Zulueta*
 PRINT NAME: Annette M. Iraola SIGNATURE OF MANAGER
 WITNESS: *Winky R. Penar* BY: *Ignacio Zulueta*
 PRINT NAME: Winky R. Penar (PRINT NAME) - (TITLE)

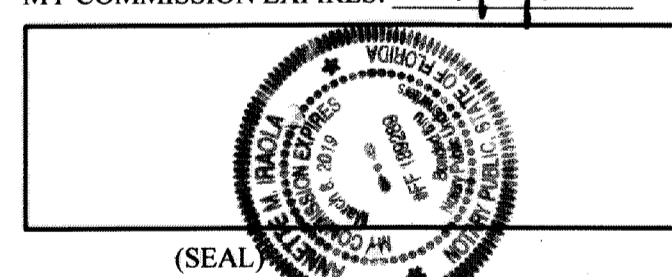
ACKNOWLEDGEMENT

STATE OF Florida
 COUNTY OF Miami-Dade

BEFORE ME PERSONALLY APPEARED Ignacio Zulueta (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SCHOOL DEVELOPMENT HC FINANCE LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) 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 19 DAY OF March, 2018.

MY COMMISSION EXPIRES: 3/9/19 NOTARY PUBLIC STATE OF FLORIDA
 PRINT NAME: Annette M. Iraola
 COMMISSION NO. FF199269



TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH

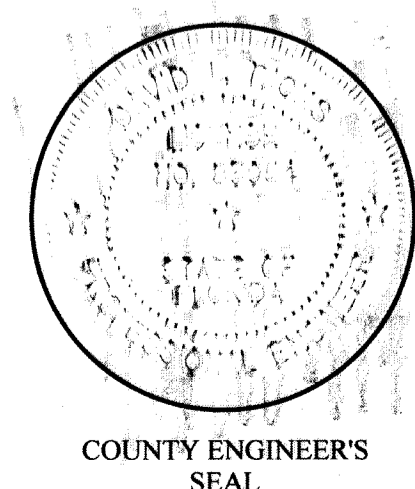
I, GARY N. GERSON, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SCHOOL PROPERTY DEVELOPMENT WEST BOCA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT 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 NO OTHER ENCUMBRANCES OF RECORD.

DATE: 3/23/18 BY: *Gary N. Gerson*
3/23/18 GARY N. GERSON, ESQ.

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 10 DAY OF July, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

David L. Ricks
 COUNTY ENGINEER
 DAVID L. RICKS
 P.E.



SURVEYORS NOTES

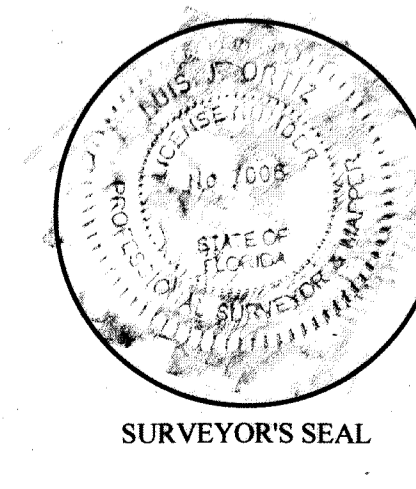
- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "■" 1" 1/2" BRASS DISK STAMPED "PRM LB7769" SET IN A 4" 4" 24" CONCRETE MONUMENT.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH BOUNDARY OF TRACT 64, HAVING AN ASSUMED BEARING OF S.88°35'38"W, AS DESCRIBED AND AS SHOWN ON THE PLAT OF BOCA SPRINGS PER PLAT BOOK 64, PAGE 1, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE PALM BEACH COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE WILL BE NO ABOVE GROUND ENCROACHMENTS WHERE LAKE MAINTENANCE EASEMENTS AND UTILITY EASEMENTS COINCIDE.
- THE BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- THIS PLAT IS BEING PREPARED IN REFERENCE TO ZONING PROJECT NO. 1983-00078.
- 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.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
 SCALE FACTOR 1.0000177
 S88°35'38"W (PLAT) (See Note 2)
 S88°35'40"W (GRID)
 00°00' 02" BEARING
 CLOCKWISE ROTATION
 (PLAT TO GRID)
 COORDINATES SHOWN ARE GRID
 DATUM NAD83 1990 ADJUSTMENT
 ZONE FLORIDA EAST
 LINEAR UNIT US SURVEY FEET
 COORDINATE SYSTEM 1983 STATE PLANE
 TRANSVERSE MERCATOR PROJECTION
 GROUND DISTANCE X SCALE FACTOR = GRID

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; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 3-23-2018
Luis J. Ortiz
 LUIS J. ORTIZ, P.S.M.
 LICENSE NO. LS7006
 STATE OF FLORIDA

THIS INSTRUMENT PREPARED BY
 LUIS J. ORTIZ, P.S.M.
 LS7006 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. Phone: (561) 444-2720
 Suite 105 www.geopointsurvey.com
 Riviera Beach, FL 33404 Licensed Business Number LB 7768

Sheet No. 1 of 2 Sheets