20180282377 KEISER UNIVERSITY SPORTS FACILITY THIS INSTRUMENT PREPARED BY COMMUNITY DRIVE JOHN E. PHILLIPS III, P.S.M. 4826 BROWN & PHILLIPS, INC. LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA; PROFESSIONAL SURVEYING SERVICES BEING A REPLAT OF A PORTION OF TRACT B, OF THE PLAT OF NORTHWOOD UNIVERSITY, RECORDED IN PLAT BOOK 119, CERTIFICATE OF AUTHORIZATION # LB 6473 PAGE 45. OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA 1860 OLD OKEECHOBEE ROAD, SUITE 509 SHEET 1 OF 2 WEST PALM BEACH, FLORIDA 33409 561-615-3988, 615-3991 FAX KEISER UNIVERSITY 561-615-3988, 615-3991 FAX E-Mail: info@brown-phillips.com TITLE CERTIFICATION STATE OF FLORIDA DEDICATIONS AND RESERVATIONS CORDIT . : PALM BEACH COUNTY OF PALM BEACH COUNTY OF PALM BEACH DAVIN C. HARDIN A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE STATE OF FLORIDA EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED KNOW ALL MEN BY THESE PRESENTS THAT EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT IN EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN CORPORATION, OWNER OF THE LAND SHOWN HEREON, LYING IN SECTION 24 TOWNSHIP 43 SOUTH, PAID: THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE RANGE 42 EAST. CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA: BEING A REPLAT OF SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD, BUT THOSE ENCUMBRANCES DO NOT A PORTION OF TRACT B. OF THE PLAT OF NORTHWOOD UNIVERSITY. RECORDED IN PLAT BOOK 119. PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT. PAGE 45, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS: KEISER UNIVERSITY SPORTS FACILITY MORE PARTICULARLY DESCRIBED AS FOLLOWS: OKEECHOBEE ROAD ATTORNEY-AT-LAW LICENSED IN FLORIDA BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT B, LYING ON THE NORTH RIGHT-OF-WAY VICINITY MAP OF GARDENIA STREET. AS SHOWN ON SAID PLAT OF NORTHWOOD UNIVERSITY: DATED: MAY 7, 2018 THENCE ALONG THE BOUNDARY OF SAID TRACT B, AND THE NORTHERLY EXTENSION NOT TO SCALE THEREOF, NO1"17'47"E FOR 840.00 FEET; THENCE S89"15'32"E FOR 675.30 FEET TO THE BOUNDARY OF SAID TRACT B: MORTGAGEE'S JOINDER AND CONSENT SURVEYOR'S THENCE ALONG THE BOUNDARY OF SAID TRACT B FOR THE FOLLOWING COURSES: SEAL STATE OF Ohio SURVEYOR'S CERTIFICATE THENCE S01°28'49"W FOR 628.49 FEET; THENCE N89°10'18"W FOR 336.22 FEET; THENCE S01°28'49"W FOR 54.87 FEET: THENCE N89°10'18"W FOR 138.27 FEET: THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION COUNTY OF Chyahosa OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY THENCE S0117'47"W FOR 157.70 FEET; THENCE N8910'18"W FOR 198.61 FEET IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE TO THE POINT OF BEGINNING. MONUMENTS (P.R.M.s), AND MONUMENTS, ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL CONTAINING 10.86 ACRES, MORE OR LESS. HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED. AND THE BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 29376, ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

JOHN E. PHILLIPS, III, P.S.M. HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AT PAGES 3-24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO AND DO HEREBY DEDICATE AS FOLLOWS: THE DEDICATIONS SHOWN HEREON. CITY OF WPB REVIEWING License No. 4826 SURVEYOR SEAL IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS State_of Florida TRACT F. AS SHOWN HEREON IS HEREBY RESERVED BY EVERGLADES COLLEGE, INC., S r. [PRESIDENT] [VICE PRESIDENT] AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PROPER PURPOSES OF ITS BOARD OF DIRECTORS THIS 29 DAY OF May CONSISTENT WITH THE APPROVED SITE PLAN. IN WITNESS WHEREOF, EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION. HAS TRISTATE CAPITAL BANK, CITY APPROVAL CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE A PENNSYLWANIA STATE CHARTERED BANK AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF TRUSTEES, THIS 27 DAY OF THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY OF WEST PALM BEACH, FLORIDA, THIS LIP DAY OF _______, 2018. <u>June</u>, 2018. (SIGNATURE OF PRES. OR V. PRES.) V tality Lever (SIGNATURE) David J. Hurtur (PRINTED NAME) Anthony Brown (print name) Katie Stemer (PRINTED NAME) EVERGLADES ÆQLLEGE, INC., CITY OF WPB A FLORIDA NOT-FOR-PROFIT CORPORATION Senior VP SEAL (SIGNATURE) ARTHUR KEISER, VICE-PRESIDENT **ACKNOWLEDGEMENT** Molly Brown (print name) Signature) STATE OF Chic **ACKNOWLEDGEMENT** COUNTY OF Cuyahoia 1. BEARINGS ARE BASED ON BEARING OF S89"15"32"E (GRID) ALONG THE BOUNDARY OF TRACT B, STATE OF FLORIDA PLAT OF NORTHWOOD UNIVERSITY, PLAT BOOK 119, PAGE 45. COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED David J. Hur (PRINTED NAME) WHO IS PERSONALLY KNOWN TO ME, OR HAS 2.

PERMANENT REFERENCE MONUMENT (P.R.M.) No."LB6473" SET. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS BEFORE ME PERSONALLY APPEARED ARTHUR KEISER, WHO IS PERSONALLY KNOWN TO ME. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF EVERGLADES COLLEGE, INC., A FLORIDA NOT-FOR-PROFIT VICE PRESIDENT OF TRISTATE CAPITAL BANK, A PENNSYLVANIA STATE CHARTERED BANK, AND SEVERALLY M CONCRETE MONUMENT FOUND. **OWNER** CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID SEAL SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL (IF AVAILABLE) OF SAID BANK 3. NO BUILDINGS OF ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON SEAL (IF AVAILABLE) OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID ANY EASEMENT WITHOUT APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK. ENCROACHMENTS. WITNESS MY HAND AND OFFICIAL SEAL THIS 27 DAY OF JULY 2018. SEAL WITNESS MY HAND AND OFFICIAL SEAL THIS 29TDAY OF MAY 4. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, MY COMMISSION EXPIRES: (SIGNATURE) DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND MY COMMISSION EXPIRES: Motary Public - State of Florida 202 N Cata NZAKO (PRINTED NAME) PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL Jennie L. Church (PRINTED NAME) Commission # FF 910014 Never My Comm. Expires New 19, 2019 OTARY PUBLIC BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED. NOTARY PUBLIC OWNER NOTARY SEAL P.O.B. - POINT OF BEGINNING (P) - DIMENSION PER PLAT BOOK 119 PG.45 **REVIEWING SURVEYOR** 5. PLAT AREA = 10.86 ACRES, MORE OR LESS. P.B. - PLAT BOOK (D) - DEED DIMENSION THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE ORB - OFFICIAL RECORD BOOK CENTERLINE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES 6. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF D.B. - DEED BOOK PRM - PERMANENT REFERENCE MONUMENT NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE PG. – PAGE (4"x4" CONCRETE MONUMENT WITH PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS AT LOT CORNERS. R/W - RIGHT-OF-WAY SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. LB6473 DISK) R - RADIUS LB - LICENSED BUSINESS Δ - CENTRAL ANGLE VINCENT J. NOEL, P.S.M. PBCo - PALM BEACH COUNTY THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT A - ARC LENGTH WPB - WEST PALM BEACH FLORIDA CERTIFICATE NO.4169 U.E. - UTILITY EASEMENT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. D.E. - DRAINAGE EASEMENT BOUNDARY OF TRACT B \$88*54'59"E 672.85" MORTGAGEE'S P.B. 119 PG. 45 SEAL MILITARY PARK HALLS ADDITION PLAT BOOK 12 PAGE 44 REMAINDER OF BOUNDARY OF TRACT B (P.B.119 PG.45) LOTS 26-37 TRACT B (IF AVAILABLE) - - 25' RESOLUTION TO EXCHANGE (ORB 2178 PG.1021) SEMINOLE COLONY to PBCo NORTHWOOD UNIVERSITY MORTGAGEE'S & 25' PBCo D.E. (ORB 2371 PG.1075) PLAT BOOK 119 PAGE 45 BOUNDARY OF TRACT B (P.B.119 PG.45) NOTARY SEAL 21.02 ACRES S8915'32"E 623.15' 25 -----35'x 100' U.E. & D.E. REMAINDER OF (ORB 4723 PG.1643) TRACT B SCALE: 1" = 50S8915'32"E 675.30' NORTHWOOD UNIVERSITY PLAT BOOK 119 PAGE 45 FDOT TRANSFER OF RESERVATION 21.02 ACRES PARCEL No.801 (ORB 11235 PG.1551) TRACT F N89"14'08"W 1296.44' BOUNDARY OF TRACT B (P.B.119 PG.45) BOUNDARY OF TRACT B (P.B.119 PG.45) 10.86 ACRES 6' UTILITY EASEMENT (ORB 1691 PAGE 1610) LOT 95 LOT 94 LOT 93 LOT 92 LOT 91 LOT 90 LOT 89 LOT 88 LOT 87 LOT 86 LOT 85 LOT 84 MILITARY PARK HALLS ADDITION SEMINOLE COLONY PLAT BOOK 12 PAGE 44 ORB 1691 PAGE 1610 LOTS 38-49 SEE SHEET 2 OF 2 JOB No.17-092