

DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT HOLLAND NORTHLAKE DAY SCHOOL, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT ALL OF LOTS 2 AND 3, CHARLES E. WALTER, P.U.D., AS RECORDED IN PLAT BOOK 32, PAGES 84 THROUGH 85 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS CHARLES E. WALTER, P.U.D., REPLAT No. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 2 AND 3, CHARLES E. WALTER SUBDIVISION (P.U.D.), ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 84 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPTING THEREFROM THE FOLLOWING REAL PROPERTY:

A PORTION OF LOTS 1 THROUGH 3, INCLUSIVE, OF THE PLAT OF CHARLES E. WALTER, P.U.D., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, AT PAGE 84, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01° 34' 50" EAST, ALONG A PORTION OF THE WEST LINE OF SAID LOT 1 A DISTANCE OF 200.03 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE NORTH 01° 34' 50" EAST, ALONG A PORTION OF THE LAST DESCRIBED COURSE A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NORTH LAKE BOULEVARD AS SHOWN ON THE SAID PLAT OF CHARLES E. WALTER P.U.D., SAID POINT BEARING SOUTH 00° 44' 14" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5789.65 FEET, A CENTRAL ANGLE OF 03° 19' 22" AND AN ARC DISTANCE OF 335.77 FEET; THENCE SOUTH 88° 08' 10" EAST ALONG A LINE NOT RADIAL TO THE LAST DESCRIBED CURVE A DISTANCE OF 239.23 FEET TO A POINT, SAID POINT BEARING NORTH 02° 57' 28" WEST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE, THE LAST TWO DESCRIBED COURSES BEING ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NORTH LAKE BOULEVARD; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5649.65 FEET, A CENTRAL ANGLE OF 00° 00' 14" AND AN ARC DISTANCE OF 0.38 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87° 02' 18" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5809.65 FEET, A CENTRAL ANGLE OF 03° 42' 07" AND AN ARC DISTANCE OF 375.36 FEET TO THE POINT OF BEGINNING, THE LAST THREE DESCRIBED COURSES BEING 80.00 FEET SOUTH OF THE CENTERLINE OF NORTH LAKE BOULEVARD AS SHOWN ON THE SAID PLAT OF CHARLES E. WALTER, P.U.D.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

CONTAINING: 92,921.0 SQ.FT. 2.1 ACRES MORE OR LESS.

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

PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED TO HOLLAND NORTHLAKE DAY SCHOOL, INC. ITS SUCCESSORS AND ASSIGNS FOR FUTURE DEVELOPMENT AND OTHER PROPER PURPOSES.

PARCEL "B", AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNERS OF PARCEL "A", THEIR SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNERS OF PARCEL "A", THEIR SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF

DIRECTORS, THIS 23 DAY OF APRIL, 1999.

HOLLAND NORTHLAKE DAY SCHOOL, INC.
A FLORIDA CORPORATION.

WITNESS: *[Signature]* BY: *[Signature]*
JOHN B. COGBURN, PRESIDENT

WITNESS: *[Signature]*

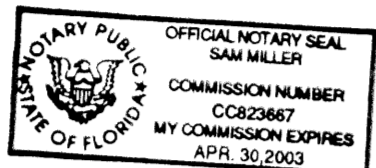
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN B. COGBURN WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HOLLAND NORTHLAKE DAY SCHOOL, INC., A FLORIDA CORPORATION, AND SEVERALLY 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 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF APRIL, 1999.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JEFFREY N. DAVERSA 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 HOLLAND NORTHLAKE DAY SCHOOL, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: April 22, 1999
FLORIDA BAR # 126805
[Signature]
JEFFREY N. DAVERSA, ESQ.

APPROVAL:

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 DAY OF May, 1999, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

[Signature]
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYORS 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.

DATE: 5/4/99
[Signature]
CARY A. RAGER
LICENSE NO. 4828
STATE OF FLORIDA

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT:

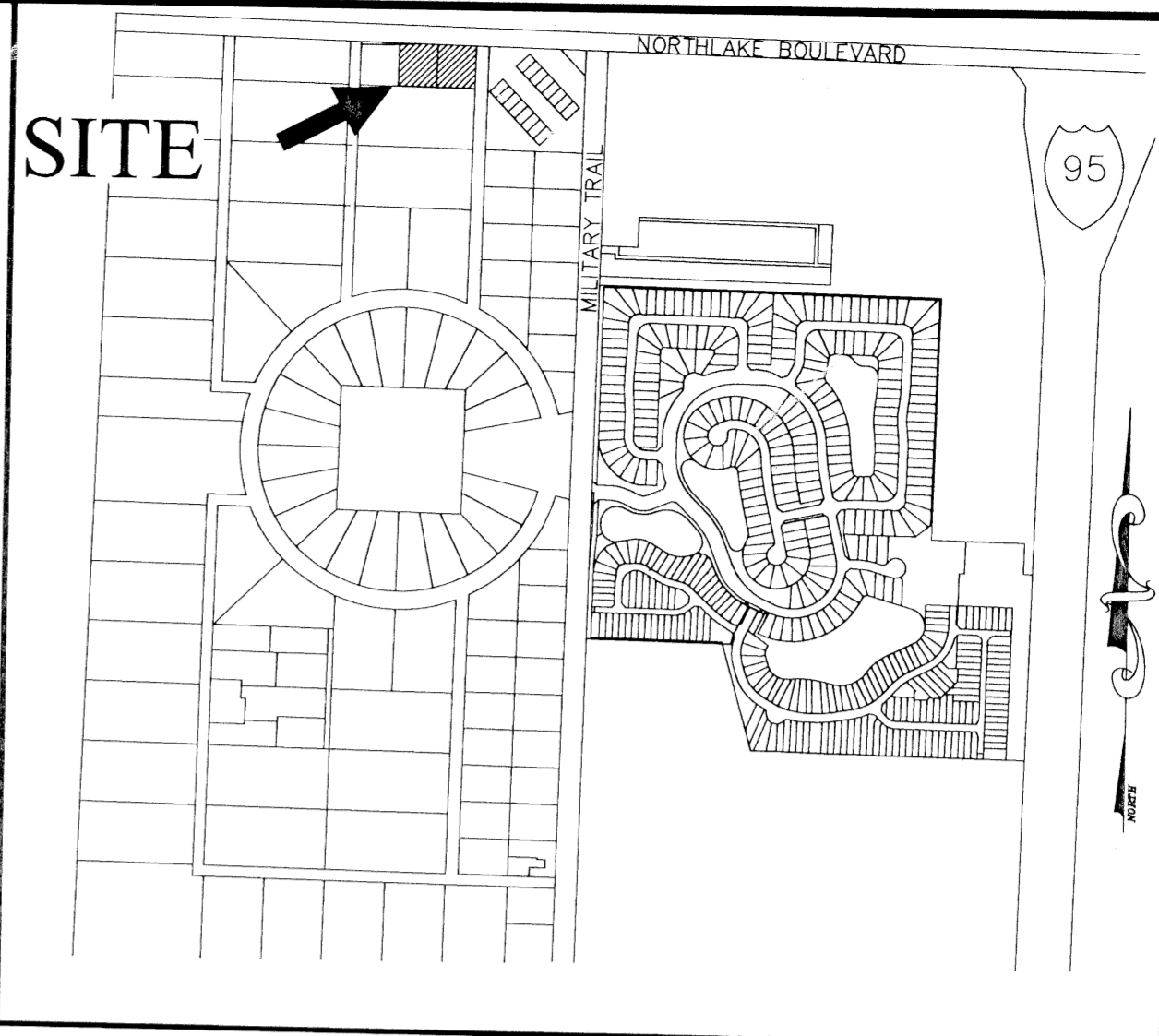
THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY, SAID NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

ATTEST: *[Signature]* BY: *[Signature]*
PETER L. PIMENTEL SECRETARY 5/3/99
ROBERT D. MORRIS PRESIDENT

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.

HOLLAND NORTHLAKE DAY SCHOOL
NOTARY SEAL
TITLE COMPANY
COUNTY ENGINEER
SURVEYORS SEAL
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SEAL

CHARLES E. WALTER, P.U.D., REPLAT No.1
BEING A REPLAT OF ALL OF LOTS 2 AND 3, CHARLES E. WALTER, P.U.D., AS RECORDED IN PLAT BOOK 32, PAGES 84 THROUGH 85, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 24, TOWNSHIP 42 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2
DECEMBER 1998



LOCATION MAP: (NOT TO SCALE)



SURVEYORS NOTES:

- 1. PLAT POSITION AND ORIENTATION:
 - A. COORDINATES SHOWN ARE GRID
 - B. DATUM = NORTH AMERICAN DATUM (NAD) OF 1983, 1990 ADJUSTMENT
 - C. ZONE = FLORIDA EAST
 - D. LINEAR UNIT = U.S. SURVEY FOOT
 - E. COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - F. ALL DISTANCES ARE GROUND
 - G. SCALE FACTOR = 1.0000374
 - H. GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE
 - I. ROTATION TO GRID NORTH
 - N 87°02'18"E (PLAT BEARING)
 - N 86°39'20"E (GRID BEARING)
 - ROTATION 0°22'58" COUNTER CLOCKWISE (PLAT TO GRID)
- 2. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB 4318 UNLESS OTHERWISE NOTED.
- 3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF S 88°25'10" E ALONG THE SOUTH LINE OF LOTS 2 & 3 AS SHOWN ON THE PLAT OF CHARLES E. WALTER SUBDIVISION, P.U.D. AS RECORDED IN PLAT BOOK 32, PAGES 84-85, PALM BEACH COUNTY, FLORIDA
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVAL OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 6. 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.
- 7. ALL LINES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

LAND USE:

PARCEL "A"	2.09 ACRES
PARCEL "B"	0.01 ACRES
TOTAL	2.10 ACRES

PETITION No. CA98-52

CHARLES E. WALTER P.U.D., REPLAT No.1
NICK MILLER, INC.
Surveying & Mapping Consultants
SHEET NO. 1 OF 2
SCALE: DATE: DEC. 1998
JOB NO. 98018A
FILE: 98018a-1

SUBDIVISION
BOOK 35
PAGE 5
FLOOD MAP # 1306
QUAD # 28
ZONING RE
SE 52-00-0-2
TAZ 109
PUD NAME Charles E. Walter