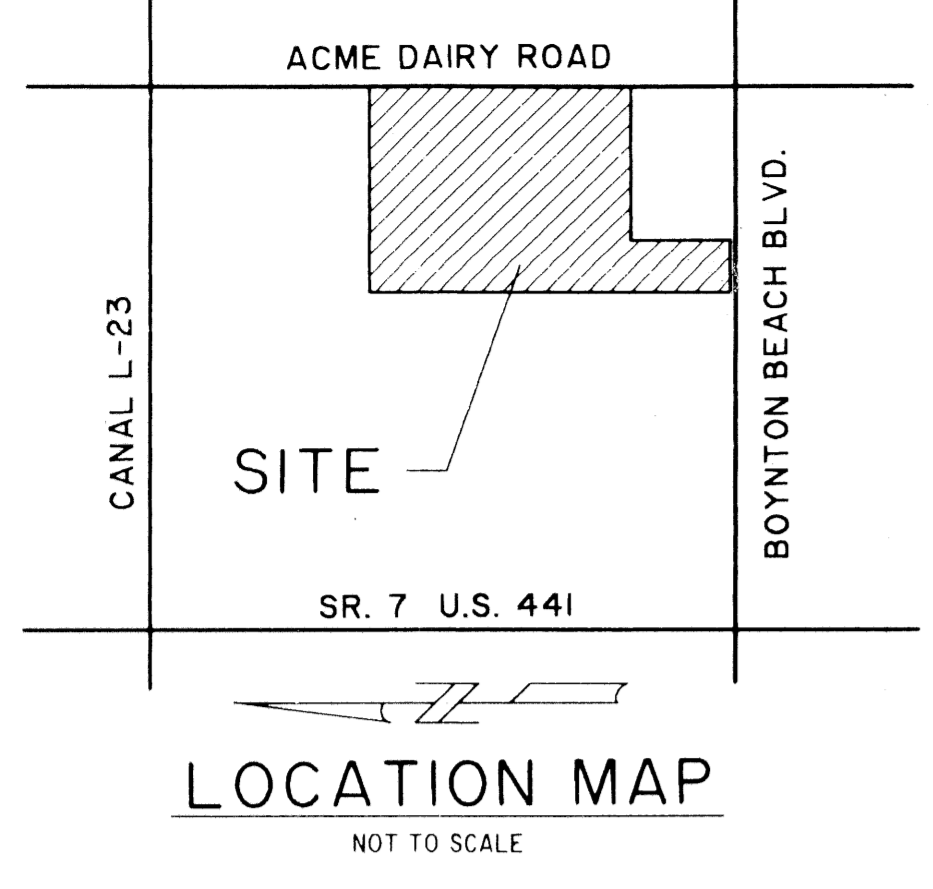


ST. JOSEPH'S SCHOOL

BEING THE REPLAT OF A PORTION OF BLOCK 50, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. LYING IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHEET 1 OF 2



89

STATE OF FLORIDA 55
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:47 A.M. THIS 26 DAY OF February 2004
AND DULY RECORDED IN PLAT BOOK 2 ON PAGE 89-90
DOROTHY H. WILKEN, CLERK OF THE PUBLIC COURTS
BY *[Signature]*

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC., A FLORIDA CORPORATION AND SWANEY PROPERTIES, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF BLOCK 50, PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS ST. JOSEPH'S SCHOOL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT 103 OF SAID BLOCK 50; THENCE SOUTH 89°26'12" WEST ALONG THE SOUTH LINE OF TRACTS 103 THROUGH 105 OF SAID BLOCK 50, A DISTANCE OF 990.00 FEET TO A POINT ON THE EAST LINE OF TRACT 105 OF SAID BLOCK 50; THENCE SOUTH 00°33'48" EAST ALONG SAID EAST LINE OF TRACT 105, A DISTANCE OF 598.78 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD (STATE ROAD 804) AS DESCRIBED IN OFFICIAL RECORD BOOK 14014, PAGE 1360, OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT ON A CURVE CONCAVE NORTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 3285.75 FEET, A CENTRAL ANGLE OF 0°39'13", A CHORD BEARING OF NORTH 85°00'02" WEST, AND A DISTANCE OF 94.84 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTHERLY RIGHT-OF-WAY LINE, HAVING A RADIUS OF 3314.25 FEET, A CENTRAL ANGLE OF 04°05'09", AND A DISTANCE OF 236.34 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 105; THENCE NORTH 00°33'48" WEST ALONG THE WEST LINE OF TRACTS 76, 85, 106 AND 105 OF SAID BLOCK 50, A DISTANCE OF 2581.68 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT 76; THENCE NORTH 89°26'12" EAST ALONG THE NORTH LINE OF TRACTS 73 THROUGH 76 OF SAID BLOCK 50, A DISTANCE OF 1320.00 FEET TO A POINT ON THE EAST LINE OF TRACT 73; THENCE SOUTH 00°33'48" EAST ALONG THE EAST LINE OF TRACTS 73, 88, AND 103 OF SAID BLOCK 50, A DISTANCE OF 2010.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 65.330 ACRES MORE OR LESS.
HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

EASEMENTS
THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNERS, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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

TRACTS

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SWANEY PROPERTIES L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACTS "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT "W" (WATER MANAGEMENT TRACT), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC., ITS SUCCESSORS AND ASSIGNS FOR, STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORD BOOK 14111 PAGE 1004, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC., A FLORIDA 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 19th DAY OF September, 2003.

THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC., A FLORIDA CORPORATION
BY *[Signature]*
WILLIAM C. SWANEY, MANAGING MEMBER

WITNESS: *[Signature]*
PRINTED NAME: Roxanne Ray

WITNESS: *[Signature]*
PRINTED NAME: Ingrid N. Ethridge

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF Blaine
BEFORE ME PERSONALLY APPEARED WILLIAM C. SWANEY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WILLIAM CHINNICK CHARITABLE FOUNDATION, 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 19th DAY OF September, 2003.
MY COMMISSION EXPIRES: 8/7/08
COMMISSION NUMBER: 38545
ANGELA W. BURRELL
NOTARY PUBLIC
ANGELA W. BURRELL
PRINTED NAME

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF September, 2003.

SWANEY PROPERTIES, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY
BY *[Signature]*
WILLIAM C. SWANEY, MANAGING MEMBER

WITNESS: *[Signature]*
PRINTED NAME: Roxanne Ray

WITNESS: *[Signature]*
PRINTED NAME: Ingrid N. Ethridge

ACKNOWLEDGMENT

STATE OF IDAHO
COUNTY OF Blaine

BEFORE ME PERSONALLY APPEARED WILLIAM C. SWANEY WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SWANEY PROPERTIES, L.L.C., A MICHIGAN LIMITED LIABILITY COMPANY 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 19th DAY OF September, 2003.
MY COMMISSION EXPIRES: 8/7/08
COMMISSION NUMBER: 38545
ANGELA W. BURRELL
NOTARY PUBLIC
ANGELA W. BURRELL
PRINTED NAME

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JAMES A. BALLERANO JR., 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 TO WILLIAM CHINNICK CHARITABLE FOUNDATION, INC. AND SWANEY PROPERTIES, L.L.C. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE DIVISION DEPICED BY THIS PLAT.

DATED: 9/28/03
12/12/03
BY: *[Signature]*
JAMES A. BALLERANO JR., PRESIDENT
ATTORNEY AT LAW
LICENSED IN THE STATE OF FLORIDA

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ENGINEER:

COUNTY ORDINANCE No. 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 26 DAY OF February, 2004, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.
Dennis T. Webb
GEORGE T. WEBB, P.E. - COUNTY ENGINEER

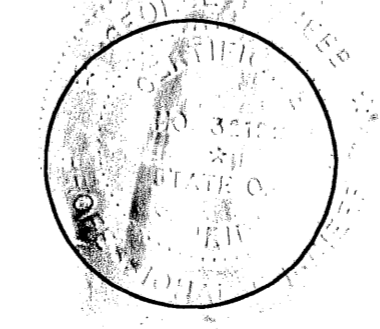
AREA TABULATION

PETITION NUMBER 01-057

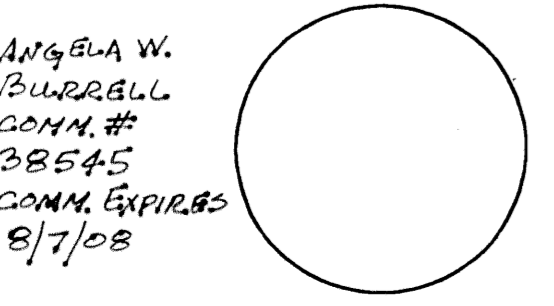
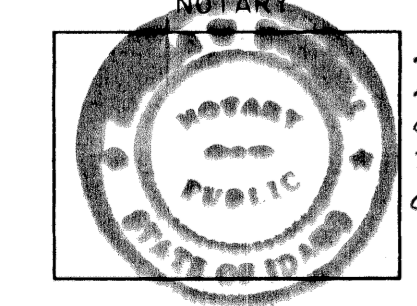
TOTAL AREA	65.330 ACRES
TRACT "A"	45.986 ACRES
TRACT "B"	10.438 ACRES
TRACT "C"	1.142 ACRES
TRACT "D"	0.091 ACRES
TRACT "E"	0.244 ACRES
TRACT "W"	7.429 ACRES

COUNTY ENGINEER

SURVEYOR



SWANEY PROPERTIES, L.L.C. THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC. THE WILLIAM CHINNICK CHARITABLE FOUNDATION, INC.



SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.) LB # 4396
- 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.
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE WEST LINE OF TRACTS 76, 85, 106 AND 105, BLOCK 50, PALM BEACH FARMS COMPANY PLAT NO. 3 (PLAT BOOK 2, PAGES 45-54), HAVING AN ASSUMED BEARING OF NORTH 00°33'48" WEST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT OR WITHIN ANY PRIVATE STREET TRACTS WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- LEGEND
P.O.B. DENOTES POINT OF BEGINNING
P.B. DENOTES PLAT BOOK
P.G.S. DENOTES PAGES
R DENOTES RADIUS
L DENOTES ARC LENGTH
Δ DENOTES DELTA ANGLE
G DENOTES CENTERLINE
NR DENOTES NON RADIAL LINE
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
O.R.B. DENOTES OFFICIAL RECORD BOOK
F.N.D. DENOTES FOUND
P.B.C. DENOTES PALM BEACH COUNTY
L.M.E. DENOTES LAKE MAINTENANCE EASEMENT
U.E. DENOTES UTILITY EASEMENT
R.L. DENOTES RADIAL LINE
D.E. DENOTES DRAINAGE EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENTS
L.B. DENOTES LANDSCAPE BUFFER EASEMENT
C.B. DENOTES CHORD BEARING
P.S.U.E. DENOTES PRIVATE SPECIFIC USE EASEMENT
C. DENOTES CHORD LENGTH
L.M.A.E. DENOTES LAKE MAINTENANCE ACCESS EASEMENT
P.B.C.U.E. DENOTES PALM BEACH COUNTY UTILITY EASEMENT
L.L.C. DENOTES LIMITED LIABILITY COMPANY
P.C.E. DENOTES PERMANENT CONSTRUCTION EASEMENT
C.M. DENOTES CONCRETE MONUMENT
- BEARINGS SHOWN HEREON ARE TO BE ASSUMED AS NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL.

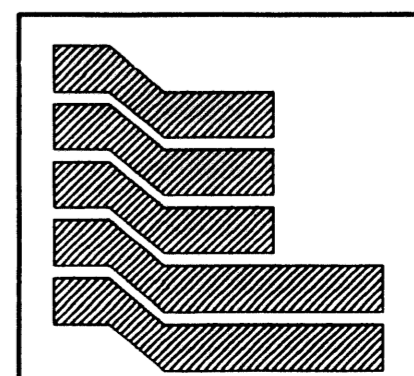
SURVEYOR'S CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 THAT PERMANENT CONTROL POINTS (P.C.P.'S), AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: 10/6/03
[Signature]
CRAIG S. PUSEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5019
LANDMARK SURVEYING AND MAPPING, INC.
1850 FOREST HILL BLVD., SUITE 100
WEST PALM BEACH, FLORIDA 33406

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 THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.



Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida
LB # 4396

ST. JOSEPH'S SCHOOL

SUBDIVISION: St. Joseph's School
BOOK: 101
PAGE: 89
FLOOD ZONE: B
QUAD: 50
SE: 203,757
TAZ: 745
ZIP CODE: 33437
FID NAME: