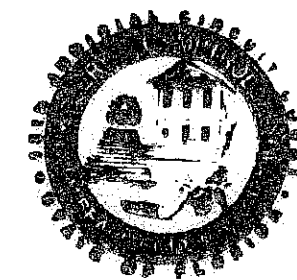


IMAGINE CHARTER SCHOOL AT BOYNTON BEACH

A REPLAT OF A PORTION OF LOTS 119, 132, 141 AND 158, AND ALL OF LOT 133, LOTS 113 THROUGH 118, INCLUSIVE, LOTS 141 THROUGH 157, INCLUSIVE, LOTS 160 THROUGH 174, INCLUSIVE, AND A PORTION OF TRACT B-1 AND A PORTION OF TRACT R-1, ALL IN "HIGH RIDGE PUD", PLAT BOOK 109, PAGES 90, 91, 92 AND 93, PALM BEACH COUNTY RECORDS. SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

JUNE, 2009

0008-056



(STATE OF FLORIDA) SS
(COUNTY OF PALM BEACH) SS
THIS PLAT WAS FILED FOR RECORD
12:19 THIS 6
DAY OF October 2009,
AND DULY RECORDED IN PLAT BOOK
112, PAGES 186, THROUGH
187
BY: Janis Prainito
CLERK & COMPTROLLER

SHEET 1 OF 2

COUSINS SURVEYORS & ASSOCIATES, INC.
3921 S.W. 47TH AVENUE, SUITE 1011
DAVIE, FLORIDA 33314
CERTIFICATE OF AUTHORIZATION : LB # 6448
PHONE (954)680-9885 FAX (954)680-0213

DESCRIPTION, DEDICATION AND RESERVATIONS
(STATE OF FLORIDA) SS

(COUNTY OF PALM BEACH) SS

KNOWN ALL MEN BY THESE PRESENTS THAT, CHARTER PB BOYNTON, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "IMAGINE CHARTER SCHOOL AT BOYNTON BEACH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF "HIGH RIDGE PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109, PAGES 90 THRU 93, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 8, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA;

THENCE NORTH 01°50'29" EAST ALONG THE EAST LINE OF SAID SECTION 8, A DISTANCE OF 1716.85 FEET;

THENCE SOUTH 88°35'59" WEST, A DISTANCE OF 40.06 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°50'29" WEST ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 400.00 FEET;

THENCE NORTH 88°09'31" WEST, A DISTANCE OF 475.09 FEET;

THENCE NORTH 01°09'29" EAST ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 242.76 FEET;

THENCE NORTH 05°02'00" EAST ALONG SAID WEST LINE, A DISTANCE OF 130.80 FEET;

THENCE NORTH 88°35'59" EAST ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 471.46 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA; CONTAINING 183,899 SQUARE FEET (4.2217 ACRES) MORE OR LESS.

HAS CAUSED THE SAME LANDS DESCRIBED ABOVE TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF UTILITY FACILITIES.

THE LIMITED ACCESS EASEMENT (L.A.E.) SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR PURPOSES OF ACCESS CONTROL.

TRACT "A" IS HEREBY RESERVED TO CHARTER PB BOYNTON, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE DEVELOPMENT PURPOSES WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER MEMBER AND ATTESTED BY ITS OTHER MANAGER MEMBERS, THIS 23rd DAY OF September, 2009.

CHARTER PB BOYNTON, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Herman Leonoff TITLE: MANAGER MEMBER
DATE: 9/23/2009

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Marcelo Saiegh TITLE: MANAGER MEMBER
DATE: 9/23/2009

WITNESS: [Signature] BY: [Signature]
PRINT NAME: Gustavo Bogomolni TITLE: MANAGER MEMBER
DATE: 9/23/2009

ACKNOWLEDGEMENT

(STATE OF FLORIDA) SS

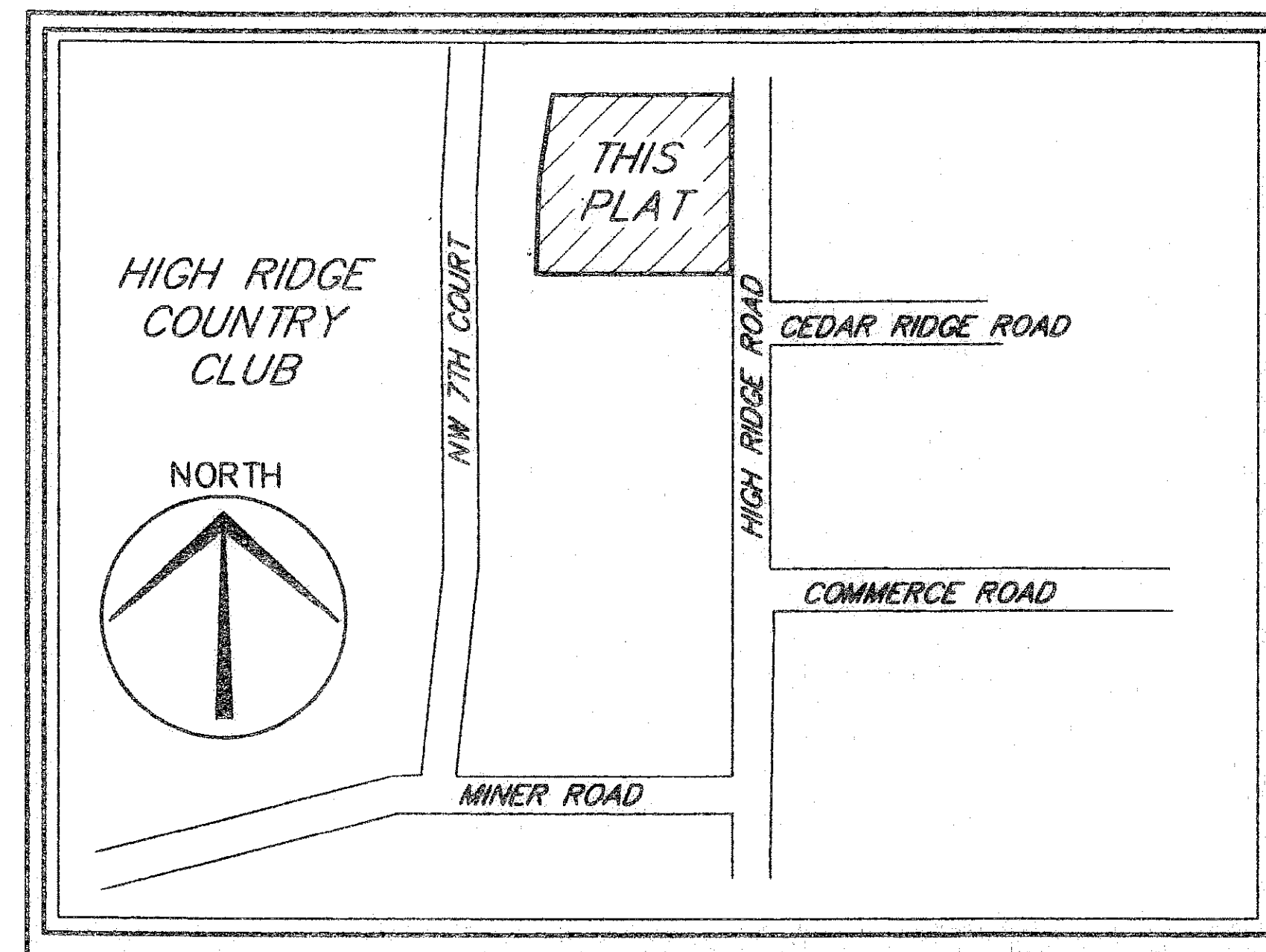
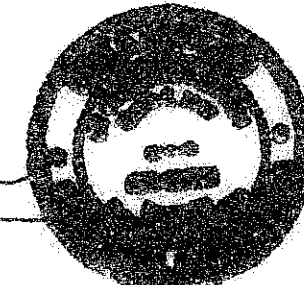
(COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MARCELO SAGIEGH, GUSTAVO BOGOMOLNI AND HERMAN LEONOFF, WHO ARE PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER MEMBERS OF CHARTER PB BOYNTON L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH MANAGER MEMBERS OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF September, 2009.

MY COMMISSION EXPIRES:

BY: [Signature]
NOTARY-PUBLIC



LOCATION MAP (NTS)

TITLE CERTIFICATION

(STATE OF FLORIDA) SS

(COUNTY OF PALM BEACH) SS

I, Robert B. Siesholtz, 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 CHARTER PB BOYNTON L.L.C., THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; 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 PARCEL AS DEPICTED BY THIS PLAT.

FIRST AMERICAN TITLE INSURANCE COMPANY

BY: [Signature]

ROBERT B. SIESHOLTZ

AS: AVP

DATED: September 18, 2009

SURVEYOR'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 0.01 OF A FOOT PER CITY OF BOYNTON BEACH, FLORIDA CODE; THAT THE PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES, AS AMENDED AND WITH THE APPLICABLE SECTIONS OF 61G17-6 FLORIDA ADMINISTRATIVE CODE AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

[Signature]
RICHARD E. COUSINS

PROFESSIONAL LAND SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION NUMBER 4188
COUSINS SURVEYORS & ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NUMBER LB 6448

CITY OF BOYNTON BEACH APPROVAL

(STATE OF FLORIDA) SS

(COUNTY OF PALM BEACH) SS

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS DAY OF 18th July, 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: [Signature]
HERBERT D. KELLEY, JR., P/E JR., PE/PSM
CITY ENGINEER & CITY SURVEYOR AND MAPPER

IMAGINE CHARTER SCHOOL AT BOYNTON BEACH PLAT IS HEREBY APPROVED FOR RECORD THIS 18th DAY OF September, 2009.

BY: [Signature]
HERBERT D. KELLEY, JR., P/E JR., PE/PSM
CITY ENGINEER & CITY SURVEYOR AND MAPPER

BY: [Signature]
JERRY TAYLOR
MAYOR

ATTEST (AS TO BOTH):

BY: [Signature]
JANET PRAINITO
CITY CLERK

