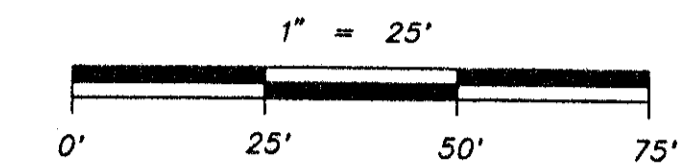
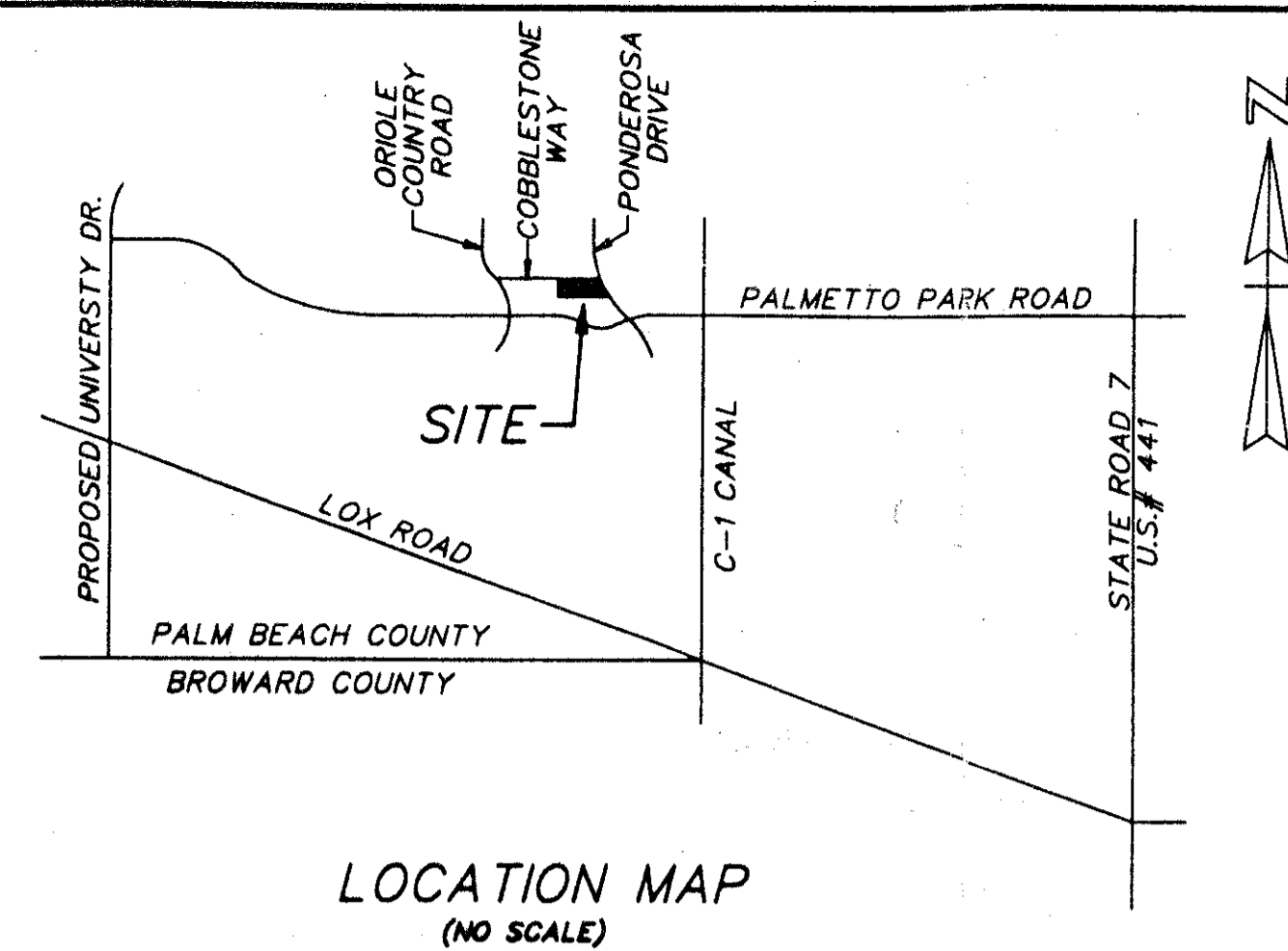


COUNTY OF PALM BEACH STATE OF FLORIDA This Plat was filed for record at 11:21 A.M. this 15 day of August 1996 and duly recorded in Plat Book No. 77 on page 139 DOBOTHY H. WILKEN, Clerk of Circuit Court by [Signature]



LOGGERS' RUN P.U.D., MONTESSORI ACADEMY

A REPLAT OF A PORTION OF ACADEMY AT LOGGERS' RUN (PLAT BOOK 40, PAGE 97) PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA.



LEGEND:
⊕ = CENTERLINE
□ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) #1314 UNLESS SHOWN OTHERWISE

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT LOUIE C. MELTON AND BETTY MELTON ARE THE OWNERS OF THE LAND SHOWN ON THIS PLAT BEING IN SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, AND ALSO BEING A REPLAT OF A PORTION OF ACADEMY AT LOGGERS' RUN, AS RECORDED IN PLAT BOOK 40, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS THE PLAT OF LOGGERS' RUN P.U.D., MONTESSORI ACADEMY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE N.89°44'56"E, ALONG THE SOUTH LINE OF SAID SECTION 23 A DISTANCE OF 1340.60 FEET TO A POINT ON THE CENTERLINE OF ORIOLE COUNTRY ROAD, AS SHOWN ON THE PLAT OF LOGGERS' RUN COMMERCIAL REPLAT, AS RECORDED IN PLAT BOOK 49, PAGES 56 AND 57 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.10°57'01"E, ALONG SAID CENTERLINE TO A POINT ON A CURVE CONCAVE TO THE WEST AND HAVING A CENTRAL ANGLE OF 19°40'40", A RADIUS OF 960.0 FEET AND A CHORD BEARING OF N.1°06'41"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 329.71 FEET TO A POINT ON THE WESTERLY EXTENSION OF THE CENTERLINE OF COBBLESTONE WAY, AS SHOWN ON SAID PLAT OF LOGGERS' RUN COMMERCIAL REPLAT; THENCE N.89°45'38"E, ALONG SAID CENTERLINE A DISTANCE OF 899.70 FEET TO A POINT ON THE EAST LINE OF SAID PLAT OF LOGGERS' RUN COMMERCIAL REPLAT; THENCE S.0°14'22"E, ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 40.0 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE S.0°14'22"E, ALONG SAID EAST LINE, A DISTANCE OF 120.0 FEET TO A POINT ON THE NORTH LINE OF SAID PLAT OF LOGGERS' RUN COMMERCIAL REPLAT; THENCE N.89°45'38"E, ALONG SAID NORTH LINE, A DISTANCE OF 369.38 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF PONDEROSA DRIVE, AS SHOWN ON SAID PLAT OF LOGGERS' RUN COMMERCIAL REPLAT AND ALSO SHOWN ON THE PLAT OF ACADEMY AT LOGGERS' RUN, AS RECORDED IN PLAT BOOK 40, PAGE 97 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE TO THE EAST, HAVING A CENTRAL ANGLE OF 5°28'04", A RADIUS OF 1040 FEET AND A CHORD BEARING OF N.9°37'17"W; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 98.28 FEET; THENCE N.48°33'19"W, A DISTANCE OF 33.25 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF COBBLESTONE WAY, AS SHOWN ON SAID PLAT OF ACADEMY AT LOGGERS' RUN; THENCE S.89°45'38"E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 338.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.9831 ACRE, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS LOGGERS' RUN P.U.D., MONTESSORI ACADEMY, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. TRACT 1, THE LANDSCAPE TRACT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MONTESSORI ACADEMY, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES.

IN WITNESS WHEREOF, WE LOUIE C. MELTON AND BETTY MELTON DO HERETO SET OUR HANDS AND SEALS THIS 17th DAY OF July, 1996.

Witness signatures for Louie C. Melton and Betty Melton, including names of attorneys and witnesses.

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH BROWARD

BEFORE ME PERSONALLY APPEARED LOUIE C. MELTON AND BETTY MELTON WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED TO ME IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July, 1996.

MY COMMISSION EXPIRES: 8-22-98

Notary Public signature and seal for State of Florida.

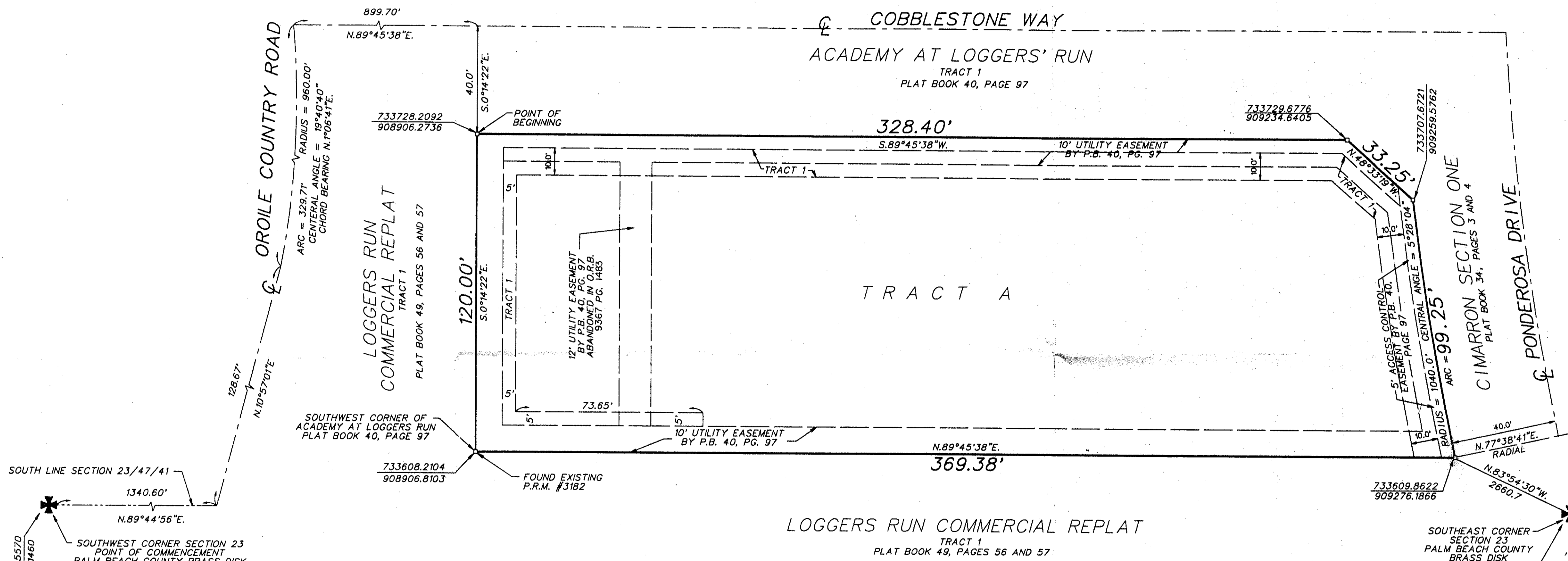
TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF PALM BEACH

I, MAYER GATTEGNO, 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 LOUIE C. MELTON AND BETTY MELTON; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 7/17/96

Attorney signature and name: Mayer Gattegno



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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE PALM BEACH COUNTY, FLORIDA.

Surveyor signature and name: John N. Suter, Land Surveyor No. 1314, State of Florida

COUNTY APPROVAL

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 15th DAY OF August, 1996.

County Engineer signature and name: George T. Webb, P.E., County Engineer

NOTES:

THE SOUTH LINE OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, IS ASSUMED TO BEAR N.89°44'56"E.

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 JOHN N. SUTER IN THE OFFICE OF O'BRIEN, SUTER & O'BRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483. (407-276-4501)

NO BUILDINGS 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 APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: □ ALL MONUMENTS ARE SET UNLESS SHOWN OTHERWISE

COORDINATES, BEARINGS AND DISTANCES:

COORDINATES SHOWN ARE GRID DATUM = NAD 83, 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND SCALE FACTOR 1.0000144 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE N.89°44'56"E (PLAT BEARING) N.89°43'56"E (GRID BEARING)

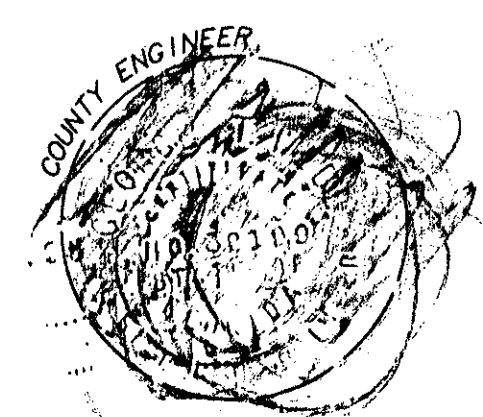
0°0'00" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)

AREA = 0.9831 ACRES MORE OR LESS

ZONING PETITION NUMBER: PDD75-88(K)

Subdivision: LOGGERS' RUN, BOOK 77, PAGE 139, FLOOD ZONE B, FLOOD MAP #100B, ZONING RE, QUAD # 69, SE 75-68, ZIP CODE 33498, PUD NAME: MONTESSORI ACADEMY

275-023



O'BRIEN, SUTER & O'BRIEN, INC. ENGINEERS, SURVEYORS, & PLANNERS 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA (407) 276-4501 732-3279 FAX 276-2390