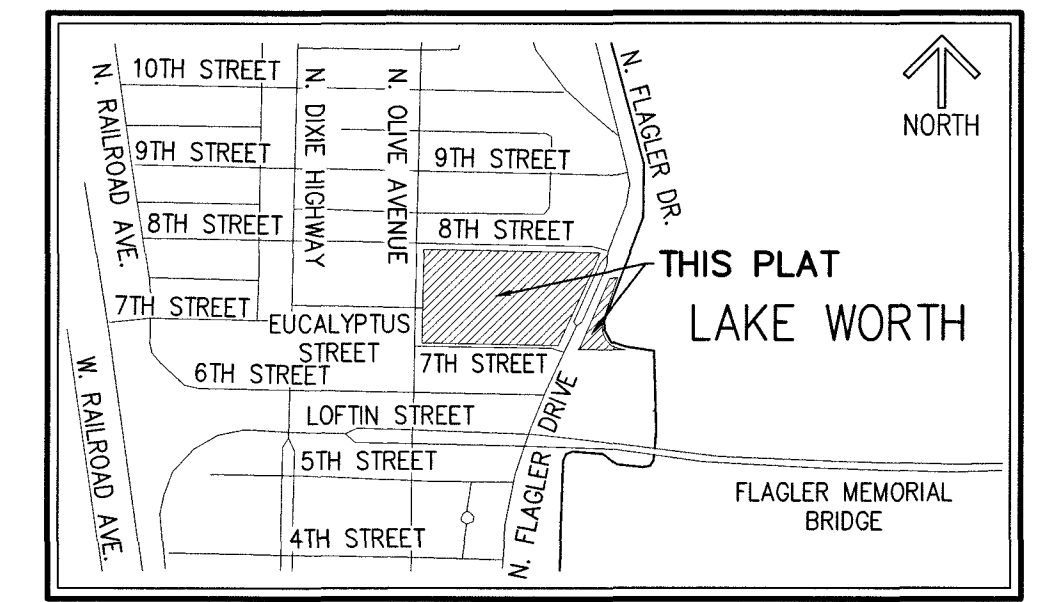


ROSARIAN ACADEMY REPLAT

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

A REPLAT OF ALL OF ROSARIAN ACADEMY, RECORDED IN PLAT BOOK 131, PAGES 104 AND 105,
TOGETHER WITH THE NORTH ONE-HALF OF LOTS 1 THROUGH 5 AND ALL OF LOT 6, BLOCK 5, AMENDED PLAT OF EUCALYPTUS PARK, RECORDED IN PLAT
BOOK 6, PAGE 44, TOGETHER WITH THAT PORTION OF EUCALYPTUS STREET AS VACATED PER OFFICIAL RECORDS BOOK 34231, PAGE 1985,,
ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,
TOGETHER WITH FILLED IN SOVEREIGNTY LANDS OF LAKE WORTH
LYING IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:02 A.M.
THIS 21 DAY OF JULY
A.D. 2024 AND DULY RECORDED
IN PLAT BOOK 137 ON
PAGES 198 THROUGH 199

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE ROSARIAN ACADEMY, INC., A FLORIDA NOT-FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS ROSARIAN ACADEMY REPLAT, BEING A REPLAT OF ALL OF ROSARIAN ACADEMY, RECORDED IN PLAT BOOK 131, PAGES 104 AND 105, TOGETHER WITH THE NORTH ONE-HALF OF LOTS 1 THROUGH 5 AND ALL OF LOT 6, BLOCK 5, AMENDED PLAT OF EUCALYPTUS PARK, RECORDED IN PLAT BOOK 6, PAGE 44, TOGETHER WITH THAT PORTION OF EUCALYPTUS STREET AS VACATED PER OFFICIAL RECORDS BOOK 34231, PAGE 1985, ALL RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH FILLED IN SOVEREIGNTY LANDS OF LAKE WORTH LYING IN SECTIONS 15 AND 22, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF TRACT "A" OF SAID ROSARIAN ACADEMY; THENCE ALONG THE NORTH LINE OF SAID TRACT "A" THE FOLLOWING TWO (2) COURSES AND DISTANCES: S88°53'34"E, A DISTANCE OF 717.97 FEET TO A POINT OF CURVATURE OF CURVE TO THE RIGHT HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 112°23'46"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 39.23 FEET TO THE POINT OF TANGENCY; THENCE ALONG THE EAST LINE OF SAID TRACT "A" THE FOLLOWING TWO (2) COURSES AND DISTANCES: S23°30'12"W, A DISTANCE OF 81.20 FEET; THENCE S24°19'04"W, A DISTANCE OF 321.86 FEET TO THE SOUTHEAST CORNER OF SAID TRACT "A" AND TO A POINT HEREINAFTER KNOWN AS REFERENCE POINT "A"; THENCE ALONG THE SOUTH LINE OF SAID TRACT "A", AND THE WESTERLY PROLONGATION THEREOF, AND ALONG THE SOUTH LINE OF TRACT "1-B" OF SAID ROSARIAN ACADEMY, N88°51'19"W, A DISTANCE OF 579.26 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "1-B"; THENCE ALONG THE WEST LINE OF SAID TRACT "1-B", AND THE NORTHERLY PROLONGATION THEREOF, AND ALONG THE WEST LINE OF TRACT "1-A" OF SAID ROSARIAN ACADEMY, N00°48'05"E, A DISTANCE OF 295.42 FEET; THENCE CONTINUE ALONG SAID WEST LINE OF TRACT "1-A" AND THE WEST LINE OF SAID TRACT "A", N02°18'26"E, A DISTANCE OF 102.72 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

COMMENCING AT THE AFORESAID REFERENCE POINT "A"; THENCE S78°31'29"E, A DISTANCE OF 83.65 FEET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N. FLAGLER DRIVE, AS RECORDED IN OFFICIAL RECORDS BOOK 1106, PAGE 258 OF SAID PUBLIC RECORDS AND TO THE POINT OF BEGINNING #1; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: N23°42'01"E, A DISTANCE OF 172.22 FEET; THENCE N66°17'59"W, A DISTANCE OF 14.70 FEET; THENCE ALONG THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF N. FLAGLER DRIVE PARCEL 2, AS RECORDED IN OFFICIAL RECORDS BOOK 67, PAGE 120 OF SAID PUBLIC RECORDS, N24°19'04"E, A DISTANCE OF 159.09 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF LOT 22, BLOCK 9, REVISED PLAT OF LOTS 21 & 22, BLOCK 8, LOTS 21 & 22, BLOCK 9, BRELSFORD PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 16 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PROLONGATED LINE, S88°53'34"E, A DISTANCE OF 46.95 FEET TO A POINT OF INTERSECTION WITH THE WATERWARD FACE OF AN EXISTING BULKHEAD; THENCE ALONG SAID BULKHEAD, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: THENCE S18°32'35"W, A DISTANCE OF 193.39 FEET; THENCE N75°56'18"W, A DISTANCE OF 1.99 FEET; THENCE S05°33'48"W, A DISTANCE OF 17.01 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N86°54'42"E, A RADIAL DISTANCE OF 185.28 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 20°25'17", A DISTANCE OF 66.04 FEET TO A POINT OF NON-TANGENCY; THENCE S29°18'58"E, A DISTANCE OF 9.55 FEET TO THE POINT OF CURVE OF A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N60°58'29"E, A RADIAL DISTANCE OF 77.93 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 44°39'38", A DISTANCE OF 60.75 FEET TO A POINT OF NON-TANGENCY; THENCE S80°32'11"E, A DISTANCE OF 13.95 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE CENTERLINE OF 7TH STREET (PLATTED AS FIFTH AVE.) AS SHOWN ON THE MAP OF RAILWAY ADDITION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 58 OF SAID PUBLIC RECORDS; THENCE ALONG SAID PROLONGATED LINE, N88°51'19"W, A DISTANCE OF 182.97 FEET TO THE POINT OF BEGINNING #1.

CONTAINING A TOTAL OF 286,344 SQUARE FEET (6.5736 ACRES), MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AS ROSARIAN ACADEMY REPLAT, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

PARCELS A AND B AS SHOWN HEREON ARE HEREBY RESERVED BY THE ROSARIAN ACADEMY, INC., A FLORIDA NOT-FOR PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

THE WEST PALM BEACH UTILITY EASEMENTS (WPBUE) SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF WEST PALM BEACH FOR THE CONSTRUCTION AND MAINTENANCE OF WATER AND SEWER SERVICES.

IN WITNESS WHEREOF: THE ABOVE NAMED THE ROSARIAN ACADEMY, INC., A FLORIDA NOT-FOR PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS HEAD OF SCHOOL, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10th DAY OF July 2024.

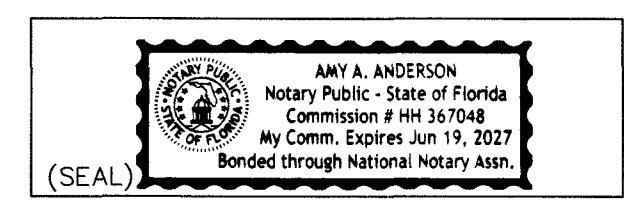
By: *[Signature]*
LINDA TRETHERWAY
HEAD OF SCHOOL

WITNESS: *[Signature]*
PRINT NAME: Timothy St. John
WITNESS: *[Signature]*
PRINT NAME: Steve Obringer

ACKNOWLEDGEMENT:

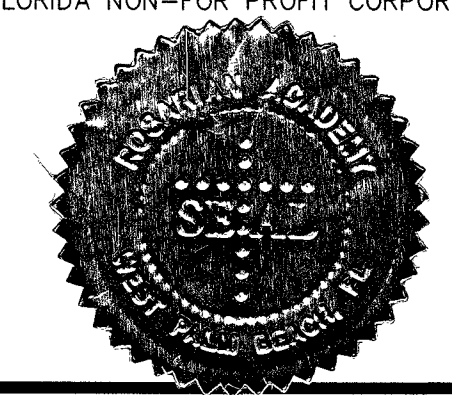
STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 10th DAY OF July 2024, BY LINDA TRETHERWAY, AS HEAD OF SCHOOL, ON BEHALF OF THE ROSARIAN ACADEMY, INC., A FLORIDA NOT-FOR PROFIT CORPORATION, WHO IS [] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Amy Anderson
PRINT NAME
MY COMMISSION EXPIRES: June 19, 2027
COMMISSION NUMBER: HH347048

THE ROSARIAN ACADEMY, INC.,
A FLORIDA NON-FOR PROFIT CORPORATION



CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA, AND HEREBY ACCEPTS THE DEDICATION HEREON.

THIS 25th DAY OF July 2024.
By: *[Signature]*
KEITH A. JAMES, MAYOR

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATE: 7/15/24
By: *[Signature]*
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, M. TIMOTHY HANLON, 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 THE ROSARIAN ACADEMY, INC., A FLORIDA NOT-FOR PROFIT CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

[Signature]
M. TIMOTHY HANLON
ATTORNEY-AT-LAW

SURVEYOR'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- LINE INTERSECTING CURVES ARE NON-RADIAL, UNLESS SHOWN OTHERWISE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S88°53'34"E, ALONG THE NORTH LINE OF TRACT "A", ROSARIAN ACADEMY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 131, PAGES 104 AND 105 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983, (1990 ADJUSTMENT). THE ROTATION FROM GRID TO RECORDED PLAT BEARINGS IS COUNTERCLOCKWISE 1°11'00".
- ALL INSTRUMENTS OF RECORD SHOWN HEREON ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS OTHERWISE SHOWN.
- "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.

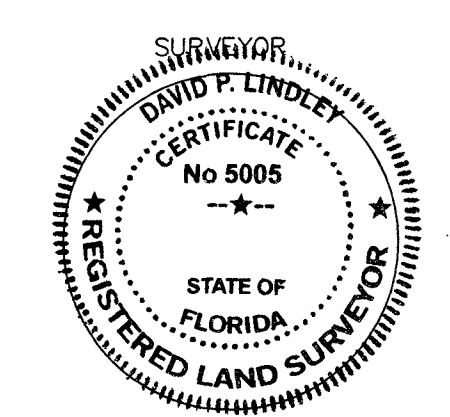
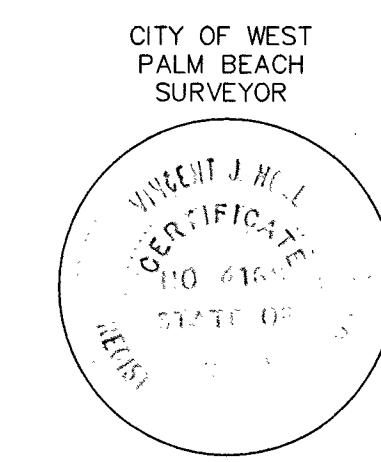
SURVEYOR & MAPPER'S CERTIFICATE:

I HEREBY 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; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY CHAPTER 177.091(7) F.S.; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 6/24/2024

[Signature]

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR NO. 5005
STATE OF FLORIDA
CERTIFICATE OF AUTHORIZATION LB 3591



CFN 20240264994 PL BK 137 PG 198