

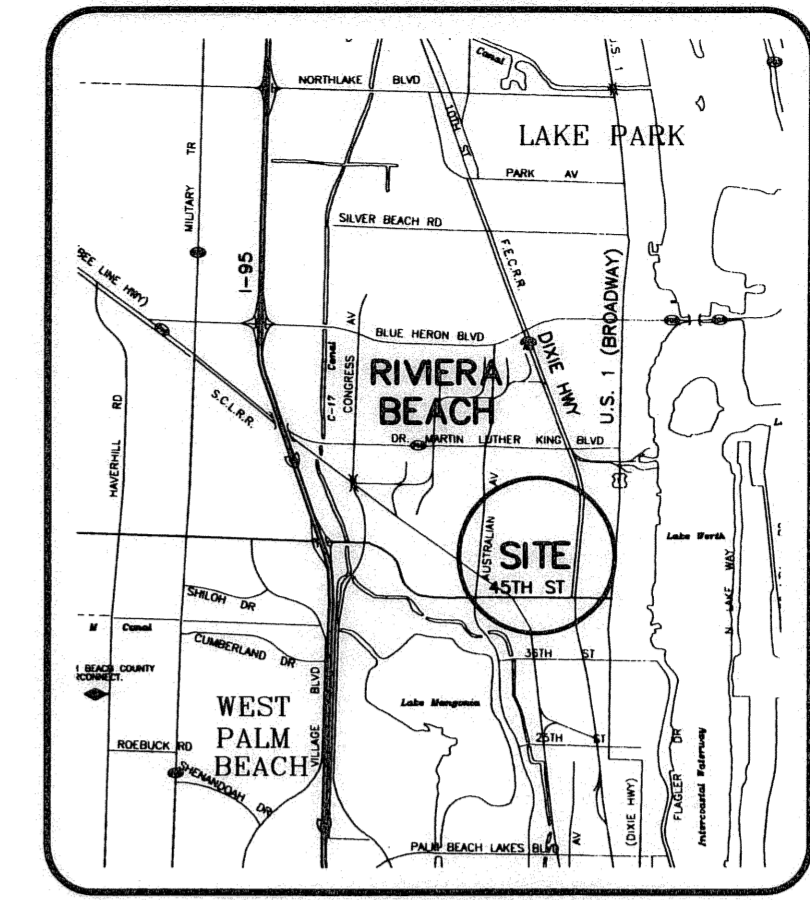
20050771223

TENET ST. MARY'S

00074.091

Being a replat of Boundary Plat Saint Mary's Hospital as recorded in Plat Book 30, Pages 160 & 161, the Plat of George S. Rowleys Homestead as recorded in Plat Book 1, Page 76, and the Plat of St. Mary's Nursing Home as recorded in Plat Book 18, Page 54, all of the Public Records of Palm Beach County, Florida, together with portions of Section 4, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida.

SHEET 1 OF 3
OCTOBER 2005



LOCATION MAP
N.T.S.

165
STATE OF FLORIDA }
COUNTY OF PALM BEACH } S.S.
THIS INSTRUMENT WAS FILED FOR
RECORD AT 12:38 PM
THIS 19 DAY OF October
2005 AND DULY RECORDED
IN PLAT BOOK NO.
165-167 ON PAGE
106
SHARON BOCK,
CLERK & COMPTROLLER
BY: *Sharon Bock*

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TENET ST. MARY'S HOSPITAL, INC., A FLORIDA CORPORATION, BEING OWNER OF THE LANDS SHOWN HEREON AS TENET ST. MARY'S HOSPITAL, AS RECORDED IN PLAT BOOK 30, PAGES 160 AND 161, THE PLAT OF GEORGE S. ROWLEYS HOMESTEAD AS RECORDED IN PLAT BOOK 1, PAGE 76, AND THE PLAT OF ST. MARY'S NURSING HOME AS RECORDED IN PLAT BOOK 18, PAGE 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH PORTIONS OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST QUARTER (W. 1/4) CORNER OF SAID SECTION 4; RUN S88°34'33"E ALONG THE EAST-WEST QUARTER SECTION LINE OF SAID SECTION 4, A DISTANCE OF 599.08 FEET, TO THE EAST LINE OF THE HANLEY-HAZELDEN CENTER OF THE PALM BEACHES, AS SAID EAST LINE IS SHOWN IN BOUNDARY SURVEY DRAWING #85-7124-00, PREPARED BY HUTCHISON ENGINEERS AND SURVEYORS AND DATED JULY 17, 1985, AND POINT OF BEGINNING, RUN THENCE N04°37'11"E ALONG SAID EAST LINE A DISTANCE OF 198.44 FEET; THENCE N88°00'34"W A DISTANCE OF 149.06 FEET; THENCE N4°37'11"E A DISTANCE OF 589.85 FEET; THENCE S88°16'24"E A DISTANCE OF 215.67 FEET; THENCE N4°41'54"E A DISTANCE OF 170.04 FEET; THENCE S88°18'03"E A DISTANCE OF 665.94 FEET; THENCE N04°46'36"E A DISTANCE OF 130.36 FEET; THENCE S88°19'43"E A DISTANCE OF 50.07 FEET TO A POINT ON THE WEST LINE OF THAT CERTAIN PARCEL OF LAND CONVEYED TO THE BISHOP OF THE DIOCESE OF MIAMI IN OFFICIAL RECORDS BOOK 4424, PAGE 315, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S04°46'36"W ALONG SAID WEST LINE A DISTANCE OF 361.76 FEET; THENCE S88°19'43"E ALONG THE SOUTH LINE OF SAID PARCEL A DISTANCE OF 361.76 FEET; THENCE N04°46'36"E ALONG THE EAST LINE OF SAID PARCEL A DISTANCE OF 361.76 FEET; THENCE S88°19'43"E A DISTANCE OF 657.42 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°59'20" A DISTANCE OF 19.48 FEET TO THE POINT OF TANGENCY; THENCE S04°39'37"W ALONG THE WESTERLY RIGHT-OF-WAY LINE OF GREENWOOD AVENUE A DISTANCE OF 1081.44 FEET TO A POINT ON THE EASTWEST QUARTER SECTION LINE OF SAID SECTION 4; THENCE CONTINUE S04°39'37"W A DISTANCE OF 376.92 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 87°25'15" A DISTANCE OF 18.31 FEET TO A POINT OF CUSP; THENCE S87°55'08"E A DISTANCE OF 11.47 FEET; THENCE S04°39'37"W A DISTANCE OF 62.62 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET AND WHOSE CENTER BEARS S28°13'46"W; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°08'54" A DISTANCE OF 11.41 FEET TO THE POINT OF TANGENCY; THENCE N87°55'08"W A DISTANCE OF 1.42 FEET TO A POINT OF CUSP ON A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 12.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 92°34'45" A DISTANCE OF 19.39 FEET TO THE POINT OF TANGENCY; THENCE S04°39'37"W A DISTANCE OF 721.24 FEET; THENCE S47°04'53"W A DISTANCE OF 34.11 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF 45TH STREET (S.R.702) N87°55'08"W A DISTANCE OF 11.62 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 2819.54 FEET; THENCE WESTERLY ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°13'24" A DISTANCE OF 158.62 FEET TO THE POINT OF TANGENCY; THENCE N84°41'44"W A DISTANCE OF 150.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 2910.04 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°13'24" A DISTANCE OF 163.71 FEET TO THE POINT OF TANGENCY; THENCE N87°55'08"W A DISTANCE OF 616.40 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4637.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°44'21" A DISTANCE OF 221.72 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 25.00 FEET AND WHOSE CENTER BEARS N86°54'25"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°06'21" A DISTANCE OF 2.23 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2416.85 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°01'31" A DISTANCE OF 1.07 FEET TO A POINT OF NON-TANGENCY; THENCE N87°55'08"W A DISTANCE OF 60.00 FEET TO A POINT ON A CURVE CONCENTRIC WITH THE LAST DESCRIBED CURVE, HAVING A RADIUS OF 2356.85 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°06'17" A DISTANCE OF 4.31 FEET TO THE POINT OF TANGENCY; THENCE S02°04'05"W A DISTANCE OF 2.25 FEET, TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 4637.86 FEET, AND WHOSE CENTER BEARS S01°24'06"E; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°41'37" A DISTANCE OF 56.14 FEET TO THE POINT OF TANGENCY; THENCE S87°54'17"W A DISTANCE OF 150.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 4529.66 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 2°28'35" A DISTANCE OF 195.78 FEET TO THE POINT OF TANGENCY; THENCE N89°37'08"W A DISTANCE OF 5.60 FEET TO A POINT ON THE WESTERLY LIMITS OF THE PLAT OF ST. MARY'S HOSPITAL, AS SAID PLAT IS RECORDED IN PLAT BOOK 30, PAGES 160 AND 161 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF 45TH STREET, RUN N04°37'11"E ALONG SAID WESTERLY LIMITS, A DISTANCE OF 768.19 FEET; THENCE S87°55'59"E ALONG THE SOUTH LINE OF A PARCEL OF LAND DEEDED TO THE CITY OF WEST PALM BEACH IN OFFICIAL RECORDS BOOK 5111 AT PAGE 551, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 273.40 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 860.00 FEET, AND WHOSE CENTER BEARS N86°13'06"E; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°25'59" A DISTANCE OF 96.56 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING THE EAST LINE OF SAID PARCEL DEEDED TO THE CITY OF WEST PALM BEACH; THENCE N02°39'05"E A DISTANCE OF 187.20 FEET; THENCE N87°55'59"W ALONG THE NORTH LINE OF SAID PARCEL DEEDED TO THE CITY OF WEST PALM BEACH A DISTANCE OF 258.23 FEET; THENCE N04°37'11"E A DISTANCE OF 163.34 FEET TO THE POINT OF BEGINNING, CONTAINING 89.856 ACRES MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. PARCELS "A" AND "B", AS SHOWN HEREON ARE HEREBY RESERVED TO TENET ST. MARY'S HOSPITAL, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED TENET ST. MARY'S HOSPITAL, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 27 DAY OF November, 2005.

TENET ST. MARY'S HOSPITAL, INC. a Florida Corporation,

[Signature]
PRESIDENT
AUTHORIZED SIGNATORY

WITNESS:
PRINT NAME *Richard S. Faddo*
WITNESS: *[Signature]*
PRINT NAME *Timothy D. Blaney*

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED *Douglas Lemer*, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF TENET ST. MARY'S HOSPITAL, INC., A FLORIDA CORPORATION, AND SEVERALLY *Authorized Signatory* ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY 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 27th DAY OF November, 2005.

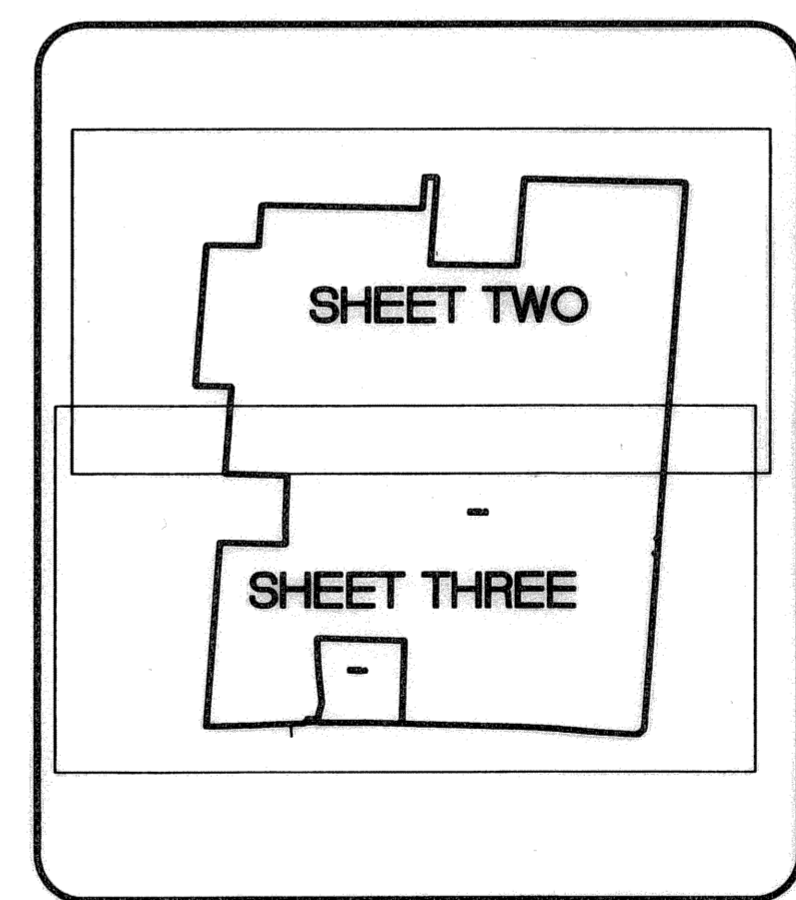
BY: *[Signature]* MY COMMISSION NUMBER: _____
NOTARY PUBLIC
STATE OF FLORIDA }
PRINT NAME: *Kelli W. Hunt* MY COMMISSION EXPIRES: *8-1-2007*

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH.
I, MICHAEL GREENE, 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 TENET ST. MARY'S HOSPITAL, INC., A FLORIDA CORPORATION, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.
DATED: *November 27*, 2005
BY: *[Signature]*
MICHAEL GREENE
(Attorney-at-Law, licensed in Florida)
AKERMAN SENTERFITT & EIDSON, P.A.
222 LAKEVIEW AVENUE
WEST PALM BEACH, FLORIDA. 33401

SURVEYORS NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: P.S.M. L&P#2633
2. THE WEST LINE OF SECTION 4 IS TAKEN AS BEING N04°37'22"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
3. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
4. 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.
5. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
6. EASEMENTS CREATED BY PREVIOUS PLATS SHALL REMAIN IN FORCE AND ARE NOT EXTINGUISHED BY THIS REPLAT, UNLESS SPECIFICALLY ABANDONED.
7. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH BEACH ZONING REGULATIONS.



KEY MAP
N.T.S.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(9), WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA

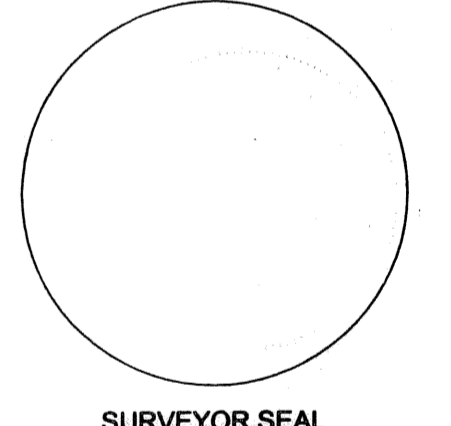
BY: *[Signature]*
ANDRE' RAYMAN,
PROFESSIONAL SURVEYOR AND MAPPER
#LS4938, STATE OF FLORIDA.
DATE: *11-28*, 2005



CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.001 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA NOR THE VERIFICATION OF THE PERMANENT CONTROL POINTS (PCP'S) AND MONUMENTS AT LOT CORNERS.
THIS 5th DAY OF Dec., 2005.

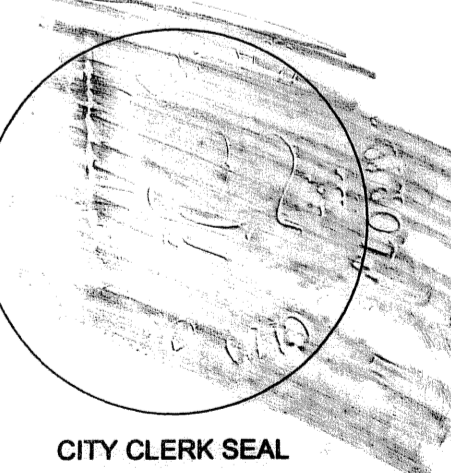
BY: *[Signature]*
VINCENT J. NOEL, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4169, STATE OF FLORIDA.



APPROVAL CITY OF WEST PALM BEACH

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 17th DAY OF December, 2005.

BY: *[Signature]*
LOIS J. FRANKEL
MAYOR.
APPROVED *12/12*, 2005
CITY PLANNING BOARD
BY: *[Signature]*
KENNETH SPILLIAS, - CHAIRMAN.



THIS INSTRUMENT PREPARED BY ANDRE' RAYMAN, P.S.M. #LS4938 STATE OF FLORIDA. SFRN INC. ENGINEERS, SURVEYORS & MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. CERTIFICATE OF AUTHORIZATION NO. LB0006603

TENET ST. MARY'S
SFRN Engineers • Surveyors • Mappers
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561)655-1151 • FAX (561)832-9390 • WWW.SFRNINC.COM

DATE	02/13/2005
SCALE	1" = 50'
CAD FILE	98523MPLAT.dwg
PROJECT	9852307
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

SHEET 1/3
JOB NO. 98523.03

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.

