

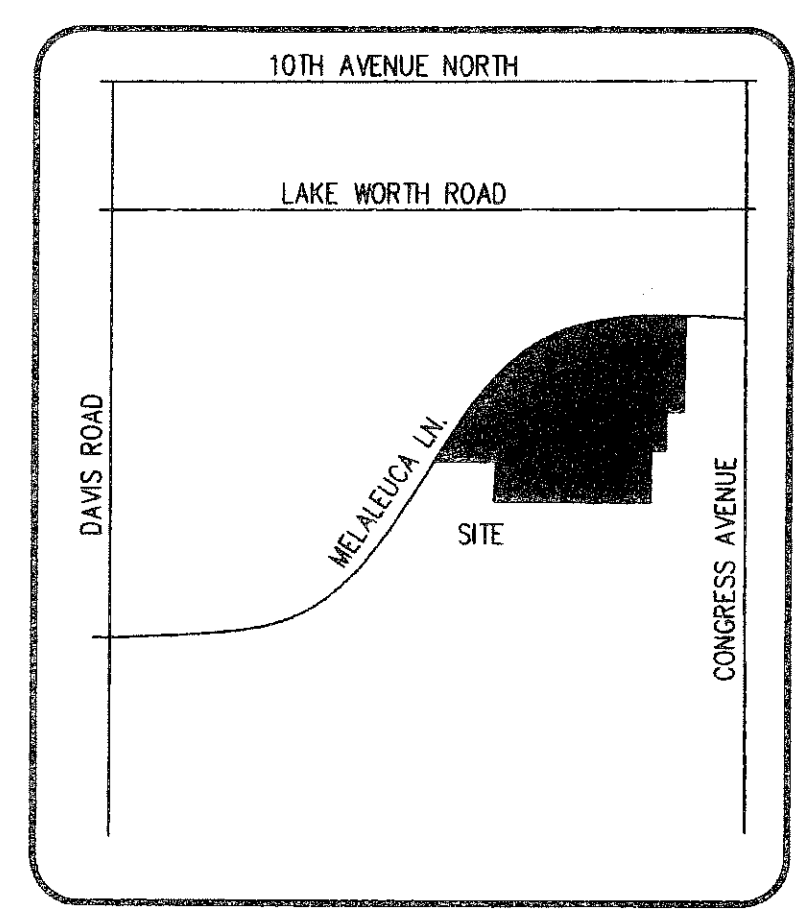
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5175-001

# SELECT PLAZA, M.U.P.D.

BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO.7 AS RECORDED IN PLAT BOOK 5, PAGE 72, AND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2  
JULY 2006



19  
STATE OF FLORIDA |  
COUNTY OF PALM BEACH | S.S.  
THIS INSTRUMENT WAS FILED FOR  
RECORD AT \_\_\_\_\_  
THIS 21 DAY OF DECEMBER  
2006, AND JULY RECORDED  
IN PLAT BOOK NO. \_\_\_\_\_  
ON PAGE  
109-20  
SHARON R. BOCK,  
CLERK AND COMPTROLLER  
By Michelle Baccab

### DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SELECT MEDICAL PROPERTY VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS SELECT PLAZA, M.U.P.D. BEING A REPLAT OF A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 7, AS RECORDED IN PLAT BOOK 5, PAGE 72, AND LYING IN SECTION 30, TOWNSHIP 44 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF PALM BEACH FARMS COMPANY PLAT NO. 7 AS RECORDED IN PLAT BOOK 5, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT E, BLOCK 67, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 7; THENCE ALONG THE SOUTHERLY LINES OF SAID LOT E, BLOCK 67 AND LOT E BLOCK 66, S87°46'46"E A DISTANCE OF 497.66 FEET; THENCE N01°25'03"E ALONG THE EAST LINE OF THE WEST 150 FEET OF LOT E BLOCK 66 OF SAID PLAT, A DISTANCE OF 135.91 FEET; THENCE S87°47'34"E A DISTANCE OF 117.62 FEET; THENCE N01°24'43"E ALONG THE WEST LINE OF THE EAST 50.0 FEET OF LOT D BLOCK 66 OF SAID PLAT A DISTANCE OF 102.25 FEET; THENCE S87°48'23"E A DISTANCE OF 50.00 FEET; THENCE N01°24'43"E A DISTANCE OF 245.52 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MELALEUCA LANE (EXPANDED) AS DESCRIBED IN ROAD OFFICIAL RECORDS BOOK 7100, PAGE 1193, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF MELALEUCA LANE THE FOLLOWING THREE COURSES, N87°50'45"W A DISTANCE OF 169.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 791.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°00'00" A DISTANCE OF 648.86 FEET TO THE POINT OF TANGENCY; THENCE S45°09'15"W A DISTANCE OF 131.86 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE, S87°47'34"E A DISTANCE OF 177.16 FEET ALONG THE SOUTHERLY LINE OF TRACT D, BLOCK 68 OF SAID PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 7; THENCE S01°25'23"W A DISTANCE OF 135.79 FEET ALONG THE WESTERLY LINE OF SAID BLOCK E TO THE POINT OF BEGINNING.  
CONTAINING 6.503 ACRES MORE OR LESS

1. PALM BEACH COUNTY UTILITY EASEMENTS:  
THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON, ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

2. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES, BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT SHALL BE WITH JPJ DEVELOPMENT & DESIGN, LLC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO JPJ DEVELOPMENT & DESIGN, LLC., ITS SUCCESSORS AND ASSIGNS, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF THE USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

3. THE LINE OF SIGHT EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY ITS SUCCESSORS AND ASSIGNS FOR THE CONTROL AND MAINTENANCE OF VEHICULAR TRAFFIC.

4. THE LIMITED ACCESS EASEMENTS (L.A.E.) SHOWN HEREON ARE HEREBY DEDICATED TO PALM BEACH COUNTY FOR THE CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

5. THE CROSS ACCESS EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE OWNERS OF THE PROPERTY ADJOINING THE EASTERLY BOUNDARY, IN ACCORDANCE WITH C.O.A. ACCESS 1.

6. THE BUFFER EASEMENTS SHOWN HEREON ARE HEREBY RESERVED TO SELECT MEDICAL PROPERTY VENTURES, LLC., A DELAWARE LIMITED LIABILITY COMPANY, FOR LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SELECT MEDICAL PROPERTY VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, SELECT MEDICAL PROPERTY VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER SELECT MEDICAL CORPORATION, A DELAWARE CORPORATION, THIS 12 DAY OF DEC 2006

BY: [Signature] SELECT MEDICAL PROPERTY VENTURES, LLC.  
WITNESS: GARY RAYMAN BY: SELECT MEDICAL CORPORATION  
(PRINT NAME) ITS MANAGING MEMBER

WITNESS: [Signature]  
(PRINT NAME)  
WITNESS: [Signature] BY: DAN R. BLAKER  
(PRINT NAME) DAN R. BLAKER, VICE PRESIDENT.

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAN R. BLAKER WHO IS PERSONALLY KNOWN TO ME, AND WHO HAS PRODUCED HIS DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SELECT MEDICAL CORPORATION, A DELAWARE CORPORATION, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH VICE PRESIDENT OF SAID COMPANY, 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 COMPANY.

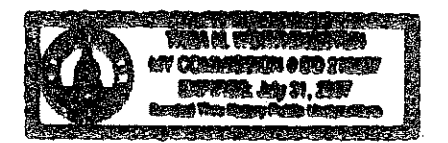
WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF DECEMBER, 2006.

BY: [Signature] MY COMMISSION EXPIRES: JULY 31, 2007

NUMBER: DD 015087

NOTARY PUBLIC - STATE OF FLORIDA

PRINT NAME: THEA H. NORTHINGSTON



### SURVEYORS NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LB#6603
- 2. BEARINGS SHOWN HEREON ARE BASED ON A GRID BEARING ALONG THE LINE CREATED BETWEEN PALM BEACH COUNTY CONTROL POINTS "PACERS" AND "CHERRY", WHICH IS TAKEN AS BEING N89°35'33"W.
- 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 COUNTY 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 NON-RADIAL UNLESS OTHERWISE NOTED.
- 6. BUILDING SET BACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.
- 7. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS OVERLAP LAKE MAINTENANCE EASEMENTS.
- 8. COORDINATES SHOWN ARE GRID COORDINATES.  
DATUM = NAD 83 (1980 ADJUSTMENT)  
ZONE = FLORIDA EAST ZONE  
COORDINATE SYSTEM 1983 STATE PLANE  
TRANSVERSE MERCATOR PROJECTION.  
LINEAR UNIT = U.S. SURVEY FOOT.  
ALL DISTANCES ARE GROUND.  
SCALE FACTOR = 1.0000419  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE  
ROTATION EQUATION: NONE
- 9. PLAT AREA: 6.503 ACRES.

### 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.

### TABULAR ZONING DATA

SELECT MEDICAL, M.U.P.D.  
RESOLUTION No. R-2006-289  
ZONING: M.U.P.D.  
TOTAL AREA= 6.503 ACRES

### LEGEND

- R RADIUS
- L ARC LENGTH
- Δ DELTA ANGLE
- (M) MEASURED
- O.R.B. OFFICIAL RECORD BOOK
- P.O.B POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- L.A.E. LIMITED ACCESS EASEMENT
- R.O.W. RIGHT-OF-WAY
- C.B. CHORD BEARING
- P.R.C. POINT OF REVERSE CURVATURE
- P.B. PLAT BOOK
- P.G. PAGE
- U.E. UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- ☉ CENTER LINE
- ☐ SET PERMANENT REFERENCE MONUMENT LB#2633
- N.R. NON-RADIAL
- P.C. POINT OF CURVATURE
- P.B.C. PALM BEACH COUNTY

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, GARY M. GLICKMAN, ESQUIRE, 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 NAME OF SELECT MEDICAL PROPERTY VENTURES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND 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.

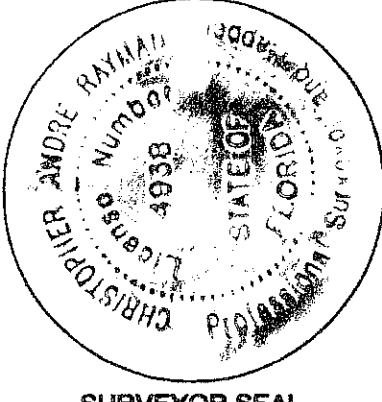
DATE: 12/2/06

BY: [Signature]  
GARY M. GLICKMAN, ESQUIRE  
(ATTORNEY-AT-LAW LICENSED IN FLORIDA)  
FLORIDA BAR # 180671

### SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON WAS MADE UNDER MY 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, 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

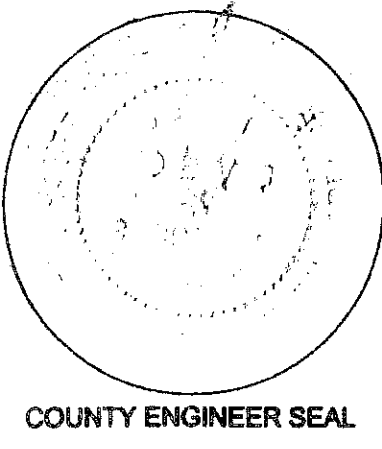
C. ANDRE RAYMAN, PSM  
LICENSE NO. LS 4938  
STATE OF FLORIDA



### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2) FLORIDA STATUTES, THIS 20th DAY OF December, 2006, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature]  
GEORGE T. WEBB P.E. - COUNTY ENGINEER



THIS INSTRUMENT PREPARED BY ANDRE RAYMAN, P.S.M. LS#4938 STATE OF FLORIDA.  
SFRN, INC. ENGINEERS SURVEYORS AND GIS MAPPERS  
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405.  
CERTIFICATE OF AUTHORIZATION NO. LB0006603

## SELECT PLAZA, M.U.P.D.



DATE	04/10/2006
SCALE	1" = 40'
CAD FILE	5049_02plot
SDSK PROJECT	5049.01
DRAWN	SFRN STAFF
CHECKED	G. RAYMAN

S  
H  
E  
E  
T  
**1/2**  
JOB NO.  
**5049.02**

SELECT PLAZA  
BOOK 101  
PAGE 0002 B  
CLAD # 018  
ISS. 158 360  
EXT. NAME

Y:\Land Projects\R2\5049.01\eng\5049\_02plot.dwg 12/11/2006 2:24:11 PM EST

