

20090135358

81
COUNTY CLERKS
CERTIFICATION

COUNTY OF PALM BEACH
STATE OF FLORIDA
THIS PLAT WAS FILED
FOR RECORD AT 1:28
P.M., THIS 27 DAY
OF MARCH 2009,
AND DULY RECORDED IN
PLAT BOOK NO. 113
ON PAGE 41-42
SHARON BOCK
CLERK & COMPTROLLER,
BY: [Signature] D.C.

BOYNTON COMMONS MEDICAL OFFICES M.U.P.D.

A PLAT OF A PORTION OF SECTIONS 20 & 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND ALSO
BEING A REPLAT OF A PORTION OF TRACTS 81-83, 111 AND 112, BLOCK 49, AS SHOWN ON THE
PLAT OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45-54,
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
PALM BEACH COUNTY, FLORIDA

APRIL 2009
SHEET 1 OF 2

DESCRIPTION DEDICATIONS AND RESERVATIONS:
STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT, GROVE NURSERIES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS BOYNTON COMMONS MEDICAL OFFICES M.U.P.D., BEING A PLAT OF A PORTION OF SECTIONS 20 & 21, TOWNSHIP 45 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF A PORTION OF TRACTS 81-83, 111 AND 112, BLOCK 49, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY, PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGE 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF INDIAN HILLS, PLAT NO. 1, A P.U.D., AS RECORDED IN PLAT BOOK 75, PAGE 133-139, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE WITH A BEARING OF SOUTH 89°03'17" WEST, ALONG THE NORTH RIGHT OF WAY OF BOYNTON BEACH BLVD. (S.R. 804), A DISTANCE OF 64.21 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 77°26'53" WEST TO A POINT; THENCE WITH A BEARING OF SOUTH 89°03'17" WEST, A DISTANCE OF 314.50 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00°56'18" EAST, A DISTANCE OF 11.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BOYNTON BEACH BLVD; THENCE WITH A BEARING OF SOUTH 89°03'17" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF BOYNTON BEACH BLVD, A DISTANCE OF 30.00 FEET TO A POINT; THENCE WITH A BEARING OF NORTH 00°56'18" WEST, ALONG THE EAST RIGHT OF WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL NO. E-2E, (SAID LINE ALSO BEING 25.00 FEET, EAST OF AND PARALLEL TO THE WEST LINE OF TRACTS 112 AND 81), A DISTANCE OF 796.25 FEET TO A POINT, SAID POINT LYING 30.00 FEET, WEST OF THE SOUTHWEST CORNER OF TRACT "D", AS RECORDED IN THE ABOVE DESCRIBED PLAT OF INDIAN HILLS, PLAT NO. 1; THENCE WITH A BEARING OF NORTH 89°03'17" EAST, ALONG THE WESTERN EXTENSION OF THE SOUTH LINE OF SAID TRACT "D", A DISTANCE OF 825.00 FEET TO A POINT ON THE WEST LINE OF OPEN SPACE NO. 2, OF THE PLAT OF INDIAN HILLS, PLAT NO. 1; THENCE WITH A BEARING OF SOUTH 40°17'51" WEST, ALONG THE WEST LINE OF OPEN SPACE NO. 2, A DISTANCE OF 388.49 FEET, TO A POINT; THENCE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 461.33 FEET, A CENTRAL ANGLE OF 41°14'34", AND AN ARC LENGTH OF 332.08 FEET TO A POINT; THENCE WITH A BEARING OF SOUTH 00°56'43" EAST, A DISTANCE OF 200.00 FEET MORE OR LESS TO THE POINT OF BEGINNING

SAID LAND SITUATE, LYING AND BEING IN, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 439,971.5 SQUARE FEET (10.10 ACRES) MORE OR LESS, AND SUBJECT TO EASEMENTS, RESERVATIONS. RIGHTS OF WAYS AND RESERVATIONS OF RECORD.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

COMMERCIAL PARCELS; PARCELS "A", "B", AND "C", SHOWN HEREON, ARE HEREBY RESERVED FOR THE WEST BOYNTON MEDICAL CENTRE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR BUILDING PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY. L.W.D.D. RIGHT OF WAY EASEMENT.

LWDD RIGHT OF WAY EASEMENT; PARCELS "A" AND "B", ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN O.R.B. 8708, PAGE 368, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

LIMITED ACCESS EASEMENT, THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

PALM BEACH COUNTY UTILITY EASEMENTS (PBCUE), 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, WASTEWATER PIPELINES, RAW WATER PIPELINES, RECLAIMED 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 PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS (U.E.), AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES

WATER MANAGEMENT TRACT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE WEST BOYNTON MEDICAL CENTRE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

DRAINAGE EASEMENTS; THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE PERPETUAL MAINTENANCE OBLIGATION OF THE WEST BOYNTON MEDICAL CENTRE CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY

MASS TRANSIT EASEMENT, 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 PURPOSE OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREAS, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF THE FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME THE MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS, THE MAINTENANCE SHALL AUTOMATICALLY REVERT TO THE FEE SIMPLE OWNER UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATE TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, GROVE NURSERIES, INC., A FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27 DAY OF MARCH, 2009.

GROVE NURSERIES, INC.
A FLORIDA CORPORATION
ATTEST TO: [Signature] BY: [Signature]
KIMBERLY HILL, VICE PRESIDENT MICHAEL PUDER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, MICHAEL PUDER, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AS PRESIDENT OF GROVE NURSERIES, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 27 DAY OF March 2009.
MY COMMISSION EXPIRES: 4/22/09

NOTARY PUBLIC
STATE OF FLORIDA
Jennifer Williams
Commission # DD474995
Expires: SEP 22, 2009
Bonded Two Atlantic Bonding Co., Inc.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE WEST BOYNTON MEDICAL CENTRE CONDOMINIUM ASSOCIATION INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATION OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 27 DAY OF March 2009

WEST BOYNTON MEDICAL CENTRE CONDOMINIUM ASSOCIATION, INC.,
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature] BY: [Signature]
NAME: [Signature] PRESIDENT

WITNESS: [Signature]
NAME: [Signature]

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED, Kimberly Hill, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE WEST BOYNTON MEDICAL CENTRE CONDOMINIUM ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION 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 27 DAY OF March 2009.
MY COMMISSION EXPIRES: 4/22/09

NOTARY PUBLIC
STATE OF FLORIDA
Jennifer Williams
Commission # DD474995
Expires: SEP 22, 2009
Bonded Two Atlantic Bonding Co., Inc.

COUNTY ENGINEER:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC.177.071(2), F.S., THIS 27th DAY OF April 2009, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYMENT BY PALM BEACH COUNTY, IN ACCORDANCE WITH CHAPTER 177.081(1), FLORIDA STATUTES.

BY: [Signature]
GEORGE T. WEBB, COUNTY ENGINEER

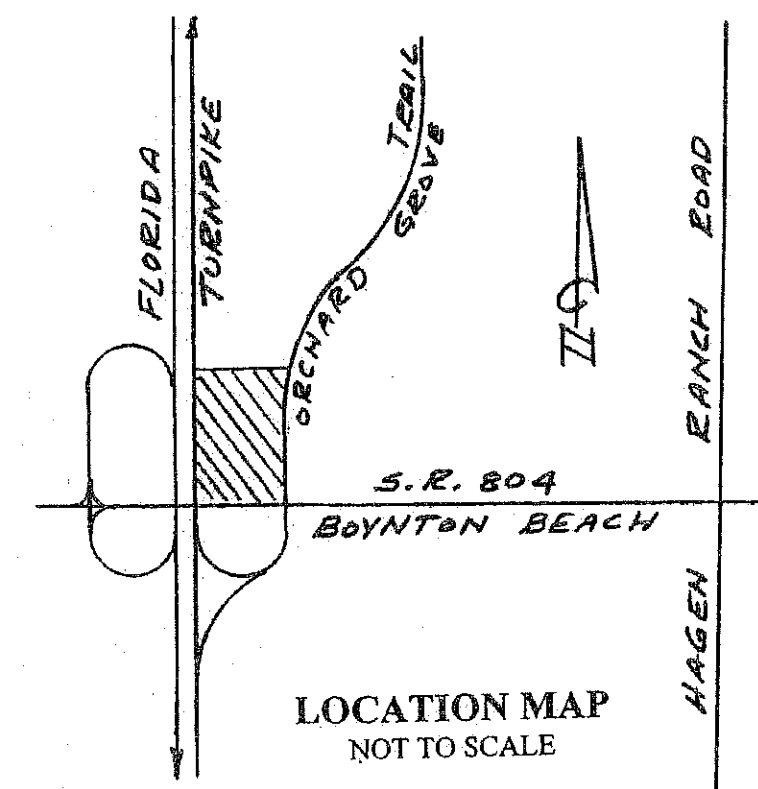
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY PALM BEACH

I, GARY A KORN, 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 GROVE NURSERIES, INC., A FLORIDA CORPORATION, OWNERS OF THE LANDS DESCRIBED HEREON, AND THAT CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE DEVELOPMENT DEPICTED BY THIS PLAT

LEOPOLD, KORN, LEOPOLD & SNYDER, P.A

DATED: 3/24/2009 BY: [Signature]
GARY A. KORN, ATTORNEY AT LAW
LICENSED IN FLORIDA



SURVEYOR'S CERTIFICATION

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 THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), HAVE BEEN PLACED AS REQUIRED BY LAW, AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS, FOR THE REQUIRED IMPROVEMENTS; 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.

DATE: 3/24/09
[Signature]
JOSEPH M. TUCKER, P.L.S.
LICENSE NO. 3285
STATE OF FLORIDA

SURVEYORS NOTES:

NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.

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, FLORIDA.

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.

BEARING DATUM SHOWN HEREON BASED ON STATE PLANE COORDINATES, AS PROVIDED BY PALM BEACH COUNTY CONTROLS ALONG HAGEN RANCH ROAD (HAGEN STATION) AND BOYNTON BEACH BLVD. (PBF 57) AND (PBF 58). THE NORTH RIGHT OF WAY LINE FOR BOYNTON BEACH BLVD. BEARS THE BEARING OF SOUTH 89°03'17" WEST, AND ALL BEARINGS ARE RELATIVE THERETO.

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83, (1990 ADJUSTMENT)
ZONE = FLORIDA EAST ZONE
LINEAR UNIT = U.S. SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000233

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY:

JOSEPH M. TUCKER, RLS NO. 3285
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