

20170088398

5753-001

PALM BEACH ORTHOPAEDIC INSTITUTE

BEING A REPLAT OF A PORTION OF TRACT 41, BLOCK 6, AS SHOWN ON THE PALM BEACH FARMS COMPANY PLAT NO. 3 RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA
SHEET 1 OF 2

54
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:18 A.M. THIS 4 DAY OF March, 2017 AND DULY RECORDED IN PLAT BOOK 123 ON PAGES 54 THRU 55.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: _____ D.C.



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT ORCOS, LLC, A FLORIDA LIMITED LIABILITY COMPANY OWNER OF THE LAND SHOWN HEREON AS PALM BEACH ORTHOPAEDIC INSTITUTE, BEING A REPLAT OF A PORTION OF TRACT 41, BLOCK 6, AS SHOWN ON THE PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 32 & 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING A PORTION OF THE EAST HALF OF TRACT 41, BLOCK 6, AS SHOWN ON THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT 41, BLOCK 6; THENCE ALONG THE NORTH LINE OF SAID TRACT 41 AND ALONG THE SOUTH LINE OF A 30.00 FOOT PLATTED ROAD, RIGHT OF WAY (NOW KNOWN AS HOOPER ROAD), AS SHOWN ON SAID PLAT OF THE PALM BEACH FARMS COMPANY PLAT NO. 3, SOUTH 89°00'44" WEST, A DISTANCE OF 362.97 FEET TO THE INTERSECTION THEREOF WITH THE EAST LINE OF THE WEST 132.00 FEET OF SAID EAST HALF OF TRACT 41 AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND:

THENCE ALONG SAID EAST LINE OF THE WEST 132.00 FEET OF THE EAST HALF OF TRACT 41, SOUTH 00°57'04" EAST, A DISTANCE OF 409.83 FEET TO A POINT ON THE EXISTING NORTH RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD 80) PER THAT CERTAIN ORDER OF TAKING FOR PARCEL 112, AS DESCRIBED IN OFFICIAL RECORD BOOK 13789, PAGE 1853, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EXISTING NORTH RIGHT OF WAY LINE, NORTH 88°21'12" WEST, A DISTANCE OF 132.14 FEET TO A POINT ON THE WEST LINE OF SAID EAST HALF OF TRACT 41; THENCE ALONG SAID WEST LINE, NORTH 00°57'04" WEST, A DISTANCE OF 403.75 FEET TO A POINT ON THE AFOREMENTIONED NORTH LINE OF TRACT 41; THENCE ALONG SAID NORTH LINE OF TRACT 41 AND ALONG SAID SOUTH LINE OF A 30.00 FOOT PLATTED ROAD RIGHT OF WAY, NORTH 89°00'44" EAST, A DISTANCE OF 132.00 TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 53,696 SQUARE FEET OR 1.233 ACRES, MORE OR LESS.

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

1.) PARCEL "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR ORCOS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF ORCOS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2.) PARCEL "B", (RIGHT OF WAY), AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

3.) THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDING, 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.

IN WITNESS WHEREOF, ORCOS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO (IF AVAILABLE) BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9TH DAY OF February, 2017.

ORCOS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Brian S. Biriel
PRINT NAME: Brian S. Biriel
WITNESS: Senais Paisley
BY: Gary Wexler, MD
PRINT NAME: Gary Wexler, MD
MANAGING MEMBER

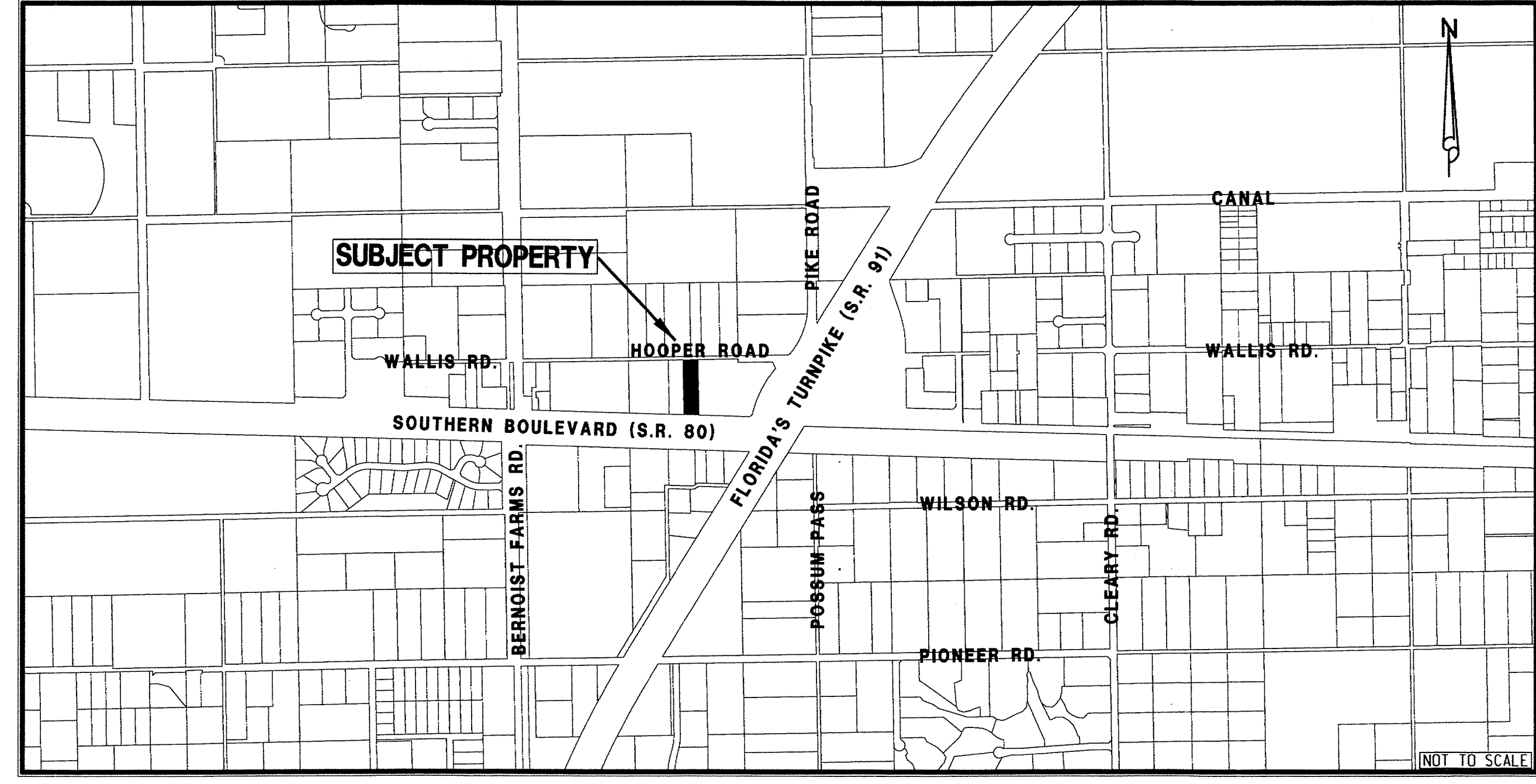
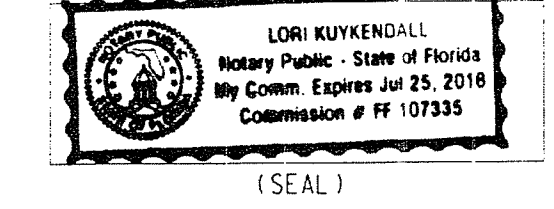
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED GARY WEXLER, MD, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF ORCOS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9TH DAY OF February, 2017.
MY COMMISSION EXPIRES: 07/25/2018 Lori Kuykendall
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Lori Kuykendall
COMMISSION NUMBER: FF 107335



PLAT LOCATION SKETCH

Site Plan Control No. 2006-00360

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 28495, PAGE 679, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 13TH DAY OF February, 2017.

FIRST-CITIZENS BANK & TRUST COMPANY
WITNESS: [Signature]
PRINT NAME: Scott Powers
WITNESS: Patricia L. Conroy
BY: Linda M. O'Connor
PRINT NAME: Linda M. O'Connor
VICE PRESIDENT

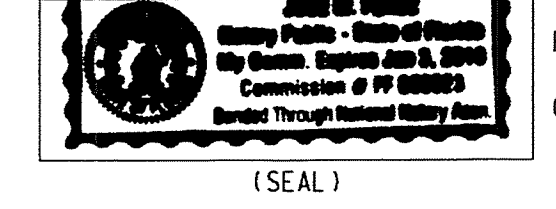
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LINDA M. O'CONNOR WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVER'S LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIRST-CITIZENS BANK & TRUST COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL (IF AVAILABLE) 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 13 DAY OF February, 2017.
MY COMMISSION EXPIRES: January 3rd 2018 Jose M Perez
NOTARY PUBLIC STATE OF FLORIDA

PRINT NAME: Jose M Perez
COMMISSION NUMBER: FF 068523



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, GARY N. GERSON, 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 ORCOS, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 2/14/17 BY: Gary N. Gerson
GARY N. GERSON
FLORIDA BAR NO. 251771

LEGEND:

□ = SET 4"x4" CONCRETE MONUMENT WITH DISK - STAMPED "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.), UNLESS OTHERWISE NOTED.

ABBREVIATIONS:

- (C) = CALCULATED
- (D) = AS SHOWN ON DEED
- (M) = AS FIELD MEASURED
- (P) = AS SHOWN ON PLAT
- CONC. = CONCRETE
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- FND. = FOUND
- MON. = MONUMENT
- D.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- P.R.M. = PERMANENT REFERENCE MONUMENT
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER
- PGS. = PAGES
- R/W = RIGHT OF WAY
- W/ = WITH

COUNTY APPROVAL

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 SECTION 177.071(2), FLORIDA STATUTES, THIS 14TH DAY OF March, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

George T. Webb, P.E.
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

PLAT POSITION AND ORIENTATION:

COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.
DATUM = NORTH AMERICAN DATUM OF 1983 (NAD83), 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNITS = US SURVEY FOOT
SCALE FACTOR = 1.000026252
GROUND DISTANCES X SCALE FACTOR = GRID DISTANCE

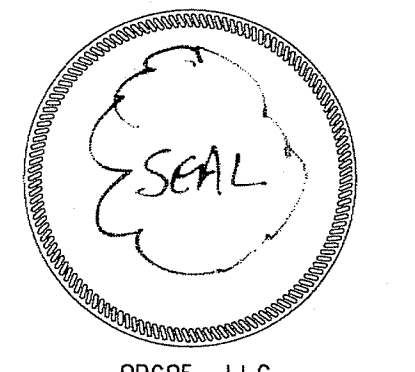
SURVEYOR & MAPPER'S NOTES:

- BEARINGS SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE NORTH LINE OF TRACT 41, BLOCK 6, AS SHOWN ON THE PLAT OF PALM BEACH FARMS COMPANY, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LINE BEARS: SOUTH 89°00'44" WEST.
- 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.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE THE 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 PRIORITY BEING DETERMINED BY USE RIGHTS GRANTED.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- THIS INSTRUMENT WAS PREPARED BY DAVID C. LIDBERG, P.S.M. IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

SURVEYOR & MAPPER'S 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; 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.

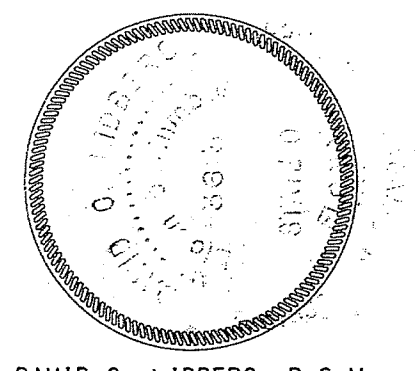
DATE: FEBRUARY 7, 2017 BY: David C. Lidberg, P.S.M.
DAVID C. LIDBERG, P.S.M.
LICENSE NO. 3613
STATE OF FLORIDA



ORCOS, LLC
A FLORIDA LIMITED LIABILITY COMPANY



FIRST-CITIZENS BANK & TRUST COMPANY



DAVID C. LIDBERG, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER

LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL. 561-746-8454
LB4431

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DATE	JANUARY 2017
CKD.	D.C.L.
SHEET	1 OF 2
DWC.	D15-089P