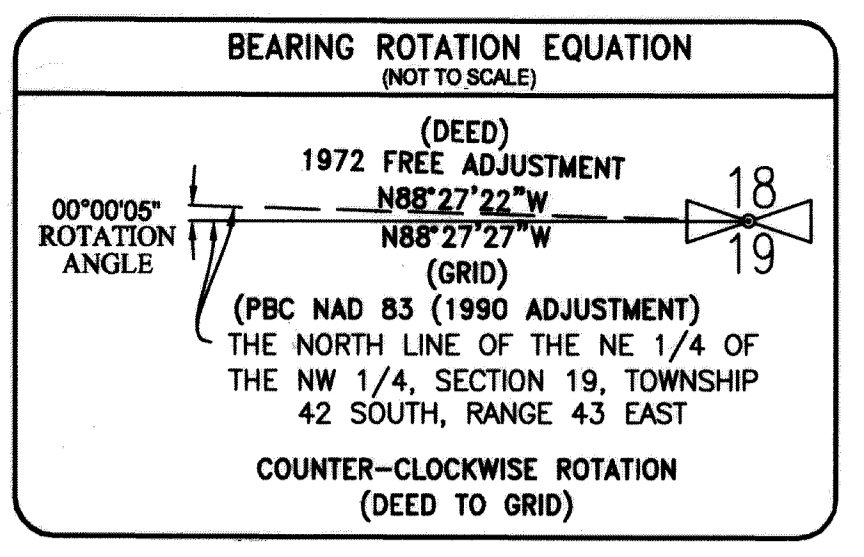
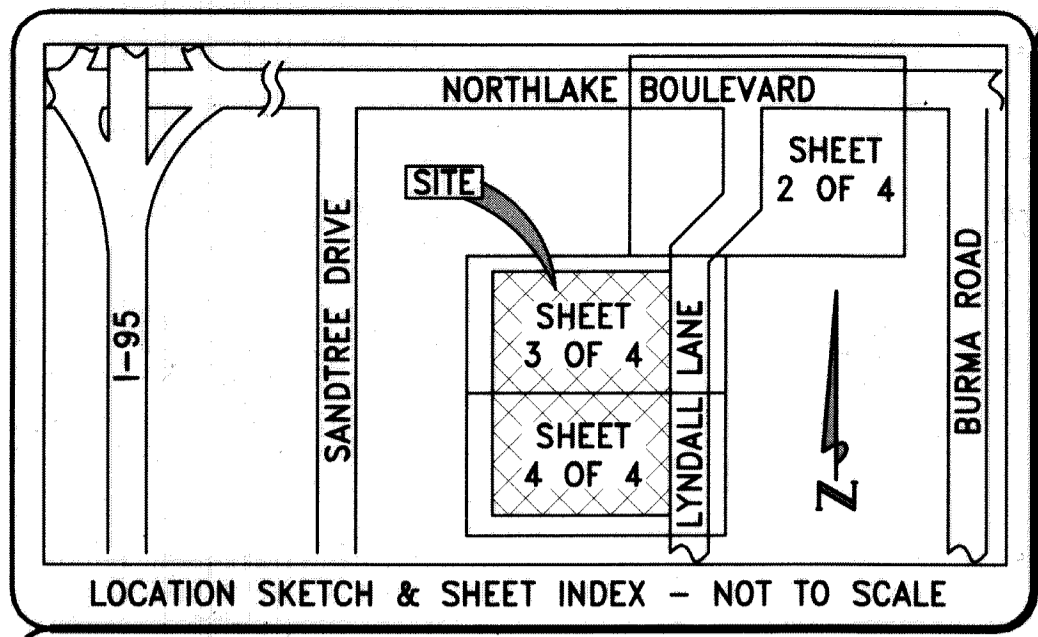


20180087114

126



# SUNSPIRE HEALTH, TYPE 3 CLF

LYING THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA

SITE DATA:  
CONTROL NO. 2014-00206

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED  
FOR RECORD AT 2:34 PM  
THIS DAY OF 3/19/2018  
AND DULY RECORDED IN PLAT  
NO. 125 ON PAGES 126  
THRU 129

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY *Scott F. Bryson* S.C.

SHEET 1 OF 4



### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT KBHS REO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "SUNSPIRE HEALTH, TYPE 3 CLF", LYING IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PROPERTY DESCRIPTION:

#### LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'22" WEST, ALONG THE NORTH LINE OF THE SAID NORTHWEST QUARTER OF SECTION 19, THE SAID NORTH LINE ALSO BEING THE CENTERLINE OF LAKE PARK WEST ROAD (NOW KNOWN AS NORTHLAKE BOULEVARD) (THE BEARING OF NORTH 88°27'22" WEST ALONG THE SAID NORTH LINE AND THE SAID CENTERLINE IS BASED ON THE 1972 PALM BEACH COUNTY FREE ADJUSTMENT AND ALL OTHER BEARINGS CONTAINED HEREIN IS RELATED THERETO), A DISTANCE OF 486.67 FEET TO A POINT ON THE NORTHERLY PROJECTION OF THE WEST LINE OF A 30.00 FOOT WIDE INGRESS AND EGRESS EASEMENT DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 27596, PAGE 659, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 01°30'43" WEST, DEPARTING THE SAID NORTH LINE, AND ALONG THE SAID NORTHERLY PROJECTION OF THE SAID WEST LINE AND ALONG THE WEST LINE OF THE SAID INGRESS AND EGRESS EASEMENT, A DISTANCE OF 275.00 FEET; THENCE SOUTH 18°05'18" WEST, CONTINUING ALONG THE SAID WEST LINE OF THE SAID INGRESS AND EGRESS EASEMENT, A DISTANCE OF 101.25 FEET; THENCE SOUTH 09°21'18" WEST, CONTINUING ALONG THE SAID WEST LINE OF THE SAID INGRESS AND EGRESS EASEMENT, A DISTANCE OF 142.75 FEET; THENCE SOUTH 00°35'58" WEST, CONTINUING ALONG THE SAID WEST LINE OF THE SAID INGRESS AND EGRESS EASEMENT, A DISTANCE OF 22.75 FEET TO A POINT ON A LINE PARALLEL WITH THE SAID NORTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF SECTION 19, THE SAID POINT ALSO BEING ON THE EASTERLY PROJECTION OF A SOUTHERLY LINE AS DESCRIBED IN THAT CERTAIN QUIT CLAIM DEED RECORDED IN OFFICIAL RECORD BOOK 6404, PAGE 952 AND THAT CERTAIN WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 11454, PAGE 220, AND AS NOW SHOWN ON NAPLETON KIA, RECORDED IN PLAT BOOK 124, PAGES 20 THROUGH 22, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'22" WEST, DEPARTING THE SAID WEST LINE OF THE SAID INGRESS AND EGRESS EASEMENT AND ALONG THE SAID PARALLEL LINE AND THE SAID EASTERLY PROJECTION OF THE SAID SOUTHERLY LINE A DISTANCE OF 1.57 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE NORTH 88°27'22" WEST, ALONG THE SAID PARALLEL LINE AND THE SAID SOUTHERLY LINE AS NOW SHOWN ON THE SAID PLAT, A DISTANCE OF 168.44 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 125 FEET OF THE EAST ONE-HALF (E 1/2) OF THE EAST ONE-HALF (E 1/2) OF THE WEST ONE-HALF (W 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 19 AS DESCRIBED IN THAT SAID CERTAIN QUIT CLAIM DEED, THAT CERTAIN WARRANTY DEED AND AS NOW SHOWN ON THE SAID NAPLETON KIA PLAT; THENCE SOUTH 01°31'14" WEST, ALONG THE SAID EAST LINE, A DISTANCE OF 215.09 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 117 FEET OF THE SOUTH 700 FEET OF THE WEST HALF (W 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) AND THE NORTH LINE OF THE NORTH ONE-THIRD (N 1/3) OF THE NORTH 350 FEET OF THE SOUTH 583 FEET OF THE WEST HALF (W 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 19, TOWNSHIP 42 SOUTH, RANGE 43 EAST, THE SAID SOUTH AND NORTH LINE AS CALCULATED FROM THE PLAT OF PARKWAY VILLAGE, RECORDED IN PLAT BOOK 37, PAGE 41, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 88°11'54" EAST, DEPARTING THE SAID EAST LINE AND ALONG THE SAID SOUTH LINE AND THE SAID NORTH LINE, A DISTANCE OF 174.41 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR LYNDALL LANE AS DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED IN OFFICIAL RECORD BOOK 5599, PAGE 1240, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°31'47" EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 115.74 FEET TO A POINT ON THE SOUTH LINE OF A PALM BEACH COUNTY RIGHT-OF-WAY AS DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 5599, PAGE 1210, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 88°27'22" WEST, ALONG THE SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.33 FEET TO A POINT ON THE WEST LINE OF THE SAID RIGHT-OF-WAY IN SAID OFFICIAL RECORD BOOK 5599, PAGE 1210; THENCE NORTH 01°34'23" EAST, ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 0.24 FEET; THENCE NORTH 00°28'58" EAST, CONTINUING ALONG THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 91.16 FEET, MORE OR LESS, TO A POINT ON A SOUTHERLY PROJECTION OF A LINE PARALLEL WITH, AND 0.06 FEET WEST OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST RIGHT-OF-WAY LINE FOR LYNDALL LANE AS DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 5599, PAGE 1104, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 01°31'30" EAST, ALONG THE SAID SOUTHERLY PROJECTION OF THE SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 8.75 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 37,060.966 SQUARE FEET AND / OR 0.851 ACRES, MORE OR LESS.

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

#### TRACTS

- 1. TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR KBHS REO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF KBHS REO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

#### GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT (U.E.) RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, IS A NON-EXCLUSIVE EASEMENT AND IS 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, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL (IF AVAILABLE) TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS.

THIS 19 DAY OF January, 2018.  
WITNESS: *Sylvia Alnoah*  
PRINT NAME: *Sylvia Alnoah*  
BY: KBHS REO, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA  
WITNESS: *Edward Donahue*  
PRINT NAME: *Edward Donahue*  
BY: *Chris Diamond*  
CHRIS DIAMOND, PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF ARIZONA } SS  
COUNTY OF MARICOPA } SS

BEFORE ME, PERSONALLY APPEARED CHRIS DIAMOND, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF KBHS REO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY AND THAT THE SEAL (IF AVAILABLE) AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL 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 19 DAY OF January, 2018.

MY COMMISSION EXPIRES: 01/8/2019  
NOTARY PUBLIC: *Sylvia Alnoah*  
PRINT NAME: *Sylvia Alnoah*  
COMMISSION NO.: 336079

### TITLE CERTIFICATION:

STATE OF FLORIDA } SS  
COUNTY OF DUVAL } SS

I, SCOTT R. BOATRIGHT, 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 KBHS REO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: THIS 24 DAY OF JANUARY, 2018.  
BY: *Scott R. Boatright*  
NAME: SCOTT R. BOATRIGHT  
ATTORNEY AT LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 25305

### SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } SS

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER THE RESPONSIBLE DIRECTION AND SUPERVISION OF A PROFESSIONAL SURVEYOR & MAPPER; THAT SAID SURVEYOR & MAPPER AND MYSELF ARE EMPLOYED BY THE BELOW NAMED LEGAL ENTITY; THAT THE SAID PLAT IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), PERMANENT CONTROL POINTS ("P.C.P.S."), AND MONUMENTS ACCORDING TO SECTION 177.081 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: THIS 25 DAY OF January, 2018.  
*Scott F. Bryson*  
SCOTT F. BRYSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5991

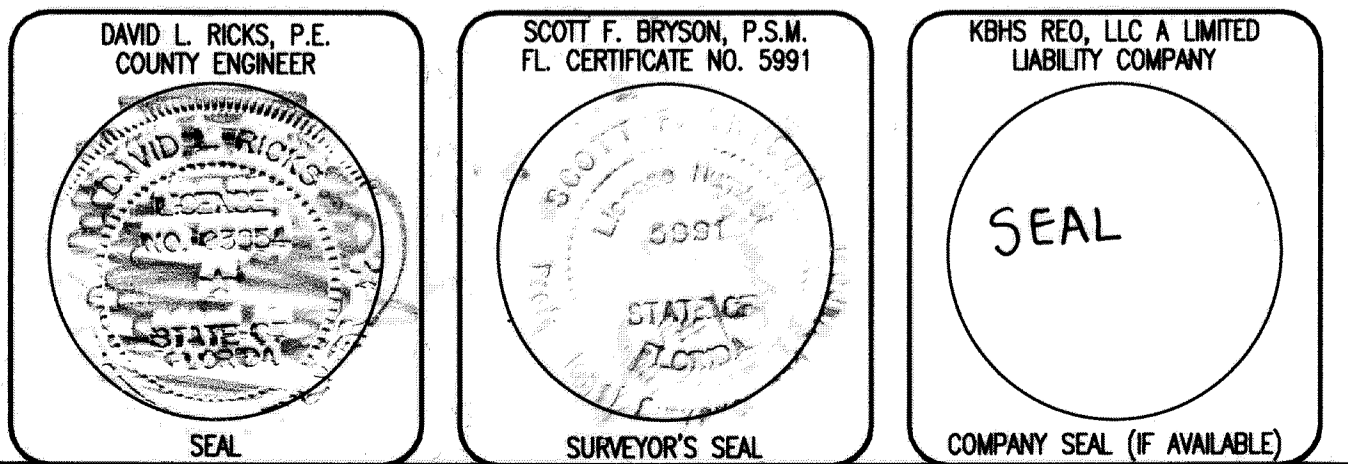
KESHAVARZ & ASSOCIATES, INC.  
711 NORTH DIXIE HIGHWAY, SUITE 201  
WEST PALM BEACH, FLORIDA 33401  
CERTIFICATE OF AUTHORIZATION: LB 4897

### COUNTY ENGINEER:

STATE OF FLORIDA } SS  
COUNTY OF PALM BEACH } SS

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 24 DAY OF March, 2018, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1), FLORIDA STATUTES.

BY: DAVID L. RICKS, P.E.  
*David L. Ricks*  
COUNTY ENGINEER



**KESHAVARZ & ASSOCIATES**  
Civil Engineers • Land Surveyors  
711 North Dixie Highway, Suite 201  
West Palm Beach, Florida 33401  
Tel: (561) 688-8600 Fax: (561) 689-7476

THIS INSTRUMENT WAS PREPARED BY SCOTT F. BRYSON, IN AND FOR THE OFFICES OF KESHAVARZ & ASSOCIATES, INC. 711 NORTH DIXIE HIGHWAY, SUITE 201, WEST PALM BEACH, FLORIDA 33401 TELEPHONE (561) 689-8600.			
DATE: 04/19/17	CHECKED: SB	PROJECT No.	SHEET No.
SCALE: N/A	APPROVED: SB	14-1056	1 OF 4
DRAWN: SB	DWG No: D14-1056P		

P:\14-1056 Sunspire CLF\skerman\VA DWG\SV-141056 Plat.dwg Friday, January 12, 2018 10:14:01 AM