

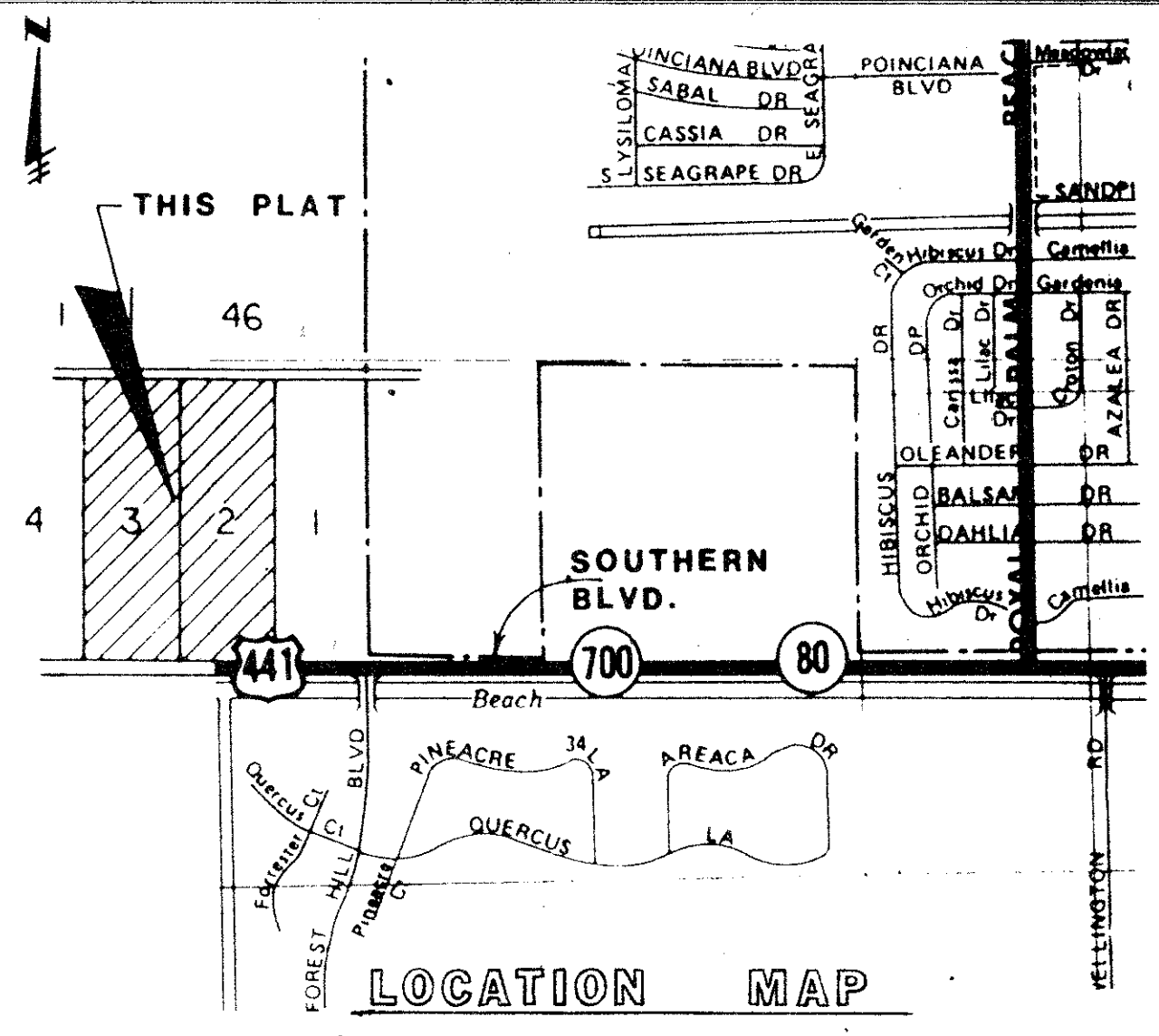
54/155

PALMS WEST MEDICAL CENTER

BEING A REPLAT OF PART OF LOXAHATCHEE DISTRICT SUBDIVISION, LOXAHATCHEE GROVES,
RECORDED IN PLAT BOOK 12, PAGE 29, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
IN PART OF SECTIONS 33 AND 34, TOWNSHIP 43 SOUTH, RANGE 41 EAST
PALM BEACH COUNTY, FLORIDA
IN TWO SHEETS SHEET NO. 1

GEE & JENSON
ENGINEERS - ARCHITECTS - PLANNERS, INC.
WEST PALM BEACH, FLORIDA
SEPTEMBER 1985

33 & 34 / 155 / 1
SUBDIVISION # Palms West Medical Center
BOOK 54 PAGE 155
BLOCK ONE B FLOOD MAP # 50B
ZONE 76 ZONING
33470



155

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 11:17 AM, this 16 day
of OCTOBER, 1986, and duly
recorded in Plat Book No. 54
on Pages 155 and 156.
JOHN B. DUNKLE
Clerk Circuit Court
By: Barbara A. Platt, C.



DESCRIPTION

Being a replat of a portion of Lots 2 and 3, Block "K", replat of Loxahatchee District Subdivision, Loxahatchee Groves, as recorded in Plat Book 12, Page 29, of the Public Records of Palm Beach County, Florida, lying in part of Sections 33 and 34, Township 43 South, Range 41 East of said Palm Beach County, Florida and being more particularly described as follows:

Beginning at the Northeast Corner of said Lot 2; thence South 00°22'33" West (for convenience the bearings shown herein are relative to an assumed meridian) along the East Line of said Lot 2, a distance of 2222.18 feet to a Point of Intersection with the North Right-of-Way Line of Southern Boulevard (State Road 80) as now laid out and in use; thence North 89°59'40" West along said North Right-of-Way Line, a distance of 673.15 feet; thence North 00°23'11" East, a distance of 120.00 feet; thence North 89°59'40" West along the North Line of a 120.00 foot additional road Right-of-Way as recorded in Official Record Book 4415, Page 647 of the Public Records of said Palm Beach County, Florida said North Line being 160.00 feet North of and parallel with the South Line of said Lots 2 and 3, Block "K", a distance of 878.64 feet; thence North 00°23'50" East along the West Line of said Lot 3, a distance of 2071.31 feet to the Northwest Corner of said Lot 3; thence North 88°51'56" East along the North Line of said Lots 2 and 3, a distance of 1551.50 feet to the Point of Beginning.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, David S. Pressly, 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 be vested in HCA HEALTH SERVICES OF FLORIDA, INC., a Florida Corporation, that the current taxes have been paid; that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property, and that there are no mortgages of record.

MOYLE, FLANIGAN, KATZ, FITZGERALD & SHEEHAN, P.A.

David S. Pressly
David S. Pressly, Attorney at Law
Licensed in Florida, Date: Sept. 16, 1986

LAND USE

COMMERCIAL LOTS (12 & 3) ----- 58.05 ACRES
DRAINAGE (PARCELS "A" & "B") ----- 13.35 ACRES
RIGHT-OF-WAY ----- 4.77 ACRES
TOTAL 76.17 ACRES

NOTES

- denotes Permanent Reference Monument.
 - o denotes Permanent Control Point.
- All bearings shown hereon are relative to an assumed meridian the East Line of Sec. 33-43-41 bears South 01°15'31" West.
- No buildings or any kind of construction shall be placed on Utility or Drainage Easements.
- Easements are for Public Utilities, unless otherwise noted.
- Where utility and drainage easements intersect, the drainage easements shall take precedence.
- No structures, trees or shrubs shall be placed on drainage easement.
- Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying the same.

APPROVALS

PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record
this 14 day of Oct, 1986.
By: *Karen T. Marcs*
Karen T. Marcs, Chair

Attest: JOHN B. DUNKLE, Clerk
By: *Kathryn L. Miller*
Deputy Clerk

COUNTY ENGINEER

This plat is hereby approved for record
this 14 day of Oct, 1986.
By: *H.F. Kahlert*
H.F. Kahlert, County Engineer

STATE OF FLORIDA
COUNTY OF PALM BEACH

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that HCA HEALTH SERVICES OF FLORIDA, Inc., a Florida Corporation, licensed to do business in the State of Florida, owners of the land shown hereon as PALMS WEST MEDICAL CENTER, being in part of Sections 33 and 34, Township 43 South, Range 41 East, Palm Beach County, Florida and more particularly described to the left under Description; have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

The Streets as shown are for private road purposes and are hereby dedicated to the PALMS WEST PROPERTY OWNERS' ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association its successors and assigns without recourse to Palm Beach County, Florida.

The North 120 feet of the South 160 feet of the East 673.15 feet of Lot 2, Block "K" as shown on the Replat of Loxahatchee District Subdivision, as recorded in Plat Book 12, Page 29 of the Public Records of Palm Beach County, Florida is hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida for the perpetual use of the public for proper purposes.

The Limited Access Easements as shown are hereby dedicated to the BOARD OF COUNTY COMMISSIONERS of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

The Access and Lake Maintenance Easement as shown is for ingress, egress, utilities, water and sewer, drainage and for the maintenance of Parcel "B" and is hereby dedicated to the PALMS WEST PROPERTY OWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

The Lake Maintenance Easement is for the maintenance of Parcels "A" and "B" and is hereby dedicated to the PALMS WEST PROPERTY OWNERS' ASSOCIATION, INC. and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

The Drainage Easements as shown are hereby dedicated in perpetuity to PALMS WEST PROPERTY OWNERS' ASSOCIATION, INC., for the construction and maintenance of drainage facilities, and are the perpetual maintenance obligation of said Association its successors and assigns without recourse to Palm Beach County. The Board of County Commissioners of Palm Beach County, Florida shall have the right but not the obligation to maintain those portions of the drainage system within County Rights-of-Way.

The Ingress Egress Easement as shown is for access purposes and is hereby dedicated to the PALMS WEST PROPERTY OWNERS' ASSOCIATION, INC., and is the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

Parcels "A" and "B" are for drainage purposes and are hereby dedicated to PALMS WEST PROPERTY OWNERS' ASSOCIATION, INC., and are the perpetual maintenance obligation of said Association, its successors and assigns without recourse to Palm Beach County, Florida.

IN WITNESS WHEREOF, the above named Corporation has caused these presents to be signed by its Vice President and attested to by its Secretary and their corporate seal to be affixed hereto by and with the authority of their Board of Directors this 15th day of May, 1986.

HCA HEALTH SERVICES OF FLORIDA, INC., a Florida Corporation

Attest: *Betty D. Daugherty* Bettye D. Daugherty, Secretary
By: *Samuel W. Owen* Samuel W. Owen, Vice President

ACKNOWLEDGEMENT

STATE OF TENNESSEE ss
COUNTY OF DAVIDSON
BEFORE ME personally appeared Samuel W. Owen and Bettye D. Daugherty, Vice President and Secretary respectively of HCA HEALTH SERVICES OF FLORIDA INC., a Florida Corporation licensed to do business in Florida, to me well known and known to me to be the individuals described in and who executed the foregoing instrument as such officers of said Corporation, and severally acknowledged to and before me that they executed such instrument as such officers, and that the seal affixed to said instrument is the 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 15th day of May, 1986.

My commission expires: 7-17-88
Jeri Sullenberger
Notary Public State of Tennessee

SURVEYOR'S CERTIFICATION

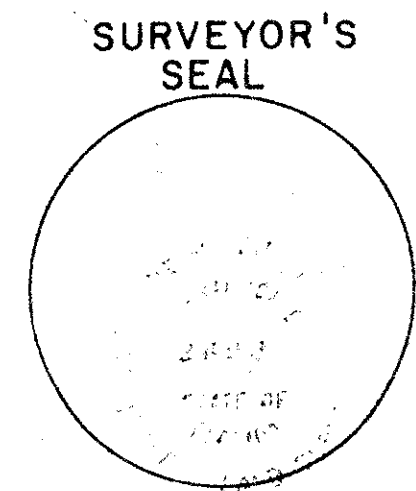
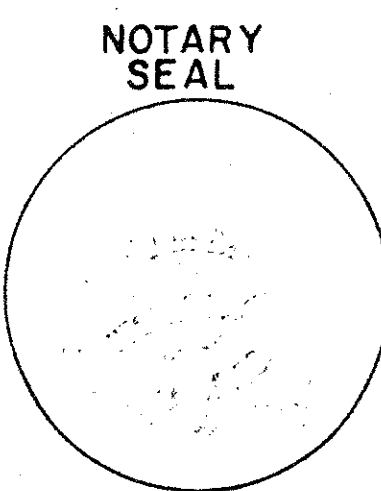
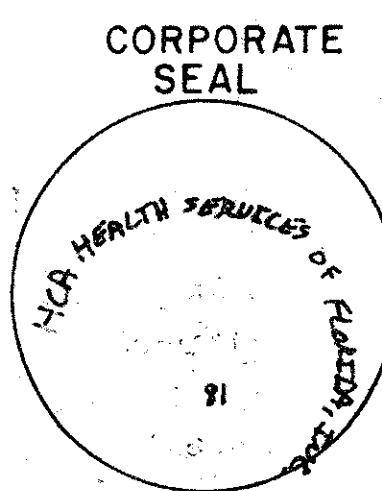
0471-000

STATE OF FLORIDA ss
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, that the undersigned does hereby certify that on 4/12, 1986, that we completed the survey of lands as shown on the hereon plat; that said plat is a correct representation of the lands therein described and platted; that permanent reference monuments have been set as required by law and that permanent control points will be set under the guarantees posted with the Board of County Commissioners of Palm Beach County, Florida, for the required improvements and that the survey data complies with all the requirements of Part 1, Chapter 177, Florida Statutes, as Amended and Minimum Technical Standards for Land Surveying in the State of Florida and Ordinances of Palm Beach County, Florida.

GEE & JENSON - Engineers, Architects, Planners, Inc.

THIS INSTRUMENT PREPARED BY
STUART H. CUNNINGHAM
2990 Palm Beach Lakes Boulevard
West Palm Beach, Florida
Stuart H. Cunningham, Professional Land Surveyor
Florida Registration No. 3496. Date: 4/13/86

PALM WEST MEDICAL CENTER



DRAWING NUMBER

DRAWING NUMBER

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