

GROVES MEDICAL PLAZA

A PORTION OF TRACT 5, BLOCK K, REPLAT OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
LB #3591
JULY-2011

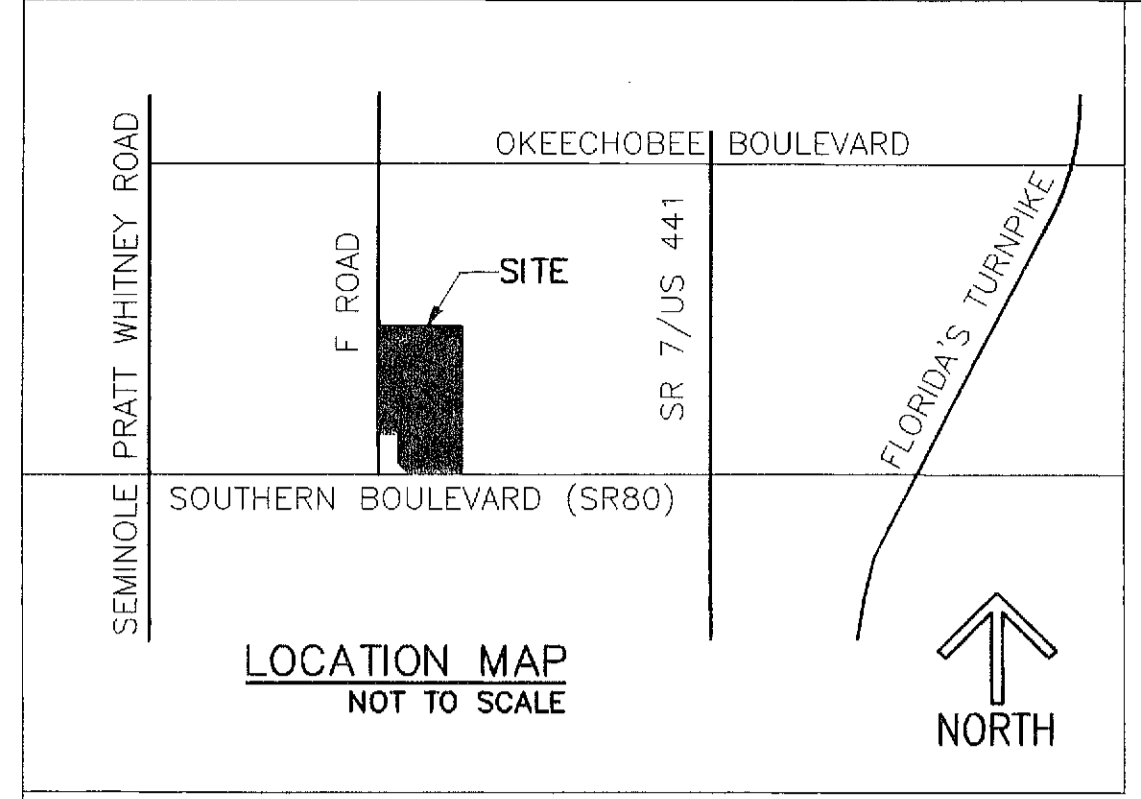
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:14 A.M.
THIS 13 DAY OF July
A.D. 2011 AND DULY RECORDED
IN PLAT BOOK 114 ON
PAGES 98 AND 99

SHARON R. BOCK
CLERK AND COMPTROLLER

By: AS
DEPUTY CLERK



00041-001



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT GROVES MEDICAL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS GROVES MEDICAL PLAZA BEING A PORTION OF TRACT 5, BLOCK K, REPLAT OF LOXAHATCHEE GROVES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WEST LINE OF TRACT 5, BLOCK "K", "REPLAT OF LOXAHATCHEE GROVE" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 12 AT PAGE 29 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE NORTHERLY RIGHT OF WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD No. 80) AS SHOWN IN OFFICIAL RECORDS BOOK 5444 AT PAGE 1644 OF SAID PUBLIC RECORDS; THENCE NORTH 02°17'46" EAST ALONG SAID WESTERLY LINE OF TRACT 5, BLOCK "K", A DISTANCE OF 402.41 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 700.00 FEET OF TRACT 5, BLOCK "K"; THENCE SOUTH 88°05'04" EAST ALONG SAID NORTH LINE, A DISTANCE OF 310.01 FEET TO A POINT ON THE EAST LINE OF THE WEST 310.00 FEET OF SAID TRACT 5, BLOCK "K"; THENCE SOUTH 02°17'46" WEST ALONG SAID EAST LINE, A DISTANCE OF 548.10 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF SAID SOUTHERN BOULEVARD (STATE ROAD No. 80), THE FOLLOWING FOUR COURSES ARE ALONG SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 88°29'43" WEST, A DISTANCE OF 198.99 FEET; THENCE NORTH 43°05'58" WEST, A DISTANCE OF 49.20 FEET; THENCE NORTH 02°17'46" EAST, A DISTANCE OF 111.84 FEET; THENCE NORTH 87°42'14" WEST, A DISTANCE OF 76.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 158,442 SQUARE FEET OR 3.637 ACRES, MORE OR LESS.

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

1. TRACT 'A'
TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVES MEDICAL PLAZA, L.L.C., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

2. TRACTS RW AND RW1
TRACTS RW AND RW1, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. UTILITY EASEMENTS
THE UTILITY EASEMENTS 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.

THE 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, RAW WATER 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.

4. LANDSCAPE BUFFER EASEMENTS
LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR GROVES MEDICAL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

5. MASS TRANSIT EASEMENT
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING STATION, 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 SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, ITS SUCCESSORS AND ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF 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 TOWN OF LOXAHATCHEE GROVES, FLORIDA, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO GROVES MEDICAL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, UPON THE TOWN'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

DEDICATION AND RESERVATIONS CONTINUED:

6. DRAINAGE EASEMENT
THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF GROVES MEDICAL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS. SAID DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THIS EASEMENT.

NO BUILDINGS, STRUCTURES, CONSTRUCTION OF ANY KIND, TREES OR SHRUBS, ETC. SHALL BE PLACED ON OR IN, NOR SHALL ANY UTILITIES BE INSTALLED OR EXCAVATION PERMITTED IN, THE EASEMENT SHOWN HEREON UNLESS APPROVED IN ADVANCE BY THE DISTRICT IN A PERMIT.

7. ROAD AND DRAINAGE EASEMENT
THE 10 FOOT WIDE ROAD AND DRAINAGE EASEMENT (10' R&DE), AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, FOR ROAD AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT, ITS SUCCESSORS AND ASSIGNS.

8. LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 4 DAY OF August 2011.

GROVES MEDICAL PLAZA, LLC
A FLORIDA LIMITED LIABILITY COMPANY,
BY: George W. Fowler
A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER
WITNESS: Caryn Hobbs
PRINT: Caryn Hobbs
WITNESS: Kyle Sizer
PRINT: Kyle Sizer

ACKNOWLEDGMENT:
STATE OF ~~FLORIDA~~ NORTH CAROLINA
COUNTY OF ~~PALM BEACH~~ Avery
BEFORE ME PERSONALLY APPEARED DOUGLAS B. PORTER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GEORGE W. FOWLER COMPANY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGING MEMBER OF GROVES MEDICAL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY.
WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF August 2011.
MY COMMISSION EXPIRES: Crystal D. Wise
COMMISSION NUMBER: Crystal D. Wise
PRINT NAME
MY COMMISSION EXPIRES 8-27-2012

APPROVAL OF PLAT TOWN ENGINEER:

THIS PLAT IS HEREBY RECOMMENDED FOR APPROVAL AND RECORDING PURSUANT TO THE ORDINANCES OF THE TOWN OF LOXAHATCHEE GROVES.
BY: Patrick A. Figurella
DATE: JULY 13, 2011
PATRICK A. FIGURELLA, P.E.
TOWN ENGINEER

APPROVAL OF PLAT TOWN OF LOXAHATCHEE GROVES:

THE TOWN OF LOXAHATCHEE GROVES, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT OF _____ FOR THE RECORD.
BY: David Browning
DAVID BROWNING, MAYOR
ATTEST: Ann Harper
ANN HARPER, TOWN CLERK

ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF Palm Beach)
THE TOWN OF LOXAHATCHEE GROVES, ITS SUCCESSORS AND ASSIGNS, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS AS STATED AND SHOWN HEREON, DATED THIS 12 DAY OF July 2011.
BY: David Browning
DAVID BROWNING, MAYOR
ATTEST: Ann Harper
ANN HARPER, TOWN CLERK

ACCEPTANCE OF DEDICATION AND RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF Palm Beach)
THE LOXAHATCHEE GROVES WATER CONTROL DISTRICT HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID AGENCY AS STATED AND SHOWN HEREON, DATED THIS 23 DAY OF July 2011.
LOXAHATCHEE GROVES WATER CONTROL DISTRICT
BY: David DeMaris
DAVID DEMARIS, CHAIRMAN

TABULAR DATA	
TOTAL AREA THIS PLAT	3.637 ACRES
AREA OF TRACT A	3.430 ACRES
AREA OF TRACTS RW AND RW1	0.207 ACRES
PETITION NO.	91-043

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
WE, FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN GROVES MEDICAL PLAZA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE 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 SUBDIVISION DEPICTED BY THIS PLAT.
FIRST AMERICAN TITLE INSURANCE COMPANY
DATED: August 9, 2011
BY: Jeanne M. Wilk, cks
JEANNE M. WILK
TITLE OFFICER

REVIEWING SURVEYOR

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE TOWN OF LOXAHATCHEE GROVES. THIS REVIEW INCLUDES THE VERIFICATION OF GEOMETRIC DATA AND THE FIELD VERIFICATION OF PERMANENT REFERENCE MONUMENTS (PRM'S) PERMANENT CONTROL POINTS (PCP'S) AND MONUMENTS AT LOT CORNERS.
BY: Ronnie L. Furniss
RONNIE L. FURNISS
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 6272
DATE: July 13, 2011

SURVEYOR'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 THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 977, FLORIDA STATUTES, AS AMENDED, AND THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.
DATED: 7/20/11
BY: David P. Lindley
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA

