

# JFK NORTH

A PORTION SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA

### DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH  
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT JFK MEDICAL CENTER LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS: JFK NORTH, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

#### DESCRIPTION

A PORTION OF A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 6; THENCE NORTH 88°03'00" WEST 1492.97 FEET ALONG THE NORTH LINE OF SAID SECTION 6 TO THE POINT OF BEGINNING, ALSO A POINT ON A 1076.45 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE NORTHEAST WHOSE RADIUS POINT BEARS NORTH 69°47'51" EAST, RUN THENCE THE FOLLOWING COURSES ALONG THE WESTERLY RIGHT-OF-WAY OF CONGRESS AVENUE AS SHOWN IN O.R. BOOK 7216, PAGE 346, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 16°38'18" AN ARC DISTANCE OF 312.60 FEET; THENCE TOWARDS THE RADIUS POINT OF THE NEXT AND LAST DESCRIBED CURVES NORTH 53°09'33" EAST 17.00 FEET TO A POINT ON A 1059.45 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 02°37'13" AN ARC DISTANCE OF 48.45 FEET TO A POINT OF TANGENCY; THENCE SOUTH 39°27'40" EAST, 122.42 FEET; THENCE NORTH 50°32'20" EAST 8.00 FEET; THENCE SOUTH 39°27'40" EAST 222.58 FEET TO A POINT OF CURVATURE OF A 941.45 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°02'15" AN ARC DISTANCE OF 148.50 FEET TO A POINT OF NON-TANGENCY; THENCE RADIAL FROM THE LAST DESCRIBED CURVE NORTH 59°34'35" EAST 2.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF CONGRESS AVENUE AS SHOWN IN PLAT BOOK 5, PAGE 95 AND IN O.R. BOOK 2248, PAGE 872, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID POINT ALSO LYING ON A 943 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS SOUTH 59°34'35" WEST; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AS SHOWN IN SAID PLAT BOOK 5, PAGE 95 AND IN O.R. BOOK 2248, PAGE 872, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°09'46" A DISTANCE OF 101.48 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN NORTH 87°58'03" WEST, A DISTANCE OF 145.38 FEET; THENCE RUN SOUTH 02°01'57" WEST, A DISTANCE OF 600.50 FEET; THENCE RUN SOUTH 87°58'01" EAST, A DISTANCE OF 236.08 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS AVENUE; THENCE RUN SOUTH 04°27'13" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 176.29 FEET; THENCE RUN SOUTH 08°08'56" WEST, A DISTANCE OF 186.19 FEET; THENCE SOUTH 04°27'13" WEST, A DISTANCE OF 186.81 FEET; THENCE RUN SOUTH 48°14'51" WEST, A DISTANCE OF 17.06 FEET TO THE NORTH RIGHT-OF-WAY LINE FOR 45TH STREET (STATE ROAD 702); THENCE RUN ALONG SAID NORTH RIGHT-OF-WAY LINE NORTH 87°59'08" WEST, A DISTANCE OF 371.34 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF THE CENTRAL AND SOUTHERN FLORIDA FLOOD CONTROL DISTRICT CANAL 17 AND A POINT ON A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 691.19 FEET (A RADIAL LINE BEARS SOUTH 85°13'50" WEST); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°23'34", AN ARC DISTANCE OF 233.95 FEET; THENCE RUN NORTH 24°09'54" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 1883.14 FEET TO THE NORTHERLY LINE OF AFORESAID SECTION 6; THENCE RUN SOUTH 88°03'00" EAST, ALONG THE SAID NORTH LINE OF SECTION 6, A DISTANCE OF 647.54 FEET TO THE WESTERLY RIGHT-OF-WAY LINE FOR CONGRESS AVENUE AND THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF WEST PALM, PALM BEACH COUNTY, FLORIDA AND CONTAINING 1,177,462 SQUARE FEET OR 27.0308 ACRES, MORE OR LESS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THIS 30 DAY OF July, 2020

JFK MEDICAL CENTER LIMITED PARTNERSHIP,  
A DELAWARE LIMITED PARTNERSHIP,  
BY: COLUMBIA PALM BEACH GP, LLC, ITS  
GENERAL PARTNER

WITNESS: Todd Maxwell  
PRINT NAME  
WITNESS: Robin Maloy  
PRINT NAME

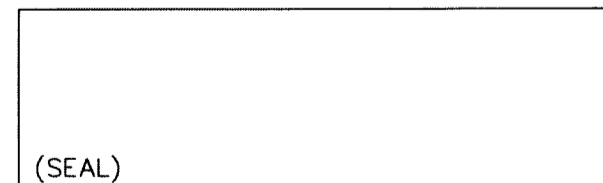
BY: Nicholas L. Paul  
NAME: Nicholas L. Paul  
TITLE: Vice President

### ACKNOWLEDGEMENT:

STATE OF TENNESSEE)  
COUNTY OF DAVIDSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 30 DAY OF July, 2020, BY COLUMBIA PALM BEACH GP, LLC, ITS GENERAL PARTNER FOR JFK MEDICAL CENTER LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, ON BEHALF OF LIMITED PARTNERSHIP, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30 DAY OF July, 2020.

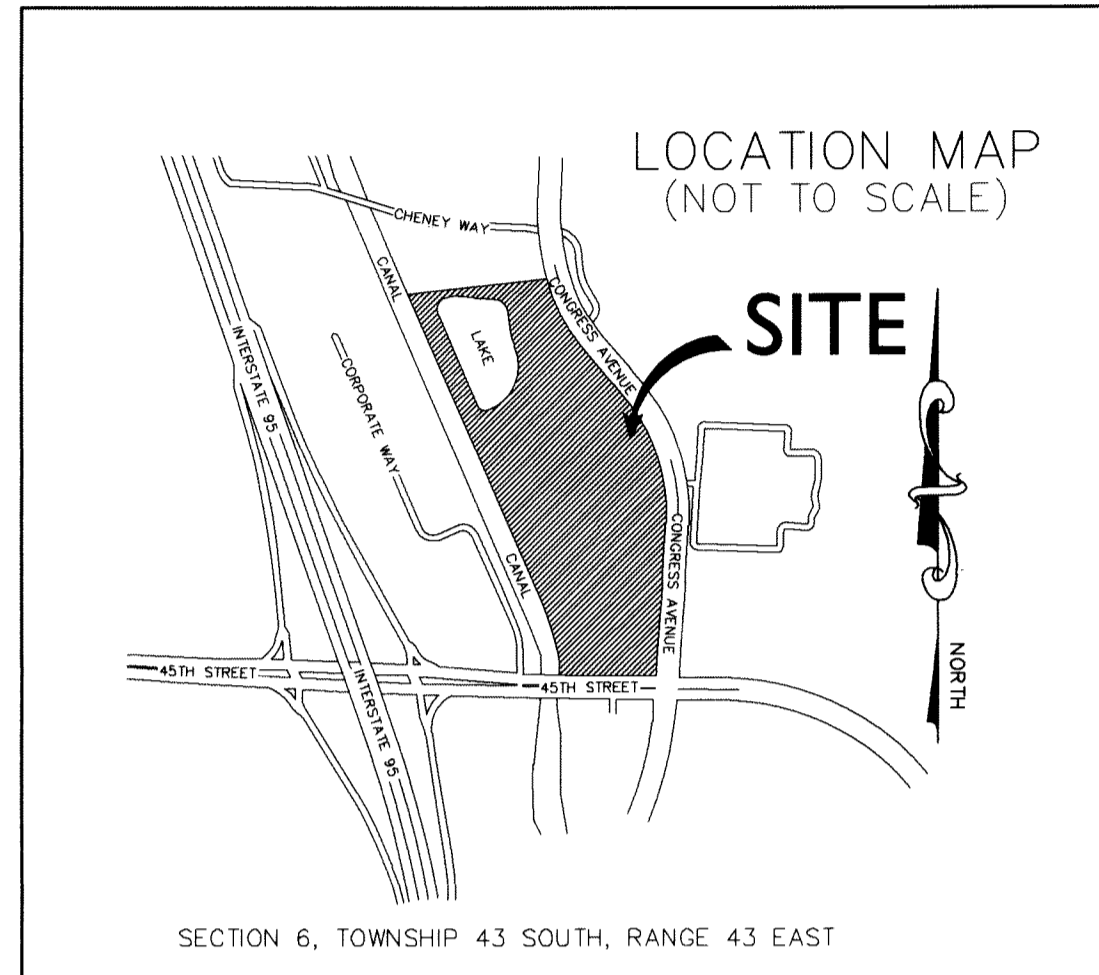


Helen W. Cook  
NOTARY PUBLIC  
Helen W. Cook  
PRINT NAME  
MY COMMISSION EXPIRES: January 3, 2022  
COMMISSION NUMBER: N/A

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF

### CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I CLIFFORD I. HERTZ, ESQ., 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 TITLE VESTED IN JFK MEDICAL CENTER LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 7-16-2020

Clifford I. Hertz

CLIFFORD I. HERTZ, ESQ.  
ATTORNEY AT LAW  
FLORIDA BAR # 0291935  
FOR THE FIRM OF NELSON MULLINS  
BROAD AND CASSEL

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATED: 7-22-2020

David P. Lindley

DAVID P. LINDLEY P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

### CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA.

THIS 24th DAY OF August, 2020

BY: Keith A. James  
KEITH A. JAMES, MAYOR

### REVIEWING SURVEYOR:

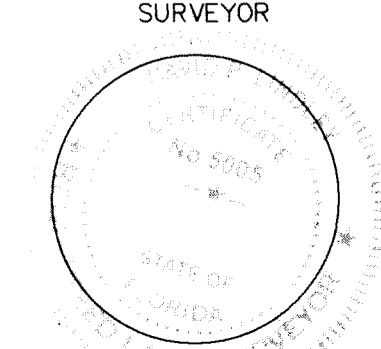
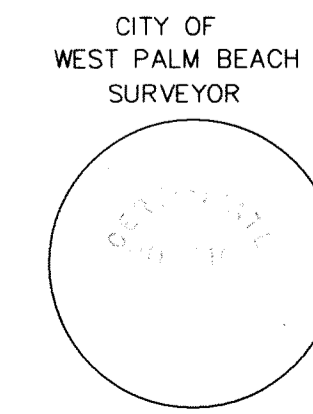
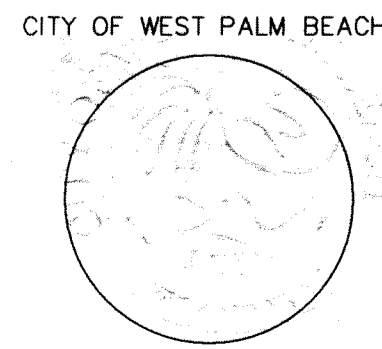
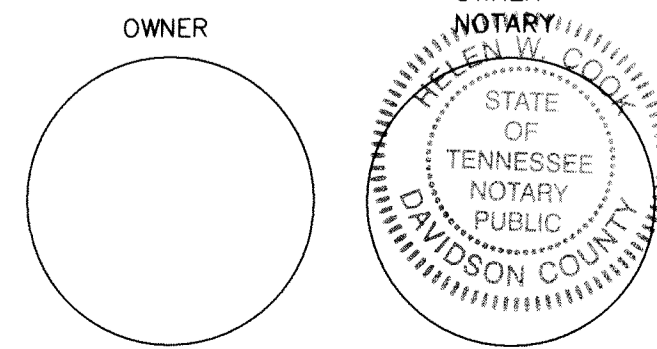
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 8/18/2020

Vincent J. Noel  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### TABULAR DATA

TOTAL AREA OF THIS PLAT	27.0308 ACRES
PARCEL A	25.8453 ACRES
PARCEL B	1.1855 ACRES



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 1:05 P.M.  
THIS 2 DAY OF September  
A.D. 2020 AND DULY RECORDED  
IN PLAT BOOK 131 ON  
PAGES 1 THROUGH 2

SHARON R. BOCK  
CLERK AND COMPTROLLER

BY: Sharon R. Bock  
DEPUTY CLERK

SHEET 1 OF 2

