

MEDICAL OFFICES FOR FOUNDPCARE

BEING A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:11 AM THIS 5 DAY OF August 2021
AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 92 AND 93
JOSEPH R. ABRUZZO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
BY: *Debra McCar*
DEPUTY CLERK

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT FOUNDPCARE, INC., A NONPROFIT FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "MEDICAL OFFICES FOR FOUNDPCARE" BEING A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND PROCEED NORTH 01 DEGREES 27 MINUTES 31 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 81.00 FEET TO A POINT 81.00 FEET NORTH OF AS MEASURED ANGLES TO THE SOUTH LINE OF SAID SECTION 23; THENCE SOUTH 88 DEGREES 40 MINUTES 36 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SECTION 23 AND LEAVING SAID WEST LINE OF SECTION 23, A DISTANCE OF 404.59 FEET TO THE SOUTHWEST CORNER OF THE EAST 220 FEET OF THE WEST 624.59 FEET OF THE NORTH 575 FEET OF THE SOUTH 656 FEET OF SAID SECTION 23 AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 27 MINUTES 31 SECONDS EAST, ALONG SAID WEST LINE OF THE EAST 220.00 FEET OF THE WEST 624.59 FEET AND PARALLEL WITH THE WEST LINE OF SAID SECTION 23, A DISTANCE OF 575 FEET TO THE NORTHWEST CORNER OF THE SOUTH 656 FEET OF THE EAST 220 FEET OF THE WEST 624.59 FEET; THENCE SOUTH 88 DEGREES 40 MINUTES 36 SECONDS EAST, PARALLEL TO SAID SOUTH LINE OF SECTION 23, A DISTANCE OF 220.00 FEET TO THE NORTHEAST CORNER OF THE SOUTH 656 FEET OF THE WEST 624.59 FEET OF SAID SECTION 23; THENCE SOUTH 01 DEGREES 27 MINUTES 31 SECONDS WEST, PARALLEL WITH SAID WEST LINE OF SECTION 23, A DISTANCE OF 550.06 FEET TO THE NORTHEAST CORNER OF LESSED OUT PARCELS FOR RIGHT-OF-WAY DESCRIBED IN OFFICIAL RECORDS BOOK 5987, PAGE 529, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTHWESTERLY, WESTERLY FOR THE FOLLOWING 5 COURSES:
1) SOUTH 46 DEGREES 23 MINUTES 31 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID LESSED OUT SOUTH PARCELS, A DISTANCE OF 35.31 FEET;
2) NORTH 88 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 14.45 FEET;
3) NORTH 77 DEGREES 22 MINUTES 00 SECONDS WEST, A DISTANCE OF 61.19 FEET;
4) NORTH 88 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 84.61 FEET;
5) SOUTH 72 DEGREES 53 MINUTES 18 SECONDS WEST, A DISTANCE OF 37.95 FEET TO THE POINT OF BEGINNING. CONTAINING 2.860 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", AS SHOWN HEREON, IS HEREBY RESERVED FOR FOUNDPCARE, INC., A FLORIDA NONPROFIT FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FOUNDPCARE, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACTS "B" AND "C" AS SHOWN HEREON, ARE HEREBY DEDICATED AND GRANTED FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.
- 3. THE PALM BEACH COUNTY UTILITY EASEMENTS 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, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DEPUTY CHIEF EXECUTIVE OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS

THIS 10th DAY OF June, 2021.

FOUNDPCARE, INC.
A FLORIDA NONPROFIT CORPORATION

WITNESS: *Robert Aguero*
PRINT NAME Robert Aguero

BY: *Rik Pavlescak*
RIK PAVLESCAK, PH.D., DEPUTY CHIEF EXECUTIVE OFFICER

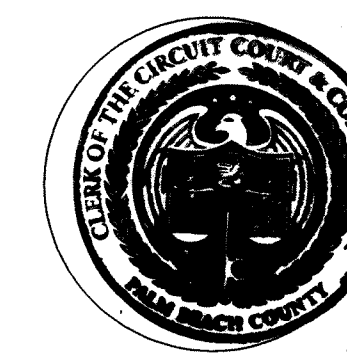
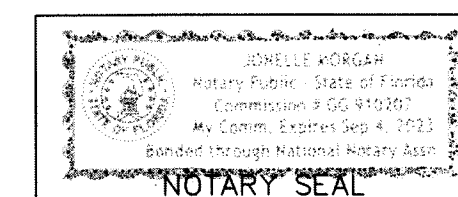
WITNESS: *Hannah Burbon*
PRINT NAME Hannah Burbon

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE, THIS 10th DAY OF June, 2021
BY RIK PAVLESCAK, PH.D., AS DEPUTY CHIEF EXECUTIVE OFFICER OF FOUNDPCARE, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME.

MY COMMISSION EXPIRES: SEPTEMBER 2023

J. Morgan (SIGNATURE)
JONELLE MORGAN - NOTARY PUBLIC
#GG910207



CLERK

SURVEYORS & 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), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6-1-2021
Ronald E. Stotler
RONALD E. STOTLER, P.L.S.
LICENSE NO. 5026
STATE OF FLORIDA
MAGELLAN SURVEYING & MAPPING, INC.
LB No. 7571

SURVEYOR & MAPPER'S NOTES:

- 1. BEARINGS SHOWN HEREON ARE BASED ON THE DATUM NAD 83 (1990 ADJUSTMENT) BY PALM BEACH COUNTY, GRID BEARING OF NORTH 01°27'31" EAST ALONG THE WEST LINE OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- 2. P.R.M. DENOTES PERMANENT REFERENCE MONUMENT (P.R.M. LB No 7571) UNLESS OTHERWISE NOTED
- 3. P.C.P. DENOTES PERMANENT CONTROL POINTS (P.C.P. LB No 7571)
- 4. NO BUILDING OR ANY KIND OF CONSTRUCTION OR 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.
- 5. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE 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 PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- 6. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 7. 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.
- 8. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
- 9. DISTANCES ARE GROUND DISTANCES
COORDINATES INFORMATION
GRID DATUM - NAD 83, 1990 ADJUSTED
ZONE - FLORIDA EAST ZONE
LINEAR UNIT - U.S. SURVEY FOOT
COORDINATE SYSTEM - 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION
SCALE FACTOR = 1.000032451

TITLE CERTIFICATION

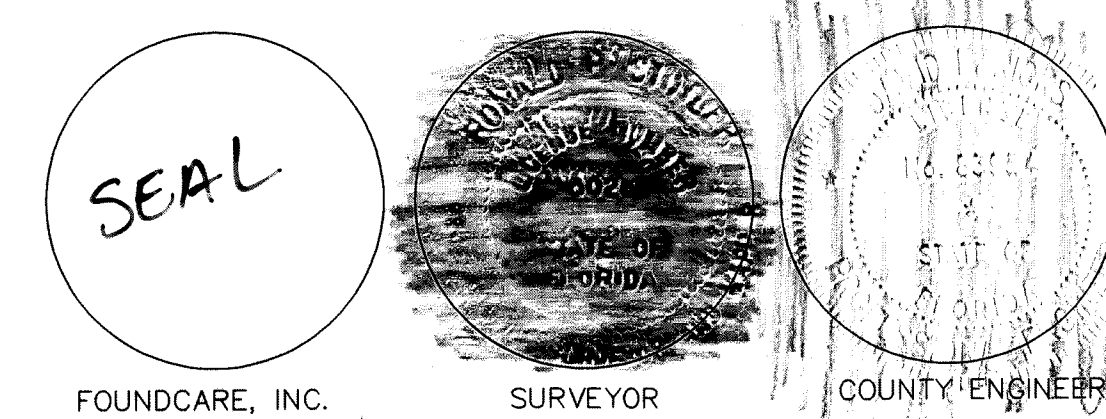
STATE OF FLORIDA
COUNTY OF PALM BEACH
I, ERIC J. SANCHEZ, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FOUNDPCARE, INC., A FLORIDA NOT FOR PROFIT CORPORATION; THAT 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: June 17, 2021
BY: *Eric J. Sanchez*
ERIC J. SANCHEZ
FLORIDA BAR NO. #117169

COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 7 DAY OF AUGUST, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER



THIS INSTRUMENT WAS PREPARED BY
RONALD E. STOTLER, P.L.S.
FLORIDA SURVEYOR & MAPPER #5026
IN THE OFFICE OF MAGELLAN SURVEYING & MAPPING, INC.
450 SOUTH OLD DIXIE HIGHWAY, SUITE 10
JUPITER, FLORIDA, 33458

JOB NUMBER: 19-281