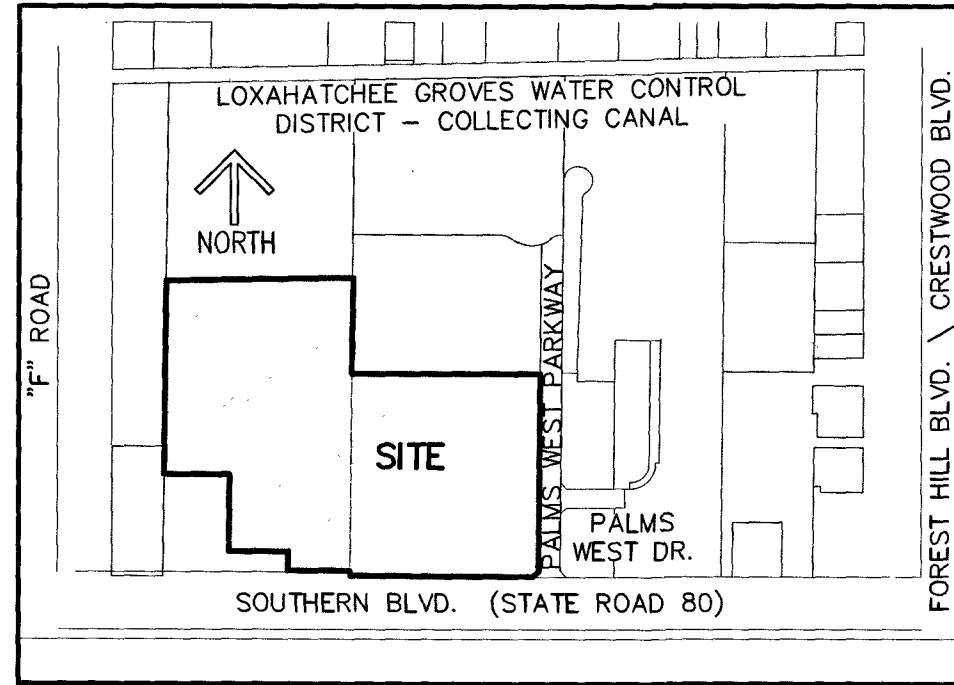


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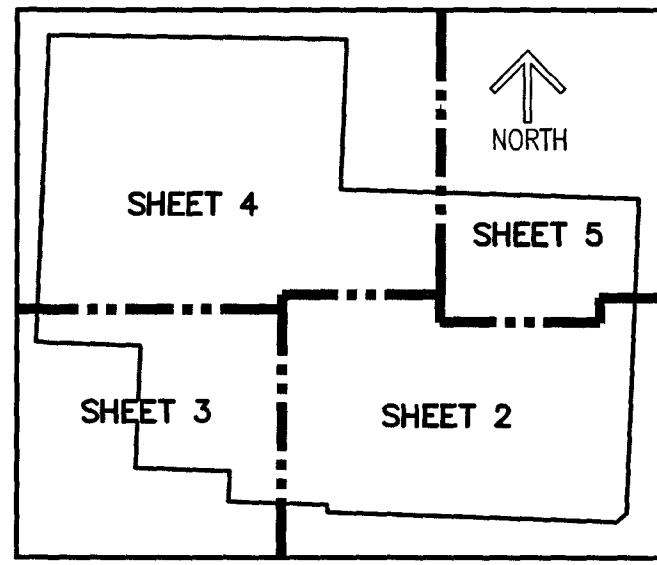


LOCATION MAP  
(NOT TO SCALE)

# PALMS WEST HOSPITAL

A REPLAT OF LOT 1A, PALMS WEST MEDICAL CENTER - REPLAT NO. 1, AS RECORDED IN PLAT BOOK 117, PAGES 41 THROUGH 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF LOT 4, BLOCK K, LOXAHATCHEE DISTRICT SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 81 OF SAID PUBLIC RECORDS, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



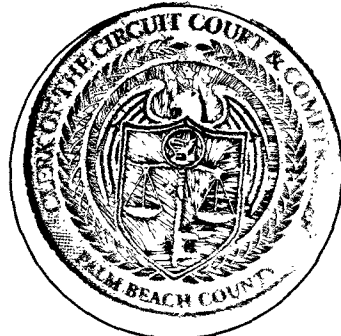
KEY MAP  
(NOT TO SCALE)

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:40 P. M.  
THIS 8 DAY OF December  
A.D. 2025 AND DULY RECORDED  
IN PLAT BOOK 110 ON  
PAGES 110 THROUGH 114

MICHAEL A. CARUSO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY:   
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 5

## DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT PALMS WEST HOSPITAL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS PALMS WEST HOSPITAL, A REPLAT OF LOT 1A, PALMS WEST MEDICAL CENTER - REPLAT NO. 1, AS RECORDED IN PLAT BOOK 117, PAGES 41 THROUGH 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA TOGETHER WITH A PORTION OF LOT 4, BLOCK K, LOXAHATCHEE DISTRICT SUBDIVISION, AS RECORDED IN PLAT BOOK 7, PAGE 81 OF SAID PUBLIC RECORDS, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF PALMS WEST MEDICAL CENTER - REPLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 41 THROUGH 45 OF SAID PUBLIC RECORDS; THENCE ALONG THE WEST LINE OF SAID PALMS WEST MEDICAL CENTER - REPLAT NO. 1 ALSO BEING THE EAST LINE OF SAID LOT 4, BLOCK K, S02°17'46"W, A DISTANCE OF 834.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST AND EAST LINES, S02°17'46"W, A DISTANCE OF 394.20 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT 1A; THENCE ALONG SAID NORTH LINE, S88°15'52"E, A DISTANCE OF 785.90 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 1A; THENCE ALONG SAID EAST LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE S02°09'07"W, A DISTANCE OF 824.65 FEET; THENCE S47°20'32"W, A DISTANCE OF 34.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD NO. 80), AS SHOWN ON SAID PALMS WEST MEDICAL CENTER - REPLAT NO. 1; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°08'24"W, A DISTANCE OF 763.90 FEET; THENCE N02°17'46"E, A DISTANCE OF 20.00 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF SOUTHERN BOULEVARD (STATE ROAD NO. 80), AS RECORDED IN OFFICIAL RECORDS BOOK 12372, PAGE 468 OF SAID PUBLIC RECORDS; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, N88°08'24"W, A DISTANCE OF 260.20 FEET; THENCE N02°17'46"E, A DISTANCE OF 80.00 FEET; THENCE N88°08'24"W, A DISTANCE OF 248.56 FEET; THENCE N02°17'46"E, A DISTANCE OF 321.11 FEET; THENCE N88°08'24"W, A DISTANCE OF 275.01 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID LOT 4, BLOCK K; THENCE ALONG SAID WEST LINE, N02°17'45"E, A DISTANCE OF 805.25 FEET TO A POINT OF INTERSECTION WITH A LINE 834.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES, AND PARALLEL WITH THE NORTH LINE OF SAID LOT 4, BLOCK K; THENCE ALONG SAID PARALLEL LINE, S89°12'34"E, A DISTANCE OF 784.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,487,771 SQUARE FEET OR 34.1545 ACRES, MORE OR LESS.

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

## PARCEL A

PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR PALMS WEST HOSPITAL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, 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 PALMS WEST HOSPITAL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 30th DAY OF October, 2025.

PALMS WEST HOSPITAL LIMITED PARTNERSHIP,  
A DELAWARE LIMITED PARTNERSHIP,  
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: COLUMBIA PALM BEACH GP, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
ITS GENERAL PARTNER

BY:   
TODD MAXWELL,  
VICE PRESIDENT

WITNESS:

PRINT NAME Margaret W. Schuler

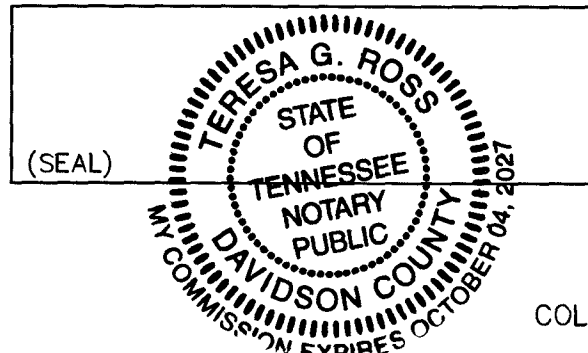
WITNESS:

PRINT NAME Lisa Friedman

## ACKNOWLEDGEMENT:

STATE OF TENNESSEE)  
COUNTY OF DAVIDSON)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 30th DAY OF October, 2025, BY TODD MAXWELL AS THE VICE PRESIDENT FOR COLUMBIA PALM BEACH GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, GENERAL PARTNER OF PALMS WEST HOSPITAL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED PARTNERSHIP COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



COLUMBIA PALM BEACH GP, LLC

SEAL

## TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, DANIEL WURTENBERGER, 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 PALMS WEST HOSPITAL LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, 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 ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 10-29-2025

DANIEL WURTENBERGER  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

## 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 8 DAY OF December, 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY:   
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

## SURVEYOR & MAPPER'S NOTES:

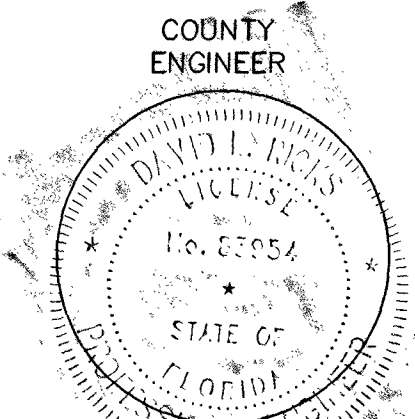
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N88°59'19"W, ALONG THE SOUTH LINE OF THE SOUTHEAST ONE QUARTER (1/4) OF SECTION 33, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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 PALM BEACH COUNTY.
- IT IS THE INTENTION OF THIS REPLAT TO REPLACE THE 5' LIMITED ACCESS EASEMENT, AS SHOWN ON PALMS WEST REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 41 THROUGH 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

## SURVEYOR & 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 (PRM'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.

DATED: 11-3-2025

DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD - SUITE 100  
BOCA RATON, FL 33434  
CERTIFICATE OF AUTHORIZATION LB 3591



SITE DATA  
CONTROL NO. 1984-054