

PALMS WEST MEDICAL OFFICE COMPLEX

BEING A REPLAT OF LOT 3 AND A PART OF PARCEL B, PALMS WEST MEDICAL CENTER, RECORDED IN PLAT BOOK 54, PAGES 155 & 156, 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

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS that PALMS WEST HOSPITAL, INC., a Florida corporation, and PALMS WEST PROPERTY OWNERS ASSOCIATION, INC., a Florida corporation, owners of the land shown hereon, being a part of Sections 33 and 34, Township 43 South, Range 41 East, Palm Beach County, Florida, shown hereon as PALMS WEST MEDICAL OFFICE COMPLEX, being more particularly described as follows: All of Lot 3 and the easterly 110.00 feet of Parcel "B" according to the Plat of Palms West Medical Center as recorded in Plat Book 54, Pages 155 and 156 in and for the Public Records of Palm Beach County, Florida, have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- 1. Streets: Palms West Drive, as shown hereon, is hereby reserved for the PALMS WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation...
2. Easements: a. Utility Easements: The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities...
b. Drainage Easements: The drainage easements as shown hereon are hereby reserved for drainage purposes...
c. Lake Maintenance Easements: The lake maintenance easements as shown hereon are hereby reserved for the PALMS WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for access to stormwater management and drainage facilities...
d. Limited Access Easements: The limited access easements as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights...
e. Cross Access Easement: The cross access easement as shown hereon is hereby dedicated in perpetuity for ingress and egress between adjoining lots and other proper purposes...
3. Water Management Tract: The water management tract as shown hereon, is hereby reserved for the PALMS WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns, for stormwater management and drainage purposes...
4. Native Enhancement Tract: The native enhancement tract as shown hereon, is hereby reserved for littoral zone and water management purposes for the PALMS WEST PROPERTY OWNERS ASSOCIATION, INC., its successors and assigns...
5. Lot 6 as shown hereon, is hereby reserved for PALMS WEST HOSPITAL, INC., its successors and assigns, for proper purposes.

APPROVALS BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA: This plat is hereby approved for record this 13 day of October 1992. Karen T. Marcus, Chair ATTEST: MILTON T. BAUER, Clerk Deputy Clerk COUNTY ENGINEER: This plat is hereby approved for record this 13 day of October 1992. George T. Webb, P.E., County Engineer

IN WITNESS WHEREOF, PALMS WEST HOSPITAL, INC. has caused these presents to be signed by its Vice-President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 1st day of September, 1992. Michael A. Koban, Jr. Vice-President ATTEST: Faye S. Edwards, Secretary

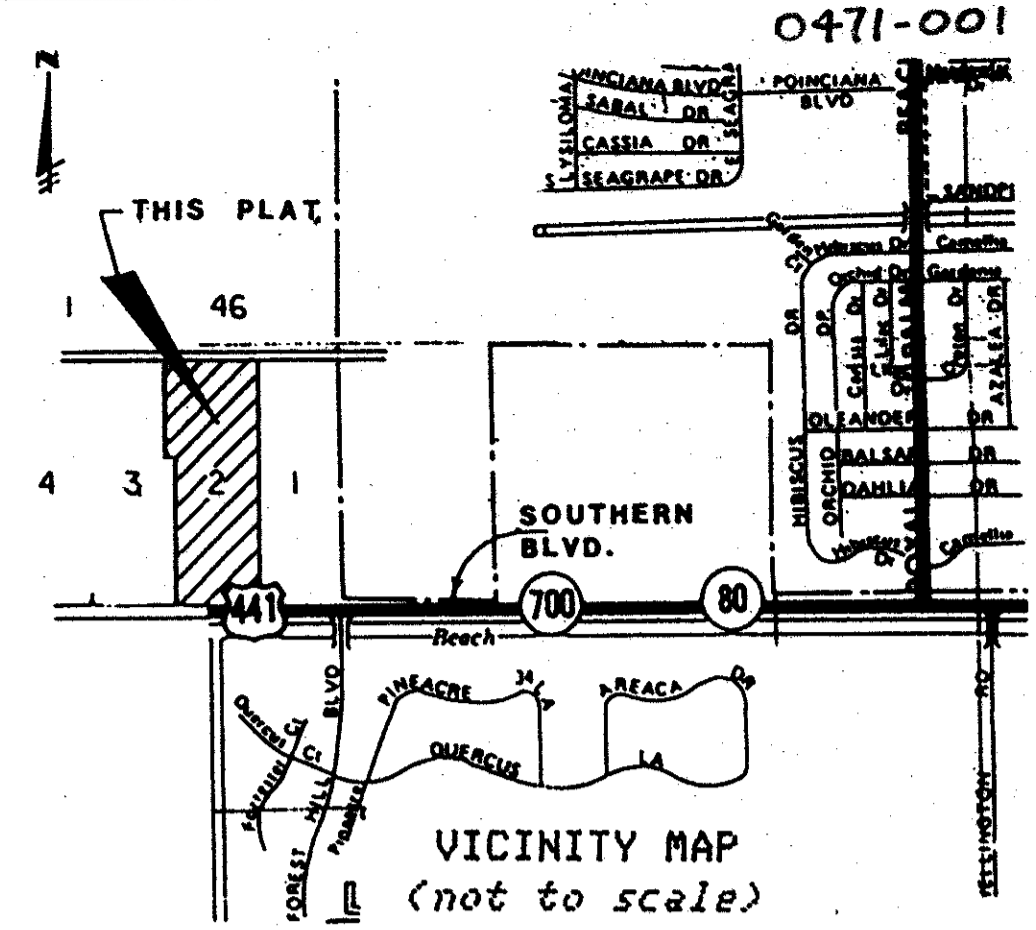
IN WITNESS WHEREOF, PALMS WEST PROPERTY OWNERS ASSOCIATION, INC. has caused these presents to be signed by its President and attested by its Secretary and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 2nd day of September, 1992. Paul M. Pugh, President ATTEST: Wayne F. Campbell, Secretary

TABULAR DATA Current Zoning CSH/SE 84-54(D) Zoning Petition No. Lot 1 1.47 Acres Lot 5 2.32 Acres Lot 6 27.19 Acres Palms West Drive 0.50 Acres Water Management Tract 2.03 Acres Native Enhancement Tract 0.58 Acres Total Site Area 34.09 Acres

NOTES ■ denotes Permanent Reference Monument ⊕ denotes Permanent Control Point All bearings shown hereon are based on an assumed bearing of South 88 degrees 16 minutes 39 seconds West along the North line of Section 34, Township 43 South, Range 41 East. No buildings or any kind of construction shall be allowed on the utility easements, drainage easements or lake maintenance easements, except in conformance with ordinance #86-21.

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 easements or utility easements provided for water or sanitary sewer use. Approval of landscaping on utility easements other than water and sewer shall be only with the approval of all utilities occupying the same.

TITLE CERTIFICATION STATE OF FLORIDA ) ) COUNTY OF PALM BEACH ) ) I, Lawrence B. Juran, 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 to Palms West Hospital, Inc. and Palms West Property Owners Association, Inc., that the current taxes have been paid; and that I find that the property is free of encumbrances; and that the property is found to contain deed reservations which are not applicable and do not affect the subdivision of the property. MOORE, FARMER, MENKHAUS & JURAN, P.A. August 26, 1992 Date: Lawrence B. Juran (Attorney-at-law licensed in Florida)



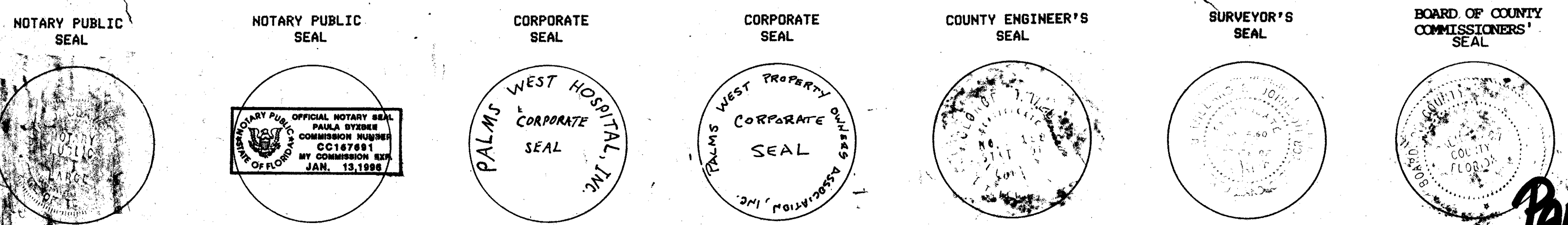
ACKNOWLEDGEMENTS STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME personally appeared Paul M. Pugh and Wayne Campbell, who are personally known to me or have produced identification and did not take an oath, and who executed the foregoing instrument as President and Secretary of the PALMS WEST PROPERTY OWNERS ASSOCIATION, INC., a corporation and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate 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 2nd day of September, 1992. My commission expires: Paula Bixbee Notary Public

ACKNOWLEDGEMENTS STATE OF TENNESSEE COUNTY OF DAVIDSON BEFORE ME personally appeared Michael A. Koban, Jr. and Faye S. Edwards, who are personally known to me or have produced identification and did not take an oath, and who executed the foregoing instrument as Vice-President and Secretary of the PALMS WEST HOSPITAL, INC., a corporation and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate 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 1st day of September, 1992. My commission expires: May 25, 1996 Notary Public

SURVEYOR'S CERTIFICATION 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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and ordinances of Palm Beach County, Florida. Willard E. Johnson Willard E. Johnson, P.L.S. Registered Surveyor No. 4160 State of Florida

NOTICE: There may be additional restrictions that are not shown on this plat that may be found in the public records of Palm Beach County.

This instrument was prepared by WILLARD E. JOHNSON in the office of JDC DEVELOPMENT SERVICES, INC. 1300 Corporate Center Way, Suite 200 Wellington, Florida 33414



0471-001 09/149 PALMS WEST MEDICAL OFFICE COMPLEX

TAZ = 810 FLOOD MAP #0508B FLOOD ZONING CSH ZIP CODE 33411