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STRATFORD COURT II, P.U.D.

"A PART OF BOCA POINTE, P.U.D."

A REPLAT OF STRATFORD COURT PLAT, PART OF A P.U.D., RECORDED IN PLAT BOOK 66, PAGES 44 AND 45, PALM BEACH COUNTY RECORDS AND LYING IN SECTION 34, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

AUGUST, 1996

This Instrument Prepared By:

Gregory S. Mire

2200 PARK CENTRAL BLVD. NORTH
SUITE 100
POMPANO BEACH, FLORIDA 33064
(954) 974-2200

CONSULTANTS

ENGINEERS SURVEYORS PLANNERS
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that Health and Retirement Properties Trust, a Maryland real estate investment trust, owners of the land shown hereon as STRATFORD COURT II, a part of Boca Pointe, P.U.D., being a replat of STRATFORD COURT, a part of Boca Pointe Plat No. 4, part of a P.U.D., recorded in Plat Book 66, Pages 44 & 45, Public Records, being in Section 34, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Begin at the Northeast corner of said Tract D, Boca Pointe No. 4, part of a P.U.D., recorded in P.B. 43, Pgs. 194-196, Public Records, Palm Beach County, Florida; thence South 01°55'34" East for 667.75 feet to a point on the next described curve, said point bears South 20°38'27" East from the radius point; thence Southwesterly and Northwesterly along a circular curve to the right, having a radius of 1869.88 feet, a central angle of 34°11'02", for an arc distance of 1115.61 feet to a point of compound curvature; thence Northwesterly along a circular curve to the right, having a radius of 374.18 feet, a central angle of 76°04'20", for an arc distance of 496.80 feet to a point of tangency; thence North 00°23'05" West for 340.00 feet; thence North 44°36'55" East for 35.36 feet to a point on the southerly right-of-way of S.W. 18 th Street as recorded in Plat Book 66, Pages 44 and 45 of the Public Records of Palm Beach County, Florida; thence North 89°36'55" East along said southerly right-of-way for 1338.61 feet to the Point of Beginning, the last six described courses being coincident with the boundary of said Tract D.

Said land containing 22.971 acres, more or less.

IN WITNESS WHEREOF, the above named trust has caused these presents to be signed by its authorized officer, this 06 day of February, 1997.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

HEALTH AND RETIREMENT PROPERTIES TRUST,
a Maryland real estate investment trust,
authorized to do business in the State of Florida

Witness: Andrew Strain
Print: Andrew Strain

Witness: Justine Nocera
Print: Justine Nocera

By: David J. Hegarty
DAVID J. HEGARTY, PRESIDENT

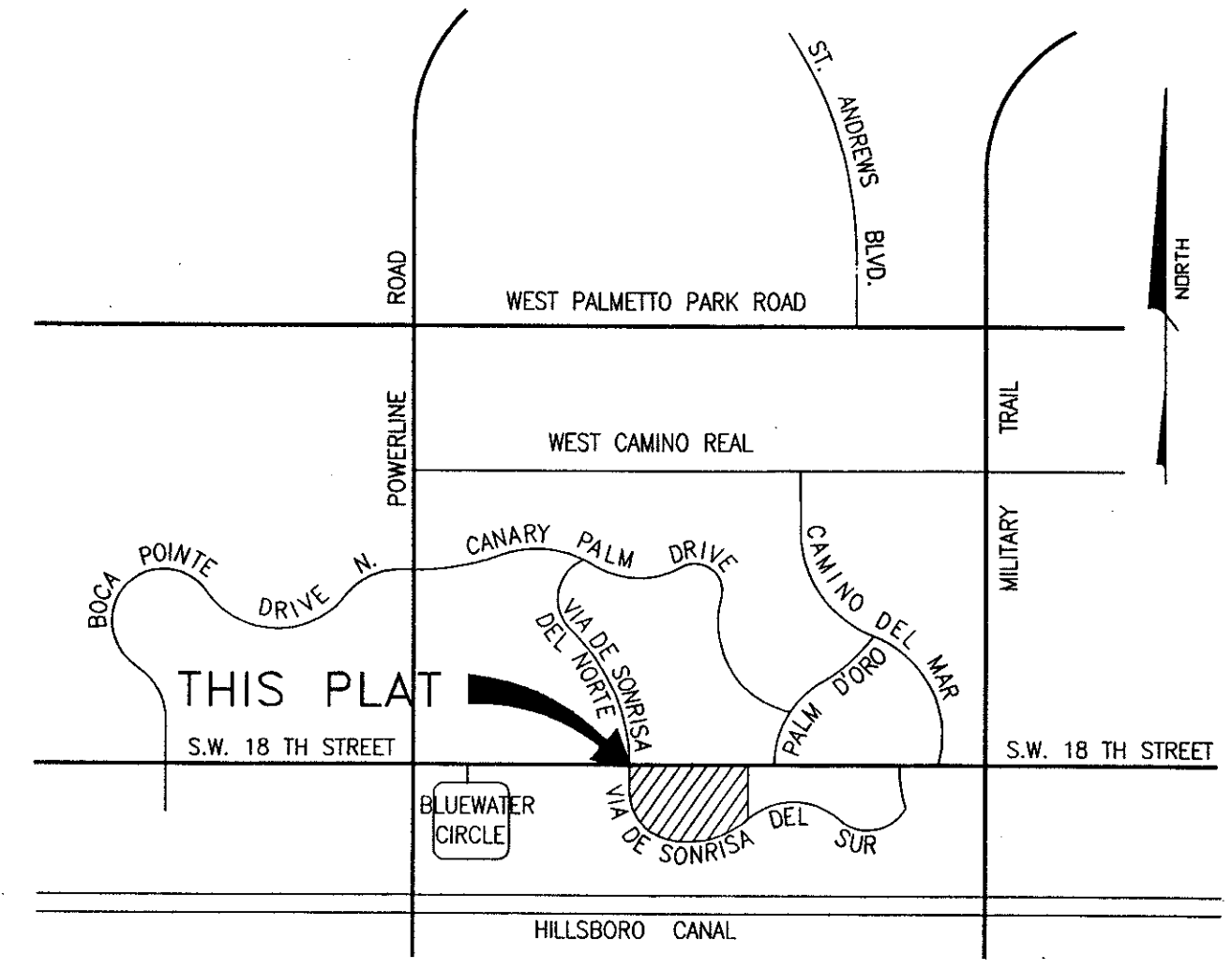
ACKNOWLEDGEMENT:

State of Massachusetts }
County of Middlesex } SS

BEFORE ME personally appeared David J. Hegarty, who is personally known to me, and who executed the foregoing instrument as President of Health and Retirement Properties Trust, a Maryland real estate investment trust and severally acknowledged to and before me that he executed such instrument as such officer of said trust, and that the seal affixed to the foregoing instrument is the seal of said trust and that it was affixed to the instrument by due and regular trust authority, and that said instrument is the free act and deed of said trust.

WITNESS my hand and official seal this 6th day of February, 1997.

My Commission expires: Jan 1, 2001 Joseph E. Lihana
Notary Public



LOCATION SKETCH

N.T.S.

TABULATION:

| | | |
|-----------------------------|-----------------------|---------------------|
| TRACT 1 (BUILDING PURPOSES) | 926,750 S.F. | 21.275 ACRES |
| TRACT 2 (BUFFER TRACT) | 69,093 S.F. | 1.586 ACRES |
| TRACT 3 (BUFFER TRACT) | 4,785 S.F. | 0.110 ACRES |
| TOTAL | 1,000,628 S.F. | 22.971 ACRES |

TITLE CERTIFICATION:

State of Florida }
County of Palm Beach } SS

I, Curtis L. Shenkman, 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 the title to the property is vested to Health and Retirement Properties Trust, a Maryland real estate investment trust, 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.

Date: April 2, 1998

By: Curtis L. Shenkman
CURTIS L. SHENKMAN, ESQ.
Attorney at Law licensed in Florida

SHEET 1 OF 2

PET. 73-85
5/3/3/M
ROADS 5/31/20
12/1/97
9/30/98

PET. 73-85
BOCA POINTE
TRACT D

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 the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

DATE: 2-20-97

Gregory S. Mire
GREGORY S. MIRE, P.L.S.
License No. 4437
State of Florida

COUNTY ENGINEER:

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 MARCH, 1998.

By: Sevgi T. Wells
County Engineer

BOOK 88
PAGE 65
FLOOD ZONE
QUAD 9 29
OR 73-85
ZIP CODE 33486
PUD NAME Boca Pointe, PUD

| | | | |
|--|--------|-----------------|----------|
| HEALTH AND RETIREMENT PROPERTIES TRUST | NOTARY | COUNTY ENGINEER | SURVEYOR |
|--|--------|-----------------|----------|

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

0211-043

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