## DEDICATION

KNOW ALL MEN BY THESE PRESENTS that Hippocrates Health Institute of Florida, Inc., a Florida corporation, and Rita J. Romano, owners of the land shown hereon as HIPPOCRATES PUD/CLF, being a replat of Hippocrates Health Institute, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 104, Pages 118 and 119, and a replat of a portion of Tract 7, Block 3, Palm Beach Farms Company Plat No. 3, according to the plat thereof, on file in the office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Pages 45 to 54, lying in Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of the plat of Hippocrates Health Institute as recorded in Plat Book 104, Page 118, Public Records of Palm Beach County, Florida, said corner lying on the Westerly right of way line of Skees Road as recorded in Official Records Book 7126, Page 1719, said Public Records; thence South 89°00'26" West, along the North line of said plat (said North line is assumed to bear South 89°00'26" West and all other bearings are relative thereto) a distance of 1305.00 feet to the Northwest corner of said plat; thence South 00°56'50" East, along the West line of said plat and it's Southerly prolongation thereof (said West line and it's Southerly prolongation being common with the West line of Tract 7, Block 3, Palm Beach Farms Company Plat No. 3, according to the Plat thereof, as recorded in Plat Book 2, Page 45, said Public Records) a distance of 1267.17 feet to the Southwest comer of said Tract 7; thence North 89°03'01" East, along the South line of said Tract 7, a distance of 330.00 feet; thence North 00°56'50" West, parallel with the West line of said Tract 7 a distance of 396.00 feet; thence North 80°03'01" East, parallel with the South line of said Tract 7, a distance of 315.00 feet; thence North 00°56'50" West, along a line 15.00 feet West of and parallel with the West line of the East one-half (£ 1/2) of said Tract 7, a distance of 132.00 feet; thence South 89°03'01" West, parallel with the East offe-hair (£ 172) of said Tract 7, a distance of 132.00 feet; thence South 89°03'01" West, parallel with the West line of said Tract 7 a distance of 130.85 feet to a point on the South line of said plat of Hippocrates Health Institute: thence North 89°00'23" East, along said South line, a distance of 660.00 feet to a point on the West line of the East 1/4 of said Tract 7; thence South 00°56'50" East, along said West line, a distance of 263.36 feet; thence South 89°03'01" West, parallel with the South line of said Tract 7, a distance of 315.00 feet; thence South 00°56′50″ East, along a line 15.00 feet East of and parallel with the West line of the East one-half (£ 1/2) of said Tract 7, a distance of 264.00 feet; thence North 89°03′01″ East, parallel with the South line of said Tract 7 a distance of 150.00 feet; thence North 00°56′50″ West, parallel with the East line of said Tract 7 a distance of 132.00 feet; thence North 89°03'01" East a distance of 165.00 feet; thence South 00°56'50' East a distance of 264.00 feet to the South line of said Tract T(said South line also being the North right of way line of Palmdale Road, a 30 foot wide public road right of way as recorded in Plat Book 2, Page 45, said Public Records); thence North 89°03'01" East, along the South line of said Tract 7, although a said Public Records); thence North 89°03'01" East, along the South line of said Tract 7, also a said Public Records; thence North 00°56'50" West, along said West right of way line (said West right of way line being 8.00 feet West of and parallel with the East line of said Tract 7), a distance of 660.00 feet; thence South 89°03'01" West, parallel with the South line of said Tract 7, a distance of 7.00 feet to the West right of way line of said Skees Road as recorded in Official Records Book 7126, Page 1719, said Public Records, said West right of way line also being the East line of said plat of Hippocrates Health Institute; thence North 00°56'50" West, along said East line a distance of 608.15 feet to the Northeast corner of said plat of Hippocrates Health Institute and the **POINT OF BEGINNING**.

# Containing in all, 30.461 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate and reserve

Parcel A, as shown hereon is hereby reserved by Hippocrates Health Institute of Florida, Inc., a Florida corporation, AND GARS, Bodhald, Addissuccessors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Hippocrates Health Institute of Florida, Inc., a Florida corporation and assigns, without recourse to Palm Beach County, Florida.

# TRACTS "A", "B", "C" & "D"

Tracts "A", "B", "C" & "D" as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes

# UTILITY EASEMENTS (U.E.)

The utility easements running adjacent and parallel to Skees Road right of way, Palmdale Road right of way, and Palmdale Court right of way as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. No buildings, 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.

# DRAINAGE EASEMENT (D.E.)

The drainage easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities therein shall be the perpetual maintenance obligation of the owners of Parcel A, their successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage easement encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

# LANDSCAPE BUFFERS

The Landscape Buffers, as shown hereon, are hereby reserved for the owners of Parcel A, their successors and assigns, for landscape buffer easement purposes and is the perpetual maintenance obligation of said owners, their successors and assigns, without recourse to Palm Beach County

# HIPPOCRATES PUD/CLF

20120274550

Sheet No. 1

Sheet No. 3

Sheet No. 5

SHEET INDEX

Cover Sheet

BEING A REPLAT OF HIPPOCRATES HEALTH INSTITUTE, ACCORDING TO THE PLAT THEREOF. ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY. FLORIDA, RECORDED IN PLAT BOOK 104, PAGES 118 AND 119, AND A REPLAT OF A PORTION OF TRACT 7, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 2, PAGES 45 TO 54, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. JANUARY, 2012

The Lake Maintenance Access Easements, as shown hereon, are hereby reserved for the owners of Parcel A, their successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tracts for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said owners of Parcel A, their successors

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

## LIMITED ACCESS EASEMENTS (L.A.E.)

LAKE MAINTENANCE ACCESS EASEMENTS (L.M.A.E.)

and assigns, without recourse to Palm Beach County.

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

## MASS TRANSIT EASEMENT

The Mass Transit Easement as shown hereon is hereby dedicated in perpetuity to the Board of County ssioners of Palm Beach County, its successors and assigns, for the construction, installation, nance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. The maintenance obligation for the easement area shall be with the Hippocrates Health Institute of Florida, Inc., a Florida corporation, its successors and assigns, until such time the County, its successors and or assigns commences construction or installation of facilities associated with utilization of the easement for its intended purpose at which time maintenance of the easement area shall become the obligation of the County its successor and assigns. The maintenance obligation shall automatically revert to the Hippocrates Health Institute of Florida, Inc., a Florida corporation, upon the County's temporary or permanent cessation of use of the easement. The Easement granted hereunder shall be non-exclusive and subordinated to any Utility Easement dedicated to the Public.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 27 day of 11 and 21.

# ACKNOWLEDGEMENT

8/12/13

Before me personally appeared Brian Clement, who is personally known to me or has produced as identification and who executed the foregoing instrument as President of Hippocrates Health Institute of Florida, Inc., a Florida corporation, and severally acknowledged before me that he executed such instrument as such officer 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 corporatio

WITNESS my hand and official seal this 27 day of 70.00, 2012 DD 916095

IN WITNESS WHEREOF, I Rita J. Romano, do hereunto set my hand and seal this 2

WITNESS Robert J. Cajal

WITNESS: Kare kallow Karen Wallace

ACKNOWLEDGEMENT

State of Florida County of 3

Before me personally appeared Rita J. Romano, who is personally known to me or has produced as identification and who executed the foregoing instrument and acknowledged me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 24 day of \$4. , 2012 DD 916095

# TITLE CERTIFICATION

I, Alan Ciklin, 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 Hippocrates Health Institute of Florida, Inc., a Florida corporation, and Rita J. Romano; that the current taxes have been paid that there are no mortgages of record; and that there are easements and ethose easements and encumbrances do not prohibit the subdivision cre

Dated this 27 day of March, 2012.

## COUNTY APPROVAL

## 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 12th day of 15th day of

Elledonacel George T. Webb, P.E.

# 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 (P.R.M.'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 ordinances of Palm Beach County, Florida.

Dated this 18 day of April, 2012.

Robert J. Cajal Professional Surveyor and Mapper Florida Certificate No. 6266 Wallace Surveying Corporation

# NOTES

- Coordinates shown are grid
- Datum = NAD 83, 1990 adjustment
- Linear unit = US foot
- Coordinates shown on the control P.R.M.'S are based upon the Florida State Plane coordinate system on the North American datum of 1983, 1990 adjustment as readjusted by Palm Beach County, Florida, in 1998. All distances are ground.
- Scale factor = 1.0000278

- Scale factor = 1.00002/8
  Ground distance x scale factor = grid distance
  The north line of the plat of Hippocrates Health Institute as recorded in Plat Book 104, Page
  118 is assumed to bear South 89°00°26° West and all other bearings are relative thereto.
  No building or any kind of construction, 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. 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.
- Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.

  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 easement shall be subordinate to these with their priorities being determined by use rights granted.

  This instrument prepared by: Robert J. Cajal in the office of
  - Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

IPPOCRATES ORPORATE SEAL

Z HEALTH INSTITUTE

OF FLORIDA

HIPPOCRATES

SURVEYOR'S SEAL

STATE OF FLORIDA COUNTY OF PALM BRACH This Plat was filed for record at 13.33 P.M. this 16 day of JULY 20.12, and duly recorded in Plat Book 1/5 on Page(s) 16.7-17.2 Sharon R. Book Clerk & Comptroller By William D.C.

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Sketch of Plat Sketch of Plat Sketch of Plat Sketch of Plat

SHEET 1 OF 6

P.B.C. BRASS DISK IN CUT-OUT (PBF-7) N: 860856.99 E: 931146.77 GOLDEN RIVER DRIVE S.89'00'26"W. 1305.00 N: 860790,30 E: 931107.59 N: 860767.64 E: 929802.79 WATCH SHEET 2 SHEET 5 OF 6 OF 6 N: 860182.35 E: 931124.67 N: 860182.23 E: 931117.67 ROAD N: 860164.89 E: 930142.82 N: 860176.36 E: 930802.72 N: 860039.29 E: 930459.95 SKEES ROUTH MATCH N.89°00'23"E. 660.00 LINE S.89'03'01"W. N: 859907.80 E: 930492.13 315.00 SHEET 3 OF 6 S.89°03'01"W. 315.00' N.0°56'50''W. 132.00'----N: 860034.05 E: 930144.99 N: 859913.04 E: 930807.09 315.00' N.89'03'01"E. N: 859778.31 E: 930644.30 N.89°03'01"E. N: 859907.31 E: 930462.14 SHEET 4 165.00' N: 859781.06 E: 930809.27 N: 859552.32 E: 931128.11 35.35 290.00 330.00 N.89'03'01"E. 03.27.44 N: 859506.13 E: 930153.74 N: 859517.09 N: 859526.91 E: 930813.65 E: 931103.52 N: 859522.44 E: 931135.60 N: 859500.61 F: 929823.77 BEARING ROTATION EQUATION: GRID BEARING: S 89°00'18" W PLAT BEARING: S 89°00'26" W S 89°00'26" W 00°00'08" COUNTER-CLOCKWISE P.B.C. MONUMENT ROTATION PLAT TO GRIL "PBF-8" — N: 858294.73 E: 931207.35 KEY MAP/TIE-LINE DETAIL

TABULAR DATA: APPLICATION NUMBER SITE AREA BREAKDOWN CONTROL/PETITION NUMBER: PROJECT NUMBER: 1987-032 ABN/PDD/DOA 2006-189 LR-1 & LR-3 POD A: 17 POD B: 70 POD C: 13 POD D: 13 TOTALS: 113 FLU DESIGNATION **ZONING DISTRIC** TOTAL SITE AREA 30 18 ACRES 113 BEDS 3.71 BEDS/ACRE TOTAL CLF BEDS 5.88 30.18 19.48% 100.0%

(NOT TO SCALE)

**PLAT OF** 

HIPPOCRATES PUD/CLF

JOB No.: 04-1160.034 F.B. PG. DATE: NOV. 2008 DWG. No.: 04-1160-10 REF.: 04-1160.DWG SHEET 1 OF 6

WALLACE SURVEYING CORP. LICENSTD RUSINESS A 4479