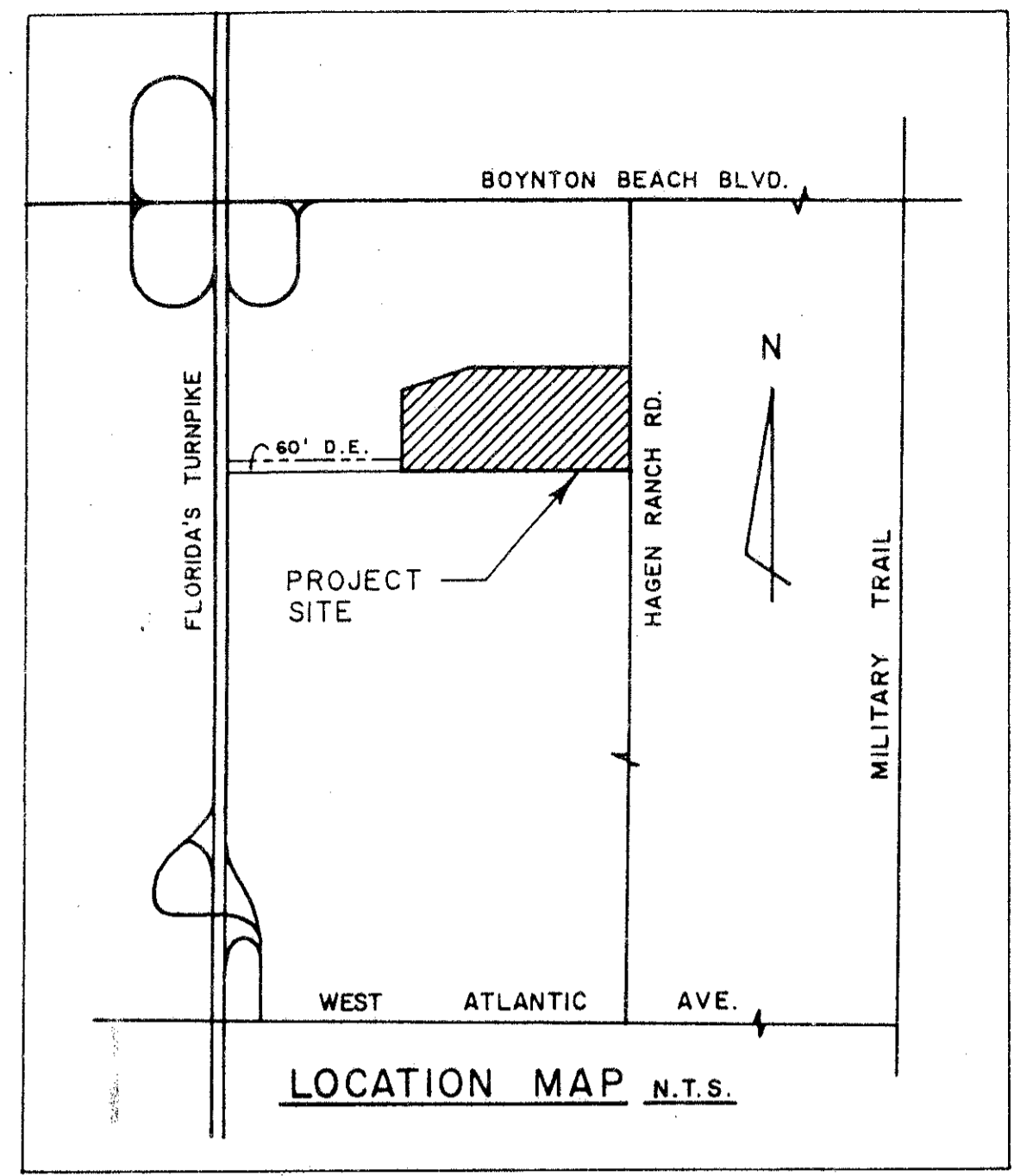


0644-001

197



STATE OF FLORIDA
COUNTY OF PALM BEACH
This Plat was filed for record at 11:04
A.M. this 30th day of April, 1995
and duly recorded in Plat Book No. 74
on Page 197-198
Dorothy H. Wilken, Clerk of the Circuit Court
By *[Signature]* D.C.



A PLAT OF BETHESDA HEALTH CITY

LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST,
BEING A REPLAT OF TRACTS 42 THRU 45, INCLUSIVE, TOGETHER WITH PORTIONS OF TRACTS
19 THROUGH 24, INCLUSIVE, AND PORTIONS OF TRACTS 41 AND 46, ALL IN BLOCK 55,
PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45
THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT B. TAYLOR WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT, FINANCE/TREASURER OF BETHESDA HEALTHCARE CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF MARCH, 19 95.
MY COMMISSION EXPIRES: June Ann White
NOTARY PUBLIC

SURVEYOR'S NOTES

- PERMANENT REFERENCE MONUMENTS (P.R.M.'S #5019) ARE SHOWN THUS: ■
- NO BUILDING 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 ARE REQUIRED FOR SUCH ENCROACHMENTS.
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF TRACTS 41 THROUGH 46, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO.3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF SOUTH 89°59'57" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- RL DENOTES RADIAL LINE
U.E. DENOTES UTILITY EASEMENT
L.A.E. DENOTES LIMITED ACCESS EASEMENT
P.O.B. DENOTES POINT OF BEGINNING
O.R.B. DENOTES OFFICIAL RECORD BOOK
FD. DENOTES FOUND
CONC. DENOTES CONCRETE
MON. DENOTES MONUMENT
R DENOTES RADIUS
L DENOTES ARC LENGTH
Δ DENOTES CENTRAL ANGLE
C DENOTES CENTER LINE
- ALL BEARINGS AS SHOWN HEREON ARE ASSUMED TO BE NON RADIAL UNLESS OTHERWISE NOTED AS RADIAL (RL).
- 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.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS
OF PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 8 DAY OF APRIL, 199 5.

ATTEST:
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY: Julie Bennett
DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18 DAY OF APRIL, 199 5.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

COORDINATE NOTE:

STATE PLANE COORDINATES SHOWN ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE, COORDINATE SYSTEM 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION
LINEAR UNIT = US SURVEY FEET
ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.0000263
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
S 89°59'57" W (PLAT BEARING) -00°22'40" = BEARING ROTATION (PLAT TO GRID)
S 89°37'17" W (GRID BEARING)

SOUTH LINE OF TRACTS 41 THROUGH 46, BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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, 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: MARCH 17, 1995

Craig S. Pusey
CRAIG S. PUSEY, P.L.S.

LICENSE NO. 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE BISPOTT, UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.L.S. OF LANDMARK SURVEYING AND MAPPING, INC.

74/197

Landmark Surveying & Mapping Inc.
1850 Survey Hill Boulevard
PH. (407)433-5405 SUITE 100 W.P.B. FLORIDA

A PLAT OF
BETHESDA HEALTH CITY

2. EASEMENTS:

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

CONSERVATION EASEMENTS "L-1", "L-2", "L-3" AND "L-4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. IT IS A PUNISHABLE VIOLATION OF PALM BEACH COUNTY LAWS, ORDINANCES, CODES, REGULATIONS AND APPROVALS TO ALTER THE APPROVED SLOPES, CONTOURS OR CROSS-SECTIONS, OR TO CHEMICALLY OR PHYSICALLY, REMOVE, DAMAGE, DESTROY, CUT, OR TRIM ANY PLANTS WITHIN SAID EASEMENT, WITHOUT THE PROPER WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIGHT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIGHT STATION AND RELATED PURPOSES.

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.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT, FINANCE/TREASURER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3 DAY OF MARCH, 19 95.

BETHESDA HEALTHCARE CORPORATION,
A FLORIDA CORPORATION

ATTEST: Robert B. Taylor BY: Robert B. Hill
ROBERT B. TAYLOR ROBERT B. HILL
VICE PRESIDENT PRESIDENT
FINANCE/TREASURER

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT B. HILL WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BETHESDA HEALTHCARE CORPORATION, A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF MARCH, 19 95.
MY COMMISSION EXPIRES: June Ann White
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOEL T. STRAWN, 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 BETHESDA HEALTHCARE CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED: March 3, 1995 Joel T. Strawn
JOEL T. STRAWN, ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT BETHESDA HEALTHCARE CORPORATION, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF TRACTS 42 THROUGH 45, INCLUSIVE, TOGETHER WITH PORTIONS OF TRACTS 19 THROUGH 24, INCLUSIVE, AND PORTIONS OF TRACTS 41 AND 46, ALL IN BLOCK 55, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BETHESDA WEST HEALTH CARE CAMPUS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERLY BOUNDARY LINE OF TRACTS 41 THROUGH 46 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3 AND THE WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD AS RECORDED IN DEED BOOK 1135, PAGE 98, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 89°59'57" WEST, ALONG THE SOUTHERLY BOUNDARY LINE OF TRACTS 41 THROUGH 46 OF SAID PALM BEACH FARMS COMPANY PLAT NO. 3, A DISTANCE OF 1686.25 FEET; THENCE NORTH 00°00'20" WEST, A DISTANCE OF 850.00 FEET; THENCE NORTH 79°24'42" EAST, A DISTANCE OF 544.26 FEET; THENCE NORTH 89°59'57" EAST, A DISTANCE OF 1151.25 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE SOUTH 00°00'20" EAST, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 78.50 FEET; THENCE SOUTH 13°29'25" WEST, DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 51.42 FEET; THENCE SOUTH 00°00'20" EAST, A DISTANCE OF 298.50 FEET; THENCE SOUTH 44°59'40" WEST, A DISTANCE OF 42.43 FEET; THENCE NORTH 89°59'40" EAST, A DISTANCE OF 42.00 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE SOUTH 00°00'20" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52.00 FEET; THENCE SOUTH 89°59'40" WEST DEPARTING FROM SAID RIGHT-OF-WAY LINE, A DISTANCE OF 30.00 FEET; THENCE SOUTH 45°00'20" EAST, A DISTANCE OF 42.43 FEET TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE SOUTH 00°00'20" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 411.00 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

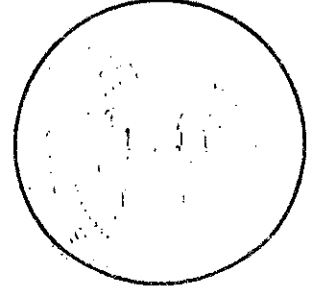
CONTAINING 36.043 ACRES MORE OR LESS.

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

1. TRACTS:

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

DEDICATION



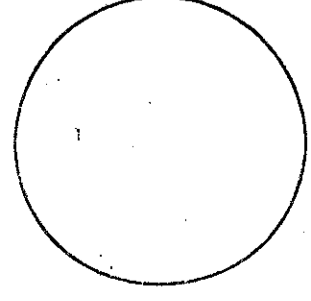
DEDICATION NOTARY



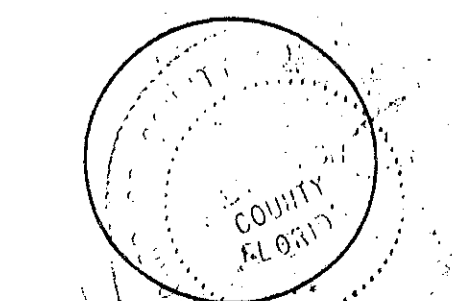
DEDICATION NOTARY



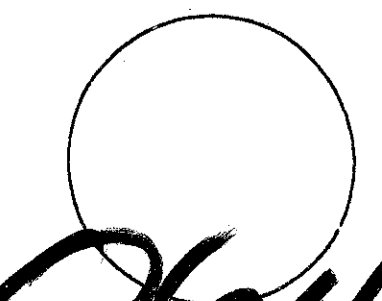
SURVEYOR



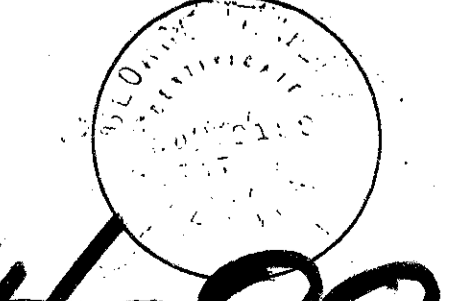
BOARD OF COUNTY COMMISSION



CLERK OF CIRCUIT COURT



COUNTY ENGINEER



SUBDIVISION - Bethesda Health City
BOOK 74 PAGE 197
FLOOD ZONE B FLOOD MAP # 185A
QUAD # 50 ZONING MUDD
SE 93-35 ZIP CODE 33437
PLD NAME Same,
8/15/97

T42-449

0644-001