

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA ITEM SUMMARY

Meeting Date: February 2, 2021	<input checked="" type="checkbox"/> Consent	<input type="checkbox"/> Regular
	<input type="checkbox"/> Workshop	<input type="checkbox"/> Public Hearing

Department:	Engineering and Public Works
Submitted By:	Engineering and Public Works
Submitted For:	Land Development Division

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to adopt: a Resolution vacating portions of a plat described as Parcel A, Parcel C, and the Water Management Tract of Brentwood of Wellington, PUD, according to the plat thereof, as recorded in Plat Book 117, Pages 177-180, Public Records of Palm Beach County (County).

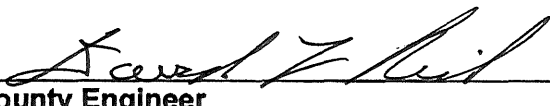
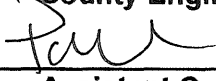
SUMMARY: Adoption of this Resolution will vacate all of Parcel A, Parcel C, and the Water Management Tract (Parcels) created by the plat of Brentwood of Wellington, PUD, (Plat) and return those lands to their previously platted configuration shown in The Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Page 45, Public Records of Palm Beach County. The Parcels are located north of Lantana Road and west of State Road 7. All reviewing agencies and utility service providers have approved this partial plat vacation. District 6 (YBH).

Background and Justification The Parcels were previously approved for an Adult Living Facility but the Zoning Development Order approval has expired and is no longer valid. Since the plat was recorded prior to the construction of required improvements, such as an access roadway and drainage (Required Improvements), the owner was required to obtain a Land Development Permit (Permit) and post a surety to guarantee construction of those Required Improvements. The Permit expired and, upon demand from the County, the bonding company declined to perform. Pursuant to Unified Land Development Code (Code), Article 11, Chapter B, Section 2, an effective surety must be in place if the proposed project is platted prior to construction of the Required Improvements. Since the owner did not construct the Required Improvements prior to expiration of the Permit and the surety company did not perform once notified, Code Enforcement opened case C-2020-04090035 to pursue compliance. One of the options for Code compliance was for the platted properties to be vacated. Approval of this item will address the violations for these Parcels. The remaining parcel on the Plat, which is under separate ownership, will continue to be subject to similar code violations until separate action is taken on that parcel.

Privilege Fee Statement: In accordance with County Code Chapter 22, Article III, Road Abandonment and Plat Vacation, Ordinance No. 2002-034, the partial plat vacation is not subject to a privilege fee as it contains no public right-of-way.

Attachments:

1. Location Sketch
2. Resolution with Exhibit 'A'

Recommended by: YBH/TEL		1-19-2021
	County Engineer	Date
Approved By:		1/19/21
	Assistant County Administrator	Date

II. FISCAL IMPACT ANALYSIS

A. Five Year Summary of Fiscal Impact:

Fiscal Years	2021	2022	2023	2024	2025
Capital Expenditures	\$ -0-	-0-	-0-	-0-	-0-
Operating Costs	-0-	-0-	-0-	-0-	-0-
External Revenues	-0-	-0-	-0-	-0-	-0-
Program Income (County)	-0-	-0-	-0-	-0-	-0-
In-Kind Match (County)	-0-	-0-	-0-	-0-	-0-
NET FISCAL IMPACT	\$ **	-0-	-0-	-0-	-0-
# ADDITIONAL FTE					
POSITIONS (Cumulative)					

Is Item Included in Current Budget? Yes No
Does this item include the use of federal funds? Yes No X

Budget Account No:

Fund Dept Unit Object

Recommended Sources of Funds/Summary of Fiscal Impact:

**This item has no fiscal impact. The partial plat vacation is not subject to a privilege fee as it contains no right of way.

C. Departmental Fiscal Review: . Ahwillhite

III. REVIEW COMMENTS

A. OFMB Fiscal and/or Contract Dev. and Control Comments:

Daleyn Rawls 1/8/21
OFMB 8/1/8
Contract Dev and Control 1-13-21 TW
1/14/21

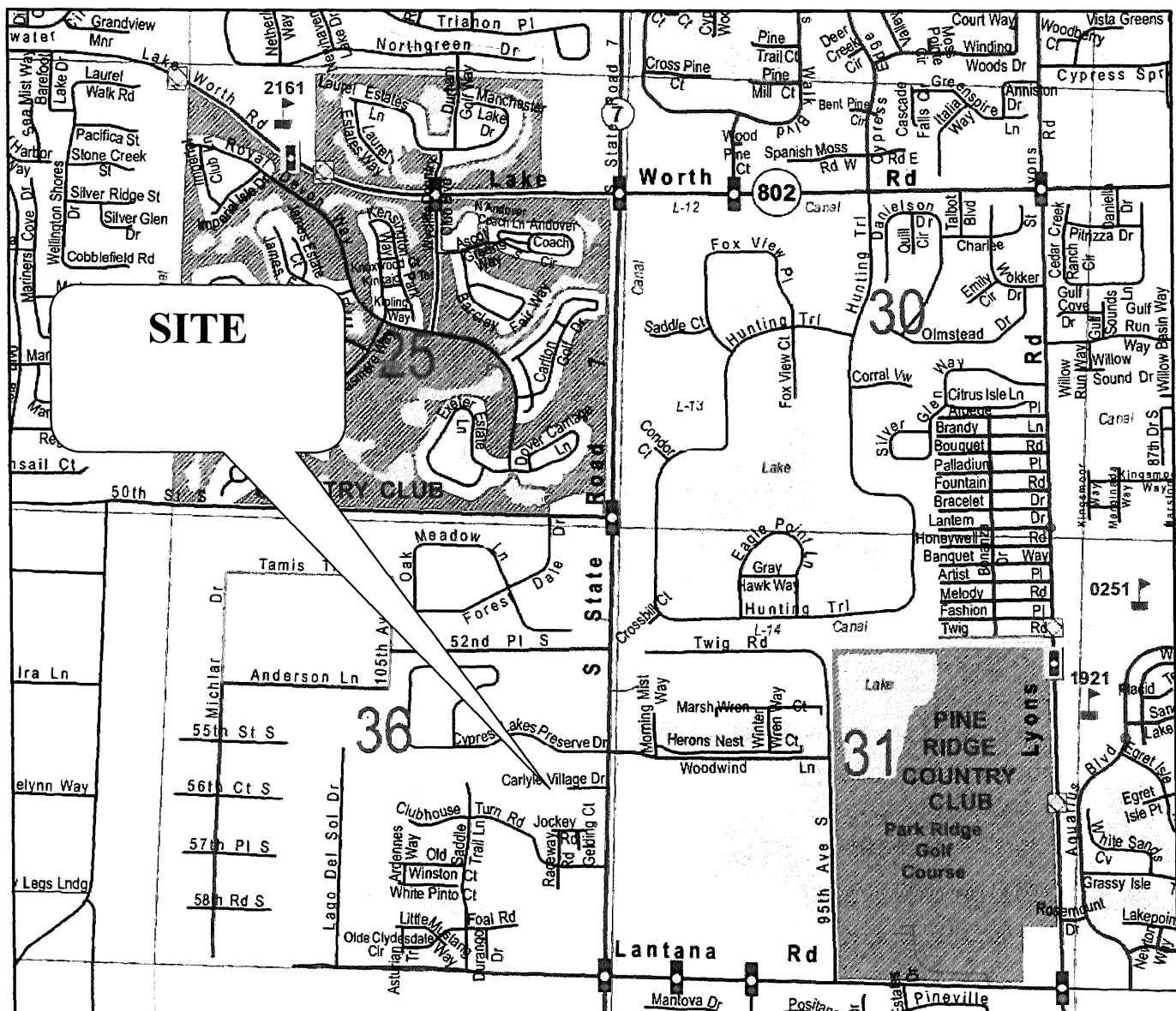
B. Approved as to Form and Legal Sufficiency:

Jean-adel Williams
Assistant County Attorney

C. Other Department Review:

Department Director

This summary is not to be used as a basis for payment.



LOCATION SKETCH



N (Not to scale)

PARCEL A, PARCEL C AND THE WATER MANAGEMENT TRACT OF BRENTWOOD OF WELLINGTON, PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 177-180, PUBLIC RECORDS OF PALM BEACH COUNTY.

RESOLUTION NO. R2021-_____

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, VACATING ANY PUBLIC INTEREST IN PORTIONS OF A PLAT DESCRIBED AS PARCEL A, PARCEL C, AND THE WATER MANAGEMENT TRACT OF BRENTWOOD OF WELLINGTON, PUD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 117, PAGES 177-180, PUBLIC RECORDS OF PALM BEACH COUNTY.

WHEREAS, the Board of County Commissioners (BCC) of Palm Beach County, Florida, pursuant to authority in Sections 336.09 and 177.101, Florida Statutes, and as provided in Palm Beach County (County) Code Chapter 22, Article III, Road Abandonment and Plat Vacation Ordinance (Ordinance), has considered the abandonment/vacation of any public interest in portions of a plat described as Parcel A, Parcel C, and the Water Management Tract of Brentwood of Wellington, PUD, according to the plat thereof, as recorded in Plat Book 117, Pages 177-180 (Parcels), Public Records of Palm Beach County, as shown in **Exhibit A**; and

WHEREAS, a petition to vacate any public interest in the Parcels was submitted by Palm Beach Recovery 2016, LLC; and

WHEREAS, this petition substantially complies with the terms and conditions of the abandonment as set forth in said Ordinance; and

WHEREAS, the BCC, while convened in regular session on February 2, 2021 did hold a meeting on said petition to vacate the Parcels; and

WHEREAS, the BCC determined that said petition conforms to the Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

1. The foregoing recitals are hereby reaffirmed and ratified.

2. Any and all public interest in Parcel A, Parcel C, and the Water Management Tract of Brentwood of Wellington, PUD, according to the plat thereof, as recorded in Plat Book 117, Pages 177-180, Public Records of Palm Beach County, is hereby vacated, and the BCC does hereby renounce and disclaim any right or interest of the County and the Public in and to the Parcels, more fully described in the legal description and sketch as shown in **Exhibit A** attached hereto and made a part hereof.

(Remainder of page left intentionally blank)

RESOLUTION NO. R2021-_____

The foregoing Resolution was offered by Commissioner _____,
who moved its adoption. The motion was seconded by
Commissioner _____ and, upon being put to a vote, the vote was as
follows:

- Commissioner Dave Kerner, Mayor
- Commissioner Robert S. Weinroth, Vice Mayor
- Commissioner Maria G. Marino
- Commissioner Gregg K. Weiss
- Commissioner Maria Sachs
- Commissioner Melissa McKinlay
- Commissioner Mack Bernard

The Mayor thereupon declared the Resolution duly passed and adopted
this _____ day of _____, 2021.

**PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS**

Joe Abruzzo, Clerk of the Circuit Court & Comptroller

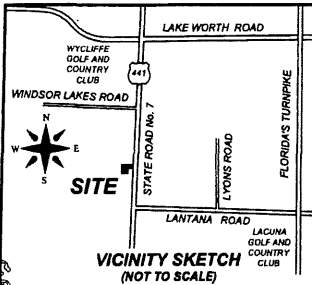
BY: _____
Deputy Clerk

**APPROVED AS TO FORM AND
LEGAL SUFFICIENCY**

BY: YBH/TEL Sean-Adel Williams (For)
Yelizaveta B. Herman,
Assistant County Attorney

20140080221

This is Not a Certified Copy



0959-001

BRENTWOOD OF WELLINGTON, P.U.D.

BEING A REPLAT OF A PORTION OF TRACT 17 AND TRACT 18, BLOCK 35, PALM BEACH FARMS COMPANY PLAT No. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, TOGETHER WITH TRACT B-1B AND TRACT B-1C OF THE AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORDS BOOK 25959, PAGE 371, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
JUNE, 2013



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STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 10-23-2013
at the County Clerk's Office, Palm Beach, Florida
and duly recorded by the Clerk of the County
on 10-23-2013 - 136
Clerk of the County, Palm Beach, Clerk & Comptroller

SHEET 1 OF 4

DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that Wellington Senior Housing, LLC, a Florida limited liability company and HRS Palm Beach, LLC, a Delaware limited liability company, owners of the land shown hereon as **BRENTWOOD OF WELLINGTON, P.U.D.**, being a replat of a portion of Tract 17 and Tract 18, Block 35, Palm Beach Farms Company Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Page 45, together with Tract B-1B and Tract B-1C of the Affidavit of Waiver recorded in Official Records Book 25959, Page 371, Public Records of Palm Beach County, Florida, lying in Section 36, Township 44 South, Range 41 East, Palm Beach County, Florida, being more particularly described as follows:

LEGAL DESCRIPTION:

A parcel of land, being a portion of Tract 17 and Tract 18, Block 35, Palm Beach Farms Company Plat No. 3, according to the plat thereof, recorded in Plat Book 2, Page 45, together with Tract B-1B and Tract B-1C of the Affidavit of Waiver recorded in Official Records Book 25959, Page 371, Public Records of Palm Beach County, Florida, lying in Section 36, Township 44 South, Range 41 East, Palm Beach County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southeast corner of Section 36, Township 44 South, Range 41 East; thence North 01°27'15" East, along the East line of said Section 36 (the East line of said Section 36 is assumed to bear North 01°27'15" East and all other bearings are relative thereto) a distance of 2097.68 feet to the point of intersection with a line 97.00 feet Southerly of and parallel with, as measured at right angles to, the North line of said Tract 17; thence South 89°00'51" West, along said parallel line, a distance of 222.04 feet to a point on the West right-of-way line of State Road No. 7, Parcel No. 130, as recorded in Official Records Book 10616, Page 482, said Public Records, said point being the **POINT OF BEGINNING** of the following described parcel of land; thence South 01°28'20" West, along said West right-of-way line, a distance of 253.98 feet; thence departing said right-of-way line, South 89°03'41" West, along a line 310 feet Northerly of and parallel with, as measured at right angles to, the South line of said Tract 17, a distance of 263.48 feet; thence South 01°28'20" West, parallel with said West right-of-way line of State Road No. 7, Parcel No. 129, as recorded in Official Records Book 10049, Page 778, said Public Records, a distance of 310.27 feet to a point on the South line of said Tract 17; thence South 89°03'41" West, along the South line of said Tracts 17 and 18 a distance of 659.70 feet to the Southwest corner of said Tract 18; thence North 00°59'28" West, along the West line of said Tract 18, a distance of 562.98 feet to a point on a line 97 feet Southerly of and parallel with, as measured at right angles to, the North line of said Tracts 17 and 18, said point also being the Westerly corner common with Tract B-1A and Tract B-1C according to said Affidavit of Waiver; thence North 89°00'51" East, along said parallel line and common line between Tract B-1A, Tract B-1B and Tract B-1C according to said Affidavit of Waiver, a distance of 947.43 feet to said West right-of-way line of State Road No. 7, Parcel No. 130, and the **POINT OF BEGINNING**.

Containing in all, 10.22 Acres, more or less.

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

PARCEL A

Parcel A, as shown hereon is hereby reserved by its owner, Wellington Senior Housing, LLC, a Florida limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Wellington Senior Housing, LLC, its successors and assigns, without recourse to Palm Beach County, Florida.

PARCEL B

Parcel B, as shown hereon is hereby reserved by its owner, HRS Palm Beach, LLC, a Delaware limited liability company, licensed to do business in the State of Florida, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said HRS Palm Beach, LLC, its successors and assigns, without recourse to Palm Beach County, Florida.

Parcel B is benefited by the following record instruments which burdens Parcels A & C:

Utility Easement Agreement recorded in Official Records Book 22570, Page 1588;
Drainage Easement Agreement recorded in Official Records Book 22570, Page 1602;

Parcel B is benefited by the following record instruments which burdens Parcel C:

Driveway Easement Agreement recorded in Official Records Book 22570, Page 1571;
Cross Access Easement Agreement per Palm Beach County Board of County Commissioners Resolution No. R-2009-0508, recorded in Official Records Book 23675, Page 1785;

PARCEL C

Parcel C, as shown hereon is hereby reserved for the owner of Parcel "A", its successors and/or assigns for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of the owner of Parcel "A", its successors and/or assigns, without recourse to Palm Beach County. Further, a portion of Parcel C is subject to Driveway Easement Agreement as recorded in Official Records Book 22570, Page 1571 which benefits Parcel B, as well as a Cross Access Easement as recorded in Official Records Book 23675, Page 1785 which also benefits Parcel B as well as the adjacent property to the south of Parcel C.

UTILITY EASEMENTS

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 utility easements running adjacent and parallel to the tracts for private road purposes and driveway/parking tracts, as shown hereon, are non-exclusive easements and are hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, 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. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

WATER MANAGEMENT TRACT

The Water Management Tract, as shown hereon, is hereby reserved for the owner of Parcel A, its successors and assigns, for stormwater management and drainage purposes benefiting Parcels A, B & C, and is the perpetual maintenance obligation of the owner of Parcel A, its successors and assigns, without recourse to Palm Beach County. Subject to existing littoral zone restrictive covenant agreement as recorded in Official Records Book 2406, Page 987, Public Records of Palm Beach County, Florida, and as modified in O.R.B. 26437, Page 815, Public Records of Palm Beach County, Florida, 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.

LAKE MAINTENANCE EASEMENT (L.M.E.)

The Lake Maintenance Easement, as shown hereon, is hereby reserved for the owner of Parcel A, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said owner of Parcel A, its 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 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.

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

The Lake Maintenance Access Easement, as shown hereon, is hereby reserved for the owner of Parcel A, its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said owner of Parcel A, its 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 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.

DRAINAGE EASEMENT

The Drainage Easement as shown hereon is hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the owner of Parcel "A", its 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 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.

BUFFER TRACTS

The Buffer Tracts, as shown hereon, are hereby reserved for the owner of Parcel A, its successors and assigns, for landscape buffer easement purposes and are the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County.

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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

LIMITED ACCESS EASEMENTS (L.A.E.)

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 limited liability company has caused these presents to be signed by its Manager, William Kams Enterprises, Inc., a Florida corporation, this 30th day of May, 2013.

Wellington Senior Housing, LLC,
a Florida limited liability company

BY: William Kams Enterprises, Inc.,
a Florida corporation,
as its Manager

WITNESS:

WILLIAM KAMS
Printed Name

BY:

William F. Kams, President

WITNESS:

Leslie Silva
Printed Name

ACKNOWLEDGEMENT

State of Florida
County of Pinellas

Before me personally appeared William F. Kams, who is personally known to me or has produced _____ as identification and who executed the foregoing instrument as President of William Kams Enterprises, Inc., a Florida 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 30th day of May, 2013.

Robert J. Cajal
My Commission Expires:

66139743
My Commission Number:



This instrument prepared by:

Robert J. Cajal, in the office of
Wallace Surveying Corporation
5553 Village Boulevard,
West Palm Beach, Florida 33407

TABULAR DATA	
CONTROL No.	05-454
PROJECT No.	0959-001
PARCEL "A"	= 226,929 S.F. (5.210 ACRES)
BUFFER TRACT	= 45,701 S.F. (1.049 ACRES)
WATER MANAGE- MENT TRACT	= 94,826 S.F. (2.177 ACRES)
PARCEL "B"	= 45,753 S.F. (1.050 ACRES)
PARCEL "C"	= 32,026 S.F. (0.735 ACRES)
TOTAL AREA	= 445,235 S.F. (10.221 ACRES)

PLAT OF:

BRENTWOOD OF WELLINGTON

WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407
(561) 831-4641

FIELD: JOB No.: 06-1328.17 F.B. PG.
OFFICE: R.C. DATE: JANUARY, 2012 DWG. No.: 06-1328-13
CVD: REF: SHEET 1 OF 4

EXHIBIT A

This is NOT a certified copy

0959-001

BRENTWOOD OF WELLINGTON, P.U.D.

BEING A REPLAT OF A PORTION OF TRACT 17 AND TRACT 18, BLOCK 35, PALM BEACH FARMS COMPANY PLAT No. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, TOGETHER WITH TRACT B-1B AND TRACT B-1C OF THE AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORDS BOOK 25959, PAGE 371, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
JUNE, 2013

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SHEET 2 OF 4

IN WITNESS WHEREOF, the above-named limited liability company has caused these presents to be signed by its Managing Member, Harbert Realty Services, Inc., an Alabama corporation, licensed to do business in Florida, this 12th day of February, 2014,

HRS Palm Beach, LLC,
a Delaware limited liability company,
licensed to do business in Florida

BY: Harbert Realty Services, Inc.,
an Alabama corporation,
licensed to do business in Florida,
as Managing Member

WITNESS: David R. Williams
Printed Name
DAVID R. WILLIAMS

WITNESS: Kathleen
Printed Name
KATHLEEN

ACKNOWLEDGEMENT

State of ALABAMA
County of JACKSON

Before me personally appeared Harry M. Lynch, who is personally known to me or has produced N/A as identification and who executed the foregoing instrument as President of Harbert Realty Services, Inc., an Alabama corporation, licensed to do business in Florida, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12th day of February, 2014.

10-15-2017
My Commission Expires:

N/A
My Commission Number:



Signature of Notary Public

Deborah Cusumano - Cus
Printed Name of Notary Public

MORTGAGEE'S CONSENT

State of Florida
County of Pinellas

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its interests under that certain Mortgage from Wellington Senior Housing, LLC, a Florida limited liability company, to Bay Cities Bank, Inc., a Florida corporation, its successors and/or assigns, as their interests may appear, recorded in Official Records Book 24941, Page 657, Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Executive Vice President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 11th day of February, 2014.

WITNESS: Scott C. Boyle
Printed Name
SCOTT C. BOYLE
Scott C. Boyle, Executive Vice President

WITNESS: Holly Simpkins
Printed Name
HOLLY SIMPKINS

ACKNOWLEDGEMENT

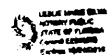
State of Florida
County of Pinellas

Before me personally appeared Scott C. Boyle, who is personally known to me or has produced N/A as identification and who executed the foregoing instrument as Executive Vice President of Bay Cities Bank, Inc., a Florida corporation, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 11th day of February, 2014.

10/24/2016
My Commission Expires:

EE44578
My Commission Number:



Signature of Notary Public

Leslie Marie Silva
Printed Name of Notary Public

MORTGAGEE'S CONSENT

State of Alabama
County of JACKSON

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its interests under that certain Mortgage from HRS Palm Beach, LLC, a Delaware limited liability company, its successors and/or assigns, as their interests may appear, recorded in Official Records Book 22570, Page 657, modified in Official Records Book 23599, Page 577, Public Records of Palm Beach County, Florida, shall be subordinate to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its SVP and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 25th day of February, 2014.

WITNESS: Ernest C. Attorney
Printed Name
ERNEST C. ATTORNEY

WITNESS: Wanda Pate
Printed Name
WANDA PATE

ACKNOWLEDGEMENT

State of Alabama
County of JACKSON

Before me personally appeared Lawrence Clark, who is personally known to me or has produced N/A as identification and who executed the foregoing instrument as SVP of Regions Bank, an Alabama corporation, licensed to do business in Florida, and severally acknowledged before me that he/she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 25th day of February, 2014.

June 8, 2015
My Commission Expires:

N/A
My Commission Number:



Signature of Notary Public

Maria Williams
Printed Name of Notary Public

TITLE CERTIFICATION

We, Peninsular Title Company, Inc., a Florida corporation, a Title Insurance Company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested in Wellington Senior Housing, LLC, a Florida limited liability company and HRS Palm Beach, LLC, a Delaware limited liability company; 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 all mortgages not satisfied or released of record nor otherwise terminated by law are shown hereon; and that there are no encumbrances of record, but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated this 20th day of February, 2014.

Signature of Brian P. Deeb
Brian P. Deeb, President
Peninsular Title Company, Inc.,
a Florida corporation

COUNTY APPROVAL

COUNTY ENGINEER:

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.07(2), F.S., this 26th day of MARCH, 2014, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

Signature of George T. Webb, P.E.
George T. Webb, P.E.
County Engineer

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) and monuments according to Section 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 ordinances of Palm Beach County, Florida.

Dated this 27th day of February, 2014.

Signature of Robert J. Cejel
Robert J. Cejel
Professional Surveyor and Mapper
Florida Certificate No. 6266
Wallace Surveying Corporation

PLAT OF:

BRENTWOOD OF WELLINGTON



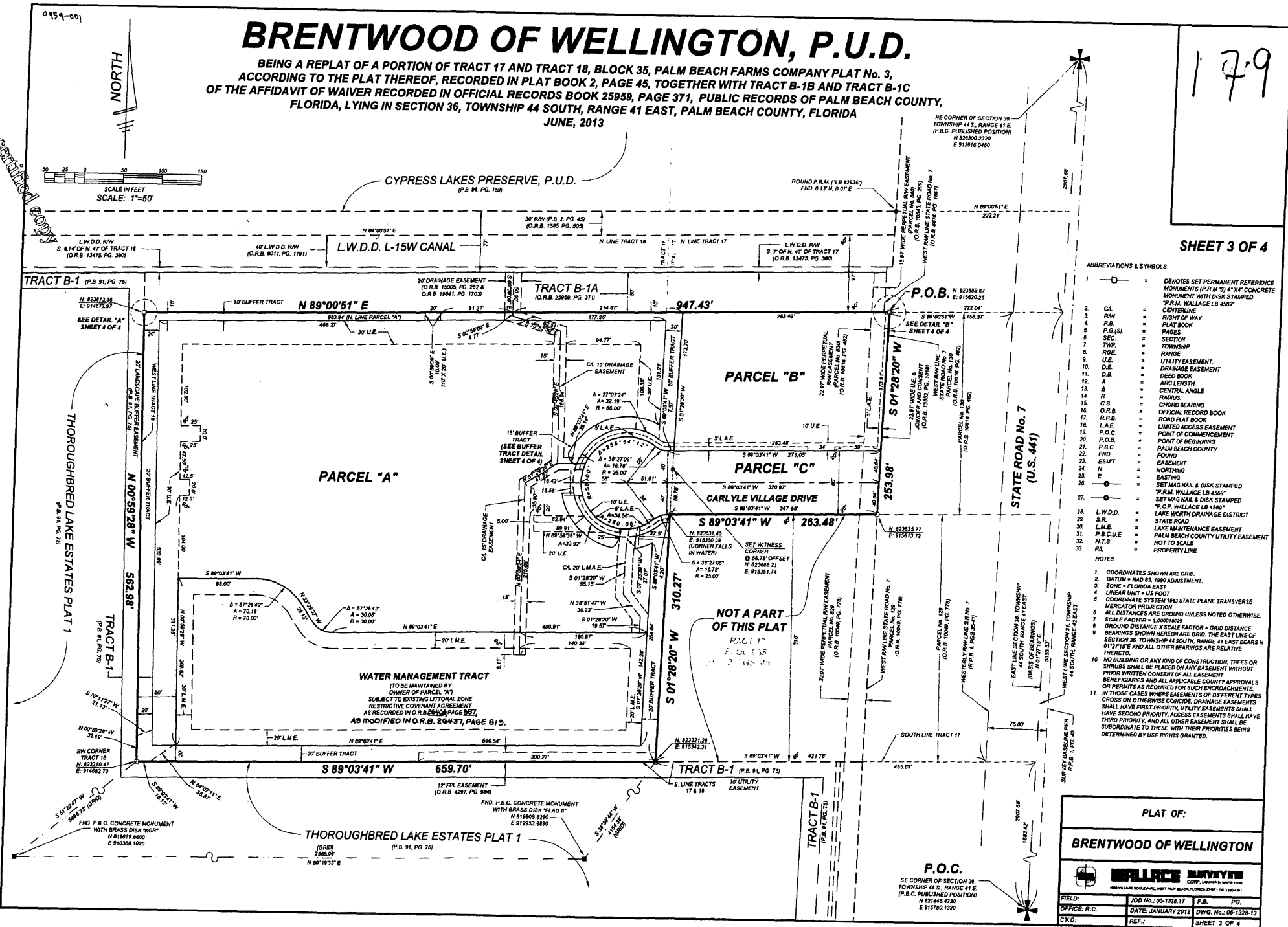
FIELD: JOB No: 06-1328-17 F.B. PG.
OFFICE: R.C. DATE: JANUARY, 2012 DWG. No.: 06-1328-13
CKD: REF: SHEET 2 OF 4

EXHIBIT A

This is not a certified copy

BRENTWOOD OF WELLINGTON, P.U.D.

BEING A REPLAT OF A PORTION OF TRACT 17 AND TRACT 18, BLOCK 35, PALM BEACH FARMS COMPANY PLAT No. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 45, TOGETHER WITH TRACT B-1B AND TRACT B-1C OF THE AFFIDAVIT OF WAIVER RECORDED IN OFFICIAL RECORDS BOOK 25959, PAGE 371, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
JUNE, 2013



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SHEET 3 OF 4

- ABBREVIATIONS & SYMBOLS
- CL = CENTERLINE
 - RW = RIGHT OF WAY
 - P.B.(S) = PLAT BOOK
 - SEC = SECTION
 - TWP = TOWNSHIP
 - RGE = RANGE
 - U.E. = UTILITY EASEMENT
 - D.E. = DRAINAGE EASEMENT
 - D.B. = DEED BOOK
 - A = ARC LENGTH
 - C.A. = CENTRAL ANGLE
 - R = RADIUS
 - C.B. = CHORD BEARING
 - O.R.B. = OFFICIAL RECORD BOOK
 - R.P.B. = ROAD PLAT BOOK
 - L.A.E. = LIMITED ACCESS EASEMENT
 - P.O.C. = POINT OF COMMENCEMENT
 - P.O.B. = POINT OF BEGINNING
 - P.B.C. = PALM BEACH COUNTY
 - FND. = FOUND
 - ESMT = EASEMENT
 - NORTHING = NORTHING
 - EASTING = EASTING
 - SET MAG NAIL & DISK STAMPED
 - "P.M. WALLACE LB 4569"
 - SET MAG NAIL & DISK STAMPED
 - "P.C. WALLACE LB 4569"
 - L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT
 - S.R. = STATE ROAD
 - L.M.E. = LAKE MAINTENANCE EASEMENT
 - P.B.C.U.E. = PALM BEACH COUNTY UTILITY EASEMENT
 - N.T.S. = NOT TO SCALE
 - PL = PROPERTY LINE

- NOTES
- COORDINATES SHOWN ARE GRID.
 - DATUM = NAD 83, 1980 ADJUSTMENT.
 - ZONE = FLORIDA EAST
 - LINEAR UNIT = US FOOT
 - COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
 - ALL DISTANCES ARE GROUND UNLESS NOTED OTHERWISE
 - SCALE FACTOR = 1.00001809
 - GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 - BEARINGS SHOWN HEREON ARE GRID. THE EAST LINE OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 41 EAST BEARS N 01°27'15"E 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.
 - 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 BE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

PLAT OF:

BRENTWOOD OF WELLINGTON

WALLACE SURVYING

3810 WALLACE BOULEVARD, WEST PALM BEACH, FLORIDA 33411-1666-051

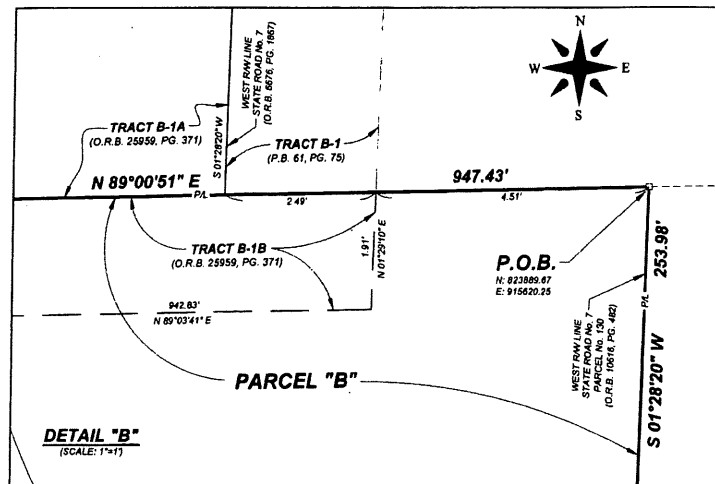
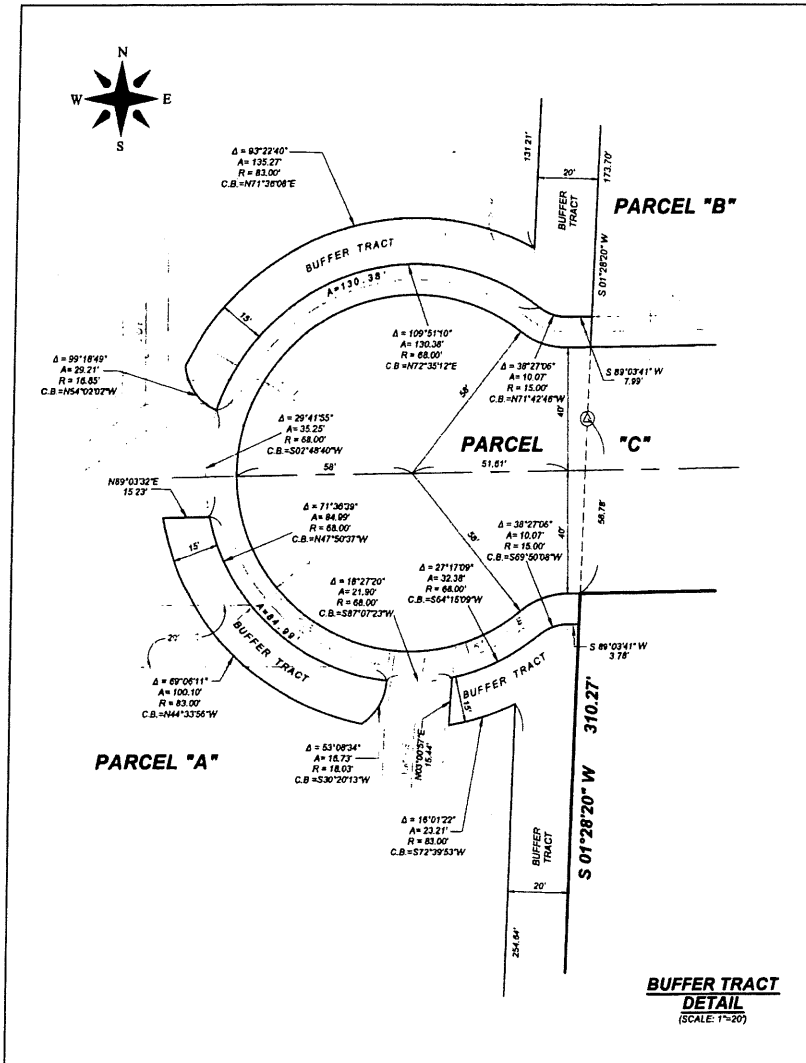
FIELD:	JOB No.: 06-1328-17	P.B. PG.
OFFICE: R.C.	DATE: JANUARY 2013	DWG. No.: 06-1328-13
CKD:	REF:	SHEET 3 OF 4

EXHIBIT A

This is not a certified copy

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SHEET 4 OF 4



1		=	DENOTES SET PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AT 4" X 6" CONCRETE MONUMENT WITH DISK STAMPED "P.R.M. WALLACE LB 4569"
2	C.L.	=	CENTERLINE
3	R.W.	=	RIGHT OF WAY
4	P.B.	=	PLAY BOOK
5	P.G. (S)	=	PAGES
6	S.	=	SECTION
7	TWP.	=	TOWNSHIP
8	RNGE	=	RANGE
9	U.E.	=	UTAHY EASEMENT.
10	D.E.	=	DRAINAGE EASEMENT
11	D.B.	=	DEED BOOK
12	A	=	ARC LENGTH
13	A	=	CENTRAL ANGLE
14	R	=	RADIUS
15	C.B.	=	CHORD BEARING
16	O.R.B.	=	OFFICIAL RECORD BOOK
17	R.P.B.	=	ROAD PLAT BOOK
18	L.A.S.	=	LIMITED ACCESS EASEMENT
19	P.O.C.	=	POINT OF COMMENCEMENT
20	P.O.B.	=	POINT OF BEGINNING
21	P.B.C.	=	PALM BEACH COUNTY
22	FND.	=	FOUND
23	ESMT	=	EASEMENT
24	N	=	NORTH
25	E	=	EASTING
26		=	SET MAG NAIL & DISK STAMPED "P.R.M. WALLACE LB 4569"
27		=	SET MAG NAIL & DISK STAMPED "P.R.M. WALLACE LB 4569"
28	L.W.D.	=	LAKE WORTH DRAINAGE DISTRICT
29	S.D.	=	STANDARD
30	L.M.E.	=	LAKE MAINTENANCE EASEMENT
31	P.B.C.U.	=	PALM BEACH COUNTY UTILITY EASEMENT
32	N.T.S.	=	NOT TO SCALE
33	P.L.	=	PROPERTY LINE

NOTES

1. COORDINATES SHOWN ARE GRID.

2. DATUM = NAD 83, 1980 ADJUSTMENT.

3. ZONE = FLOOD AREA.

4. LINEAR UNITS = US FOOT.

5. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION.

6. COORDINATES ARE GIVEN UNLESS NOTED OTHERWISE.

7. SCALE FACTOR = 1.000018629.

8. GRID DISTANCE X GRID FACTOR = GRID DISTANCE.

9. BEARING SHOWN IS GRID BEARING. THE EAST LINE OF SECTION 34, TOWNSHIP 44 SOUTH, RANGE 41 EAST BEARS N 01°17'12" E AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

10. NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE WRITTEN CONSENT OF THE STATE OF MINNESOTA, BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH CONSTRUCTION.

11. EASEMENTS ARE NOT EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS HAVE FIRST PRIORITY, ACCESS EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO ALL OTHER EASEMENTS BEING DETERMINED BY USE RIGHTS GRANTED.

PLAT OF:

BRENTWOOD OF WELLINGTON

WALLACE SURVIVYTON
CORP., 14200120 40th Ave S & W

FIELD:	JOB No.: 06-1328.17	F.B. PG.
OFFICE: R.C.	DATE: JANUARY 2012	DWG. No.: 06-1328-13
CXD:	REF:	SHEET 4 OF 4

EXHIBIT A