

OPHTHALMOLOGY RESEARCH FOUNDATION

A PARCEL OF LAND LYING IN SECTION 10,
TOWNSHIP 42 SOUTH, RANGE 42 EAST,
CITY OF PALM BEACH GARDENS,
PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS THAT THE OPHTHALMOLOGY RESEARCH FOUNDATION, INC., OWNER OF THE LAND SHOWN HEREON AS OPHTHALMOLOGY RESEARCH FOUNDATION, LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 10, TOWNSHIP 42 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PLAT OF FAIRWAY DRIVE AND FAIRVIEW LANE, AS RECORDED IN PLAT BOOK 56, PAGES 21 AND 22, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH BOUNDARY FAIRWAY DRIVE AS SHOWN ON SAID PLAT, NORTH 88°27'03" WEST FOR 125.00 FEET; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID FAIRWAY DRIVE SOUTH 01°32'57" WEST FOR 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY BOUNDARY FOR THE FOLLOWING COURSES:

THENCE, SOUTH 43°27'03" EAST FOR 35.36 FEET; THENCE SOUTH 01°32'57" WEST FOR 150.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 444.29 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 45°02'44" FOR 349.30 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 822.50 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 31°07'54" FOR 446.90 FEET; THENCE DEPARTING SAID BOUNDARY, NORTH 01°32'57" EAST FOR 756.03 FEET TO A LINE LYING 60.00 FEET SOUTH OF, AND PARALLEL WITH, THE NORTH LINE OF SAID SECTION 10, BEING THE ULTIMATE RIGHT-OF-WAY OF PGA BOULEVARD; THENCE, ALONG SAID PARALLEL LINE, SOUTH 88°27'03" EAST FOR 223.40 FEET, THENCE CONTINUE ALONG SAID ULTIMATE RIGHT-OF-WAY, SOUTH 74°24'51" EAST FOR 206.15 FEET TO A LINE LYING 110.00 FEET SOUTH OF, AND PARALLEL WITH, THE SAID NORTH LINE OF SECTION 10; THENCE, ALONG SAID PARALLEL LINE AND ULTIMATE RIGHT-OF-WAY, SOUTH 88°27'03" EAST FOR 66.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 7.019 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

NO DEDICATIONS REQUIRED FOR THIS PLAT

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENT 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 19 DAY OF October, 2004.

THE OPHTHALMOLOGY RESEARCH FOUNDATION, INC.
A FLORIDA NOT-FOR-PROFIT CORPORATION
Carmen Puliafito
CARMEN PULIAFITO, M.D.
PRESIDENT

WITNESS: *Raisa Gonzalez*
PRINT NAME: Raisa Gonzalez
WITNESS: *Danette Perez*
PRINT NAME: Danette Perez

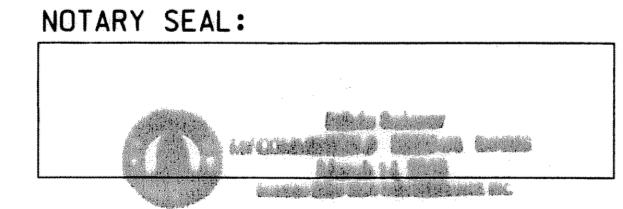
ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED CARMEN PULIAFITO, M.D., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE OPHTHALMOLOGY RESEARCH FOUNDATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 19th DAY OF October, 2004.

MY COMMISSION EXPIRES: 3/19/2005
COMMISSION NUMBER: DD001475

Etlevia Salazar
NOTARY PUBLIC
ETLEVIA SALAZAR
PRINT NAME



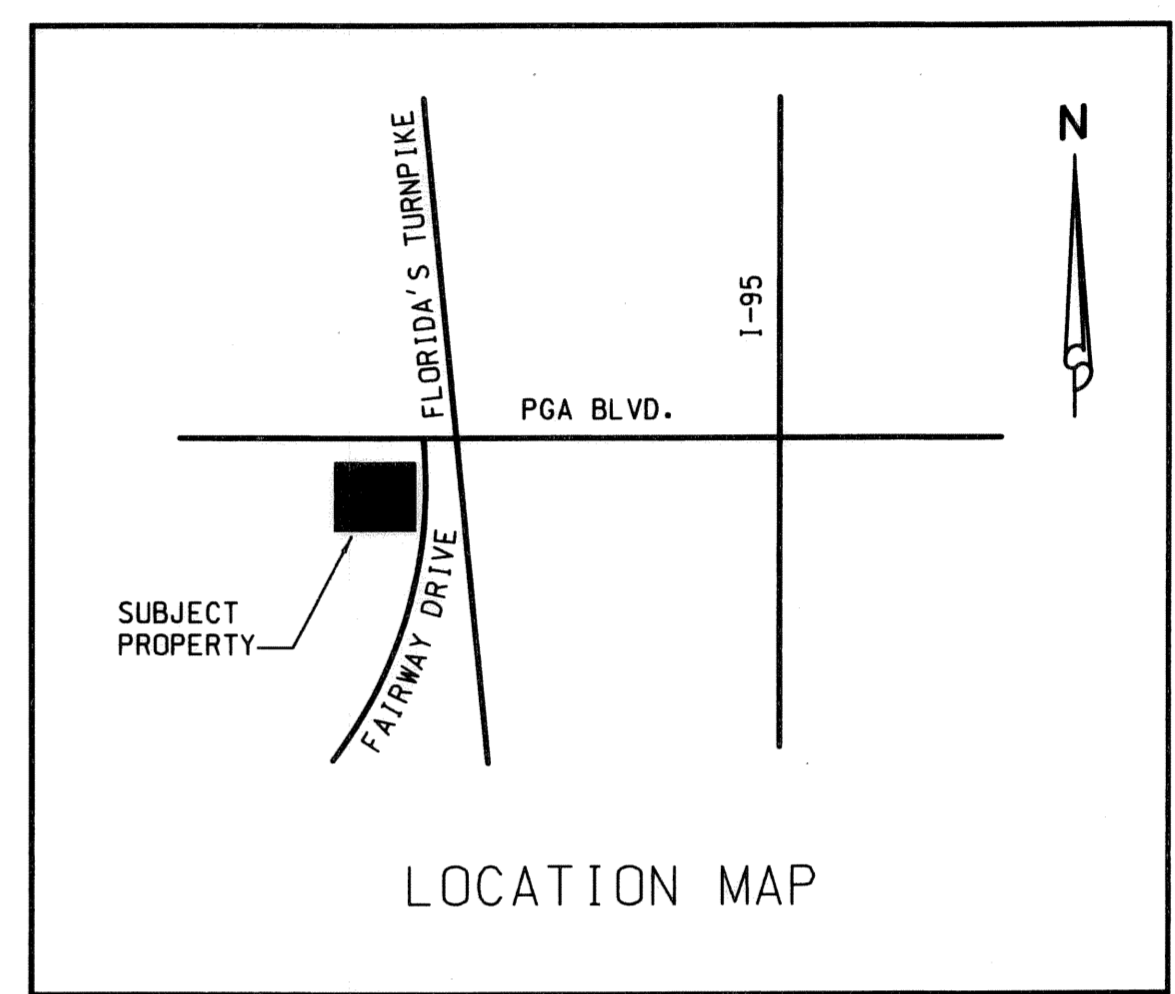
SEPTEMBER 2004 - SHEET 1 OF 2

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT (UNIT 1)

STATE OF FLORIDA
COUNTY OF PALM BEACH
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED BY SAID DISTRICT ON THIS PLAT.
DATED THIS 27 DAY OF October, 2004.
Hugo P. Lunruh
HUGO P. LUNRUH
PRESIDENT
BOARD OF SUPERVISORS

SURVEYORS' NOTES:

- 1.) BEARINGS SHOWN HEREON ARE BASED ON AND RELATIVE TO A BEARING OF NORTH 01°32'57" EAST ALONG THE EAST LINE OF FAIRWAY OFFICE CENTER RECORDED IN PLAT BOOK 89, PAGES 98 THROUGH 99, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND IS NOTED ON SHEET 2 OF 2.
- 2.) ■ DENOTES A SET 4"x4" CONCRETE MONUMENT & DISK "PRM LB 4431" UNLESS NOTED OTHERWISE.
- 3.) LINES WHICH INTERSECT CURVES ARE NON-RADIAL UNLESS NOTED OTHERWISE.



TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH
I, PATRICIA KIMBALL FLETCHER, 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 THE OPHTHALMOLOGY RESEARCH FOUNDATION, INC.; 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: October 19, 2004 BY: *Patricia K. Fletcher*
PATRICIA KIMBALL FLETCHER, ESQUIRE
FLORIDA BAR NO. 371610

SURVEYORS' CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH
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 PLAT AND SURVEY WAS PREPARED UNDER MY SUPERVISION AND DIRECTION AND THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: 10/15/04 BY: *David C. Lidberg*
DAVID C. LIDBERG
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 3613

GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:

- 1.) BUILDING SETBACKS SHALL CONFORM TO THE CITY OF PALM BEACH GARDENS ZONING CODE.
- 2.) NO BUILDINGS, IMPROVEMENTS OF ANY KIND, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 3.) WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- 4.) 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ABBREVIATIONS:

- C/L = CENTERLINE
- FP&L = FLORIDA POWER & LIGHT
- R = RADIUS
- Δ = DELTA ANGLE
- L = ARC LENGTH
- LAE = LIMITED ACCESS EASEMENT
- LB = LICENSE BUSINESS
- ORB = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PRM = PERMANENT REFERENCE MONUMENT
- UE = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT

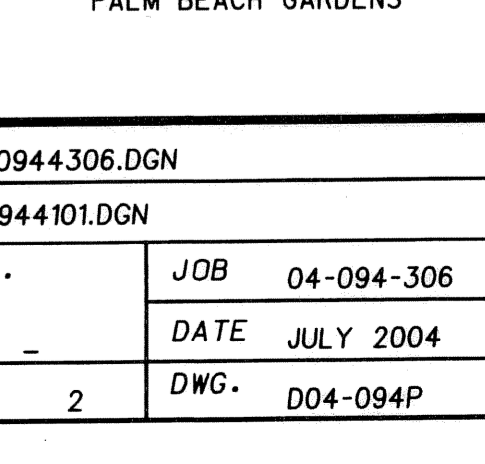
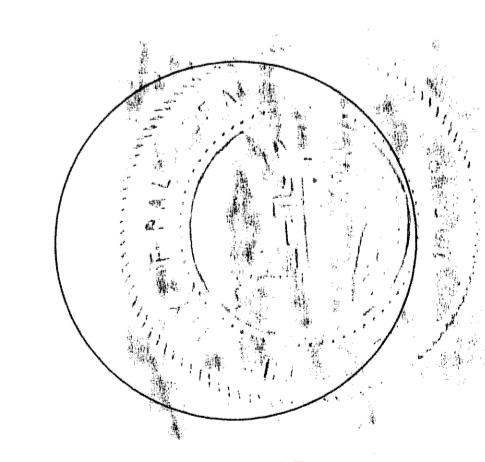
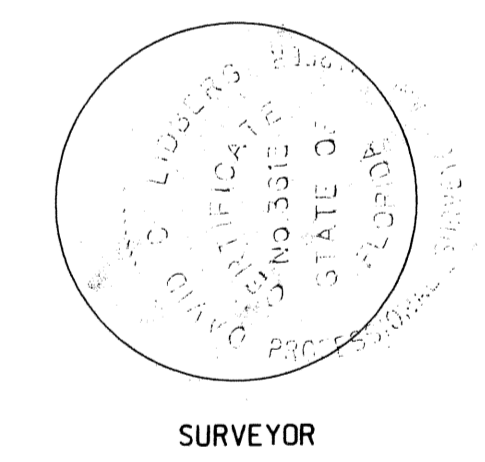
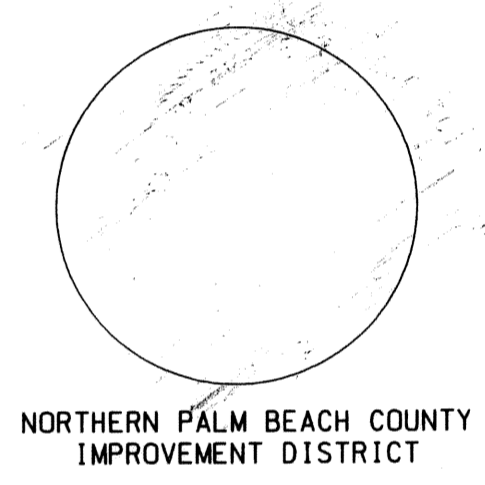
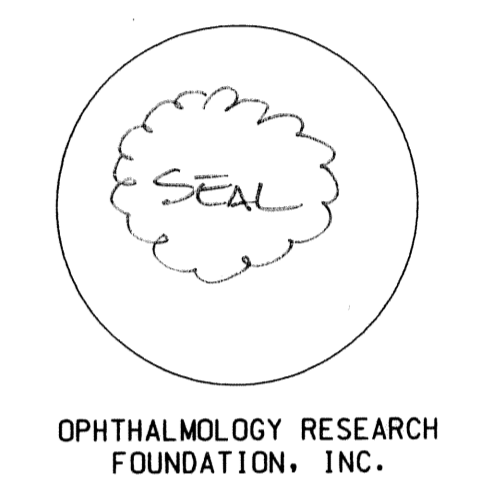
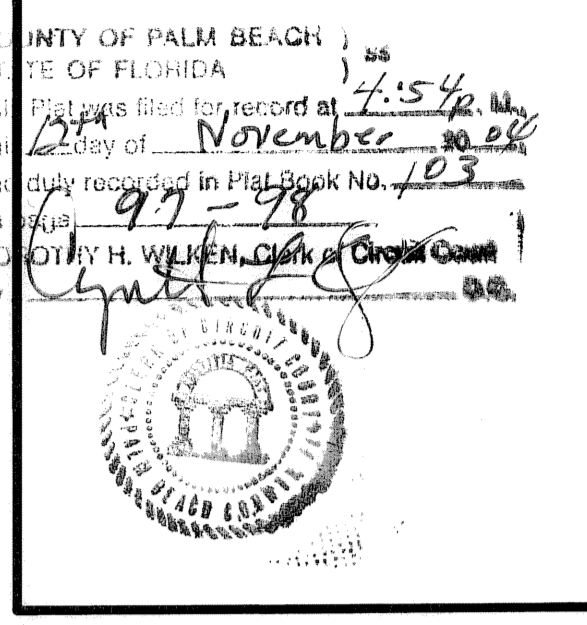
CITY OF PALM BEACH GARDENS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT IS HEREBY APPROVED FOR RECORD
THIS 4th DAY OF November, 2004.
BY: *Eric Jablin*
ERIC JABLIN, MAYOR
ATTEST: *Patricia Snider*
PATRICIA SNIDER, CLERK

CITY ENGINEER
THIS PLAT IS HEREBY ACCEPTED FOR RECORD
THIS 4th DAY OF November, 2004.
BY: *Daniel P. Clark*
DANIEL P. CLARK, P.E. - CITY ENGINEER

REVIEWING SURVEYOR

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE MONUMENTS AT LOT CORNERS.
DATE: 28 October, 2004 BY: *O. Howard Dukes*
O. HOWARD DUKES
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 4533



LIDBERG LAND SURVEYING, INC.
675 West Indiantown Road, Suite 200,
Jupiter, Florida 33458 TEL. 561-746-8454

CAD: K:\UST\104242\0944306\0944306.DGN		
REF: K:\UST\104242\0944101\0944101.DGN		
F.L.D.	FB.	PG.
OFF. CASASUS		JOB 04-094-306
CKD. D.C.L.	SHEET 1 OF 2	DATE JULY 2004
		DWG. D04-094P