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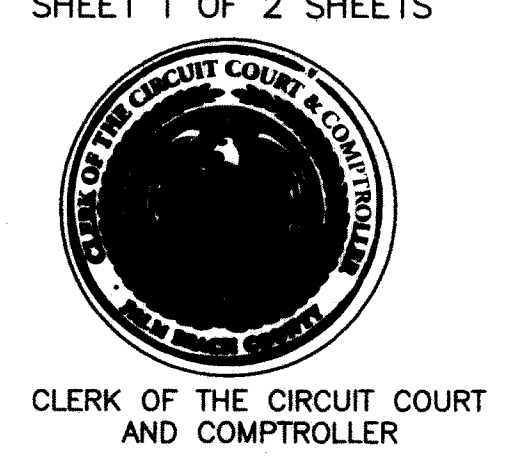
94

THIS INSTRUMENT WAS PREPARED BY:
JOHN T DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
L.B. #3300
REVISE 05/25/2021

AMICUS MEDICAL CENTER MUPD

BEING A REPLAT OF A PORTION OF TRACT 25, BLOCK 55 AND A PORTION OF THE 30 FOOT ROAD
RIGHT-OF-WAY, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED
IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SAID LANDS LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR
RECORD AT 11:22 A.M.
THIS 5 DAY OF August
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 132 ON
PAGES 94 THROUGH 95
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: Devin McLean
DEPUTY CLERK



CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

SHEET 1 OF 2 SHEETS

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT AMICUS REALTY HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS AMICUS MEDICAL CENTER MUPD, BEING A REPLAT OF A PORTION OF TRACT 25, BLOCK 55 AND A PORTION OF THE 30 FOOT ROAD RIGHT-OF-WAY, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF HAGEN RANCH MEDICAL OFFICE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 71 THROUGH 72, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°33'22"E ALONG THE SOUTH LINE OF SAID HAGEN RANCH MEDICAL OFFICE PLAT, 304.67 FEET TO A POINT ON THE WEST LINE OF TRACT BT 1, MIZNER FALLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 91, PAGES 7 THROUGH 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S00°29'58"E ALONG THE SAID WEST LINE OF TRACT BT 1, A DISTANCE OF 215.00 FEET TO THE SOUTH LINE OF THE NORTH 15 FOOT ROAD RIGHT-OF-WAY AS ABANDONED PER OFFICIAL RECORDS BOOK 18641, PAGE 1084 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S89°33'22"W ALONG THE SAID SOUTH LINE OF THE NORTH 15 FOOT ROAD RIGHT-OF-WAY, 304.65 FEET TO THE EAST RIGHT-OF-WAY LINE OF HAGEN RANCH ROAD; THENCE N00°30'06"W ALONG THE EAST RIGHT-OF-WAY OF HAGEN RANCH ROAD, 215.00 FEET TO THE SOUTH LINE OF SAID HAGEN RANCH MEDICAL OFFICE PLAT, ALSO BEING THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 65,503 SQUARE FEET (1.5037 ACRES) MORE OR LESS.

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

- TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR AMICUS REALTY HOLDINGS 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 AMICUS REALTY HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENT RUNNING ADJACENT AND PARALLEL TO THE PUBLIC STREET, AS SHOWN HEREON, IS A NONEXCLUSIVE EASEMENT AND IS 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE 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 AMICUS REALTY HOLDINGS, LLC, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, AMICUS REALTY HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF JUNE, 2021.

AMICUS REALTY HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: AMICUS MEDICAL GROUP, INC., A FLORIDA CORPORATION,
MANAGER
BY: DR
DAVID R. RODRIGUEZ, PRESIDENT.

WITNESS: Juliette L. Schiff
(PRINT NAME)
WITNESS: Christian Rodriguez
(PRINT NAME)

ACKNOWLEDGEMENT:

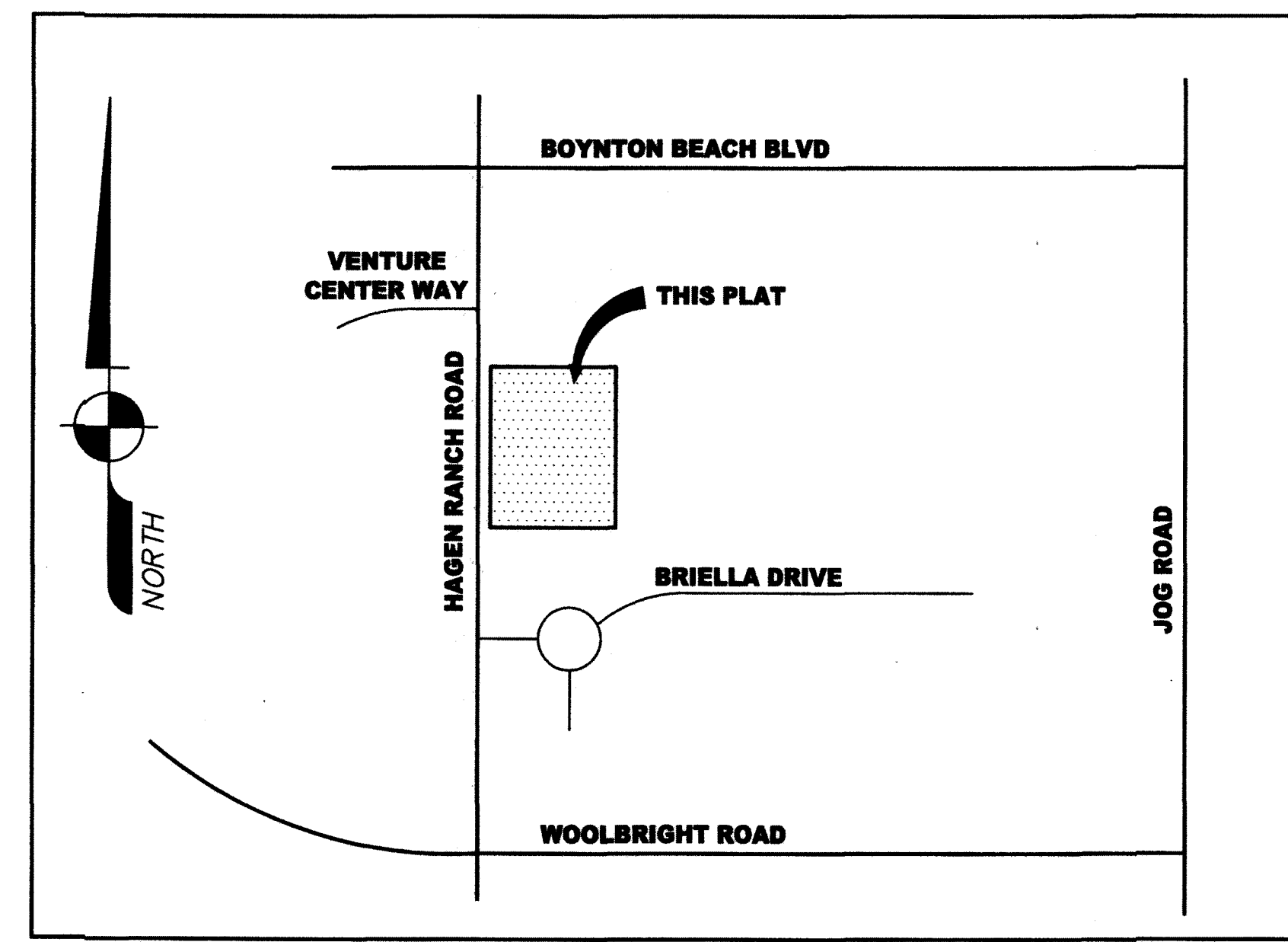
STATE OF Florida)
COUNTY OF Broward)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 16 DAY OF June, 2021, BY DAVID R. RODRIGUEZ AS PRESIDENT FOR AMICUS MEDICAL GROUP, INC. ON BEHALF OF THE COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION

WITNESS MY HAND AND OFFICIAL SEAL THIS 16 DAY OF June, 2021.

MY COMMISSION EXPIRES: 08-15-2023
(DATE)



Anne Hammer
NOTARY PUBLIC
PRINT NAME: Anne Hammer
COMMISSION NUMBER: 66353660



TITLE CERTIFICATION:

STATE OF Florida)
COUNTY OF Broward) SS

I, ANNABELLA BARBOZA, 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 AMICUS REALTY HOLDINGS LLC, A FLORIDA 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 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: 06/14/21

BY: Annabella Barboza
ANNABELLA BARBOZA
LICENSED IN FLORIDA
FLORIDA BAR NO. 0040627

SURVEYOR & MAPPER NOTES:

- 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 PALM BEACH COUNTY.
- DISTANCES AND ANGLES SHOWN HEREON ARE IN ACCORD WITH THE PLAT AND/OR DEED OF RECORD AND AGREE WITH THE SURVEY MEASUREMENTS, UNLESS OTHERWISE NOTED. BEARINGS ARE BASED ON THE SOUTH LINE OF "HAGEN RANCH MEDICAL OFFICE" (PLAT BOOK 109, PAGES 71 THROUGH 72, P.B.C.R.) HAVING A BEARING OF N89°33'22"E (GRID BEARING).
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998). CONTROL MEASUREMENTS MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS FOR THE 2 CENTIMETER GEODETIC CONTROL SURVEY RELATIVE TO THE NEAREST AVAILABLE (NAD 83, 1990/1998) CONTROL WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.0000273
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
- 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.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACKS LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- SURVEY ENCUMBRANCES:
A) DEED BOOK 706, PAGE 94 - RESERVATION IN FAVOR OF THE EVERGLADES DRAINAGE DISTRICT - NOTHING TO PLOT.
B) DEED BOOK 748, PAGE 60 - RESERVATION IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT - NOTHING TO PLOT.

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 27 DAY OF JULY, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: David L. Ricks
DAVID L. RICKS, P.E.
COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

SURVEYOR AND 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 SEC. 177.091(7), 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 THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: 6/11/2021

John T. Doogan
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
50 SW 2ND AVENUE, SUITE 102, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300

SITE DATA
CONTROL NUMBER: 2000-030

AMICUS MEDICAL GROUP, INC. (SEAL)	PALM BEACH COUNTY COUNTY ENGINEER (SEAL)	SURVEYOR (SEAL)
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