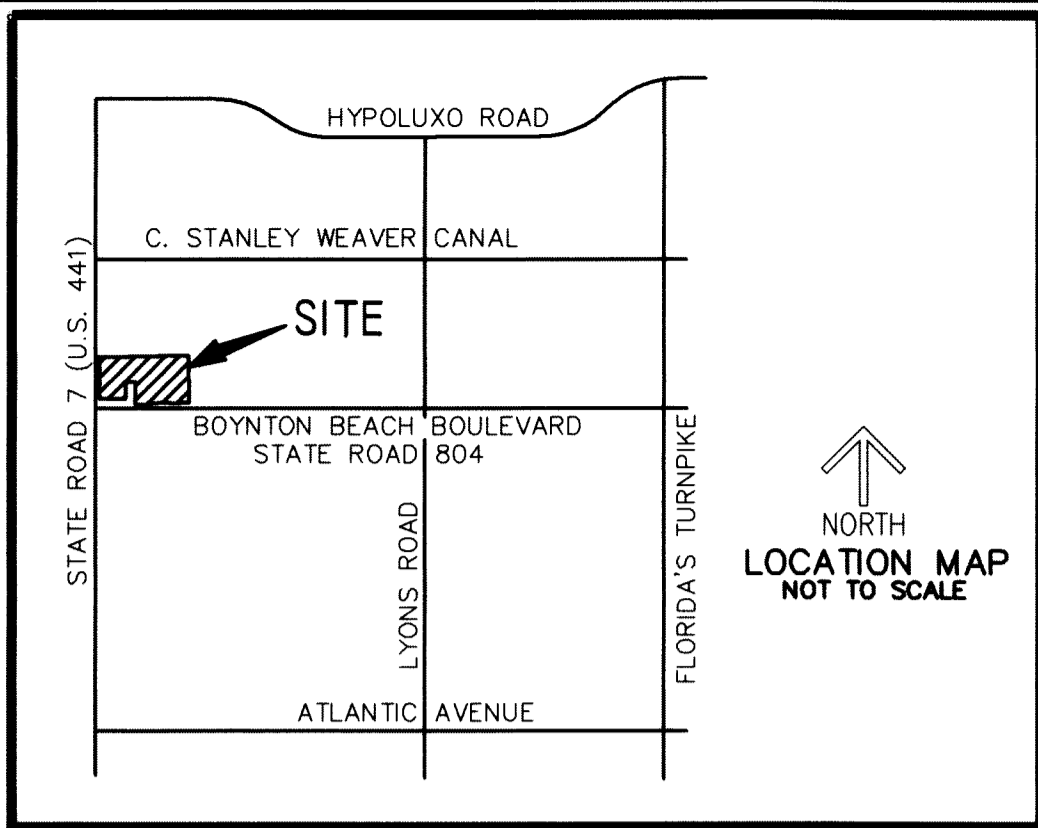
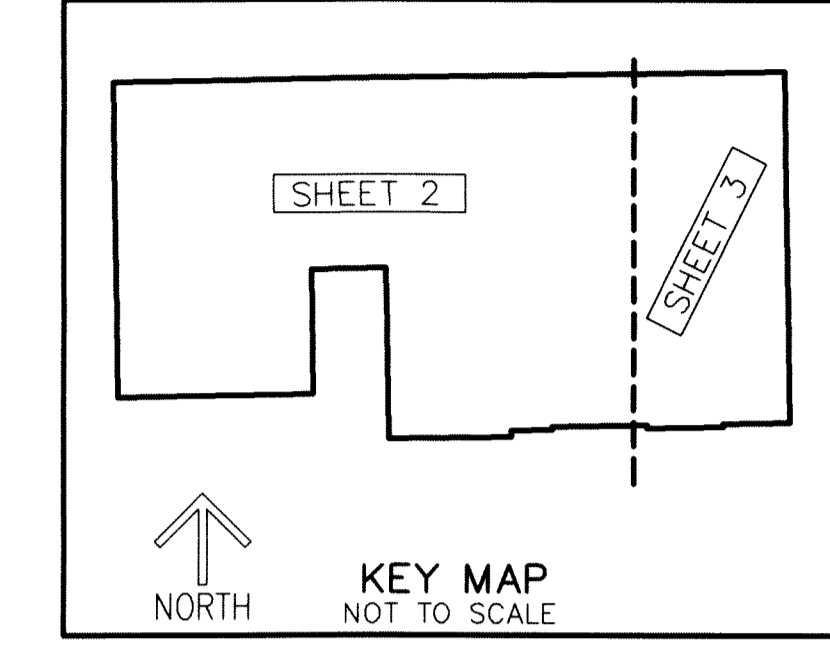


BETHESDA WEST HOSPITAL MUPD REPLAT

BEING A REPLAT OF A PORTION OF BETHESDA WEST HOSPITAL MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113 AT PAGE 73 AND A PORTION OF TRACT 101 AND TRACT 102, BLOCK 51, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 ALL LYING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



72
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 4:01 P.M.
THIS 29 DAY OF August
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 32 THROUGH 34
JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 3

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BETHESDA WEST HOSPITAL MUPD REPLAT, BEING A REPLAT OF A PORTION OF BETHESDA WEST HOSPITAL MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113 AT PAGE 73 AND A PORTION OF TRACT 101 AND TRACT 102, BLOCK 51, THE PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA ALL LYING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF TRACT "A" OF SAID BETHESDA WEST HOSPITAL MUPD; THENCE S.89°02'44"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 231.05 FEET; THENCE S.00°57'16"E. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 12.00 FEET; THENCE S.89°02'44"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 263.77 FEET; THENCE N.00°57'16"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 12.00 FEET; THENCE S.89°02'44"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 330.00 FEET; THENCE S.00°57'16"E. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 12.00 FEET; THENCE S.89°02'44"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 140.84 FEET; THENCE S.00°57'00"E. ALONG THE SOUTHERLY PROJECTION OF A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 22.75 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF BOYNTON BEACH BOULEVARD, AS RECORDED IN OFFICIAL RECORD BOOK 29632, PAGE 506 OF SAID PUBLIC RECORDS; THENCE S.89°02'44"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 425.98 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF THE WEST 258.35 FEET OF SAID TRACT 101, BLOCK 51; THENCE N.00°57'00"W. ALONG SAID EAST LINE AND A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 591.98 FEET; THENCE S.89°02'57"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 258.35 FEET; THENCE S.00°57'00"E. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 430.25 FEET; THENCE S.89°02'44"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 679.24 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N.00°56'47"W. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 1,090.39 FEET TO THE NORTHWEST CORNER OF SAID TRACT "A"; THENCE N.89°02'57"E. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 2,329.17 FEET TO THE NORTHEAST CORNER OF SAID TRACT "A"; THENCE S.00°57'00"E. ALONG A BOUNDARY LINE OF SAID TRACT "A", A DISTANCE OF 1,217.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,624,810 SQUARE FEET/60.2573 ACRES, MORE OR LESS.

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

DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED BY BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL A IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 17201, PAGE 225 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

WATER MANAGEMENT TRACTS

TRACTS W1 THROUGH W6, AS SHOWN HEREON ARE HEREBY RESERVED FOR BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 33886, PAGE 232 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC ROADWAY PURPOSES.

LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS 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 BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND 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, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

PUBLIC DRAINAGE EASEMENTS

THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS, INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY BY BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, 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. BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, 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 OWNERS UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

GENERAL UTILITY EASEMENTS

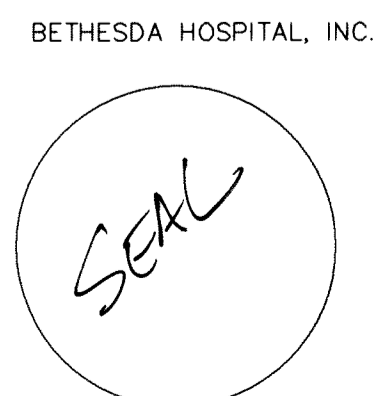
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA NOT FOR PROFIT CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 17th DAY OF MAY, 2022.

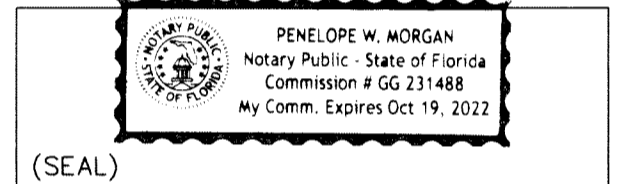
WITNESS: *[Signature]*
PRINT NAME: Joanne V. Aquilina
WITNESS: *[Signature]*
PRINT NAME: ERIC JENSEN

BETHESDA HOSPITAL, INC.
A FLORIDA NOT FOR PROFIT CORPORATION
BY: *[Signature]*
NELSON LAZO
CHIEF EXECUTIVE OFFICER



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF Palm Beach)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF May, 2022, BY NELSON LAZO, AS CHIEF EXECUTIVE OFFICER OF BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.



[Signature]
NOTARY PUBLIC
Penelope W. Morgan
PRINT NAME
MY COMMISSION EXPIRES: 10/19/22
COMMISSION NUMBER: 66 23488

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
I, KYLE R. SAXON, 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 BETHESDA HOSPITAL, INC., A FLORIDA NOT FOR PROFIT CORPORATION; 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.

DATED: June 28, 2022
[Signature]
KYLE R. SAXON, ESQ.
ATTORNEY AT LAW

COUNTY APPROVAL:

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 26 DAY OF AUGUST, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *[Signature]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

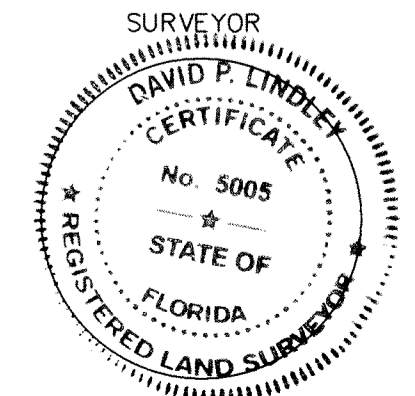
SURVEYOR AND MAPPER'S NOTES:

1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS 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 AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°02'57"E, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) ALONG NORTH LINE OF THE PLAT OF BETHESDA WEST HOSPITAL MUPD, AS RECORDED IN PLAT BOOK 113, PAGES 73 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
5. COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT), AS STATED ON THE PLAT OF BETHESDA WEST HOSPITAL MUPD, AS RECORDED IN PLAT BOOK 113, PAGES 73 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND MEASURED IN THE FIELD.
6. "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.
7. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
8. IT IS THE INTENT OF THIS PLAT TO RELEASE THE LIMITED ACCESS EASEMENTS RECORDED BY BETHESDA WEST HOSPITAL MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113 AT PAGE 73 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
9. EASEMENTS SHOWN ARE RECORDED BY BETHESDA WEST HOSPITAL MUPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 113 AT PAGE 73 THROUGH 75 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, UNLESS NOTED OTHERWISE.

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) 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.

DATED: 6-14-2022
[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591



CFN 20220360998 PL BK 134 PG 72