

PALM BEACH MEDICAL PROPERTY

BEING A REPLAT ALL OF LOTS 8 THROUGH 14, INCLUSIVE, AND THAT PORTION OF THE ALLEY RUNNING FROM MADDOCK STREET NORTH AND LYING JUST WEST OF LOTS 11, 12 AND 13, ALL IN BLOCK D, SECTION 4, BROADMOOR, A SUBDIVISION OF THE CITY OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS IN PLAT BOOK 23, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 10, TOWNSHIP 44 SOUTH, RANGE 43 EAST

THIS INSTRUMENT WAS PREPARED BY
TIMOTHY M. SMITH, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004676
TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415
(561) 602-8160

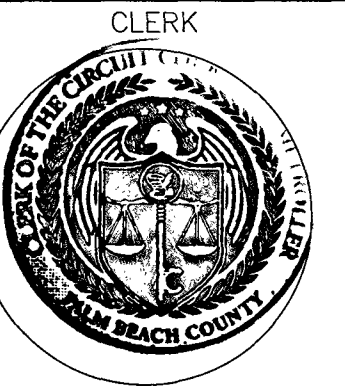
29

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR
RECORD AT 10:55 A.M.
THIS 6 DAY OF January
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 135 ON
PAGES 29 AND 30

JOSEPH ABBRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
PALM BEACH COUNTY

BY: *[Signature]*
DEPUTY CLERK

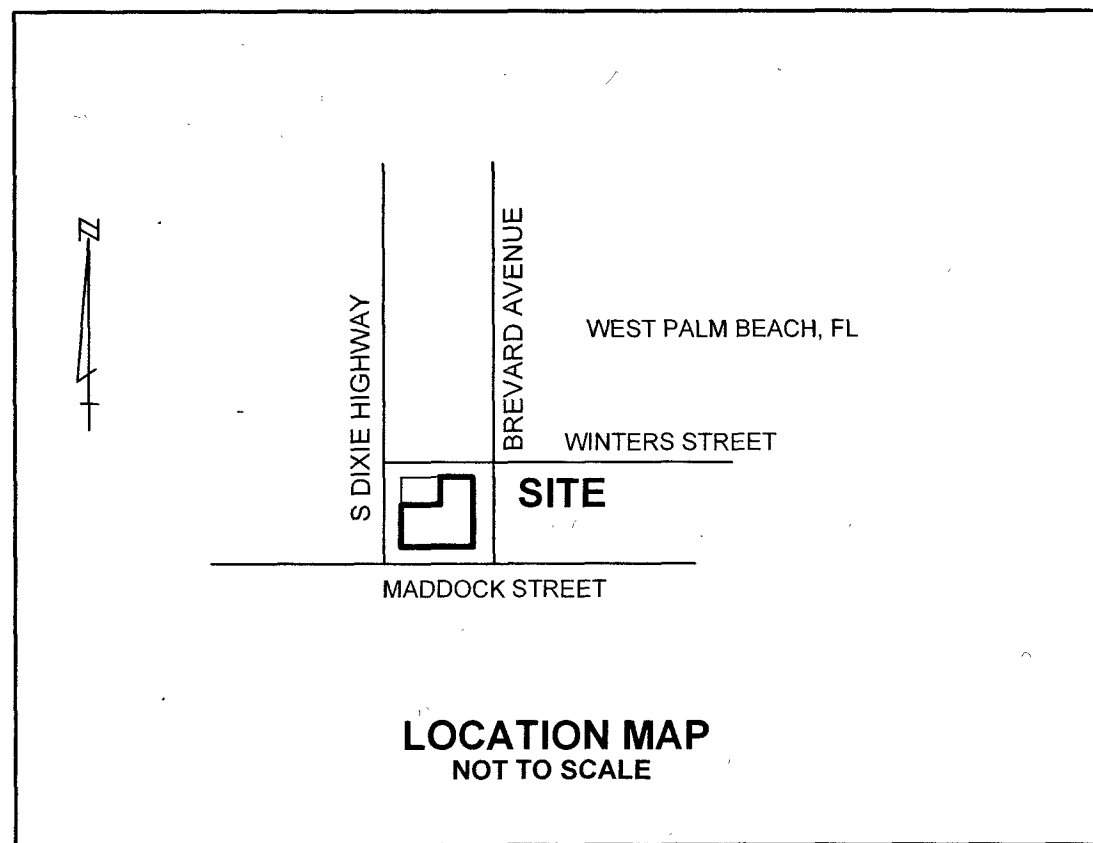


LEGAL DESCRIPTION

BEING ALL OF LOTS 8 THROUGH 14, INCLUSIVE, AND THAT PORTION OF THE ALLEY RUNNING FROM MADDOCK STREET NORTH AND LYING JUST WEST OF LOTS 11, 12 AND 13, ALL IN BLOCK D, SECTION 4, BROADMOOR, A SUBDIVISION OF THE CITY OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS IN PLAT BOOK 23, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 11, RUN THENCE NORTH 88°38'16" WEST ALONG THE SOUTH LINE OF SAID BLOCK D, A DISTANCE OF 220.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 10, THENCE NORTH 01°21'09" EAST ALONG THE WEST LINE OF SAID BLOCK D, A DISTANCE OF 157.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 88°38'16" EAST ALONG THE NORTH LINE OF SAID LOT 8, A DISTANCE OF 120.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTH 01°21'09" EAST ALONG THE WEST LINE OF SAID LOT 14, A DISTANCE OF 57.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 14; THENCE SOUTH 88°38'16" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 01°21'09" WEST ALONG THE EAST LINE OF SAID BLOCK D, A DISTANCE OF 214.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.924 ACRES, MORE OR LESS.



DEDICATIONS AND RESERVATIONS

COUNTY OF PALM BEACH
STATE OF FLORIDA

KNOW ALL MEN BY THESE PRESENTS THAT PALM BEACH MEDICAL PROPERTY, LLC, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS: PALM BEACH MEDICAL PROPERTY.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON.

UTILITY EASEMENTS

UTILITY EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA, IN PERPETUITY FOR UTILITY PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED NOT-FOR-PROFIT CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHIEF EXECUTIVE OFFICER, THIS 1 DAY OF December, 2022.

PALM BEACH MEDICAL PROPERTY, LLC
A FLORIDA CORPORATION

WITNESS: *[Signature]*
PRINT NAME: Ana A. Riddell

[Signature]
RODOLFO GARI
PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Cathy M. Saifred

MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT 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 MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORDS BOOK 31705, AT PAGE 215 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED REPRESENTATIVE BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THE 15 DAY OF December, 2022.

VALLEY NATIONAL BANK,
A NATIONAL BANKING ASSOCIATION

WITNESS: *[Signature]*
PRINT NAME: Cher Nounal

BY: *[Signature]*
ROBERT PREMUIROSO,
SENIOR VICE-PRESIDENT

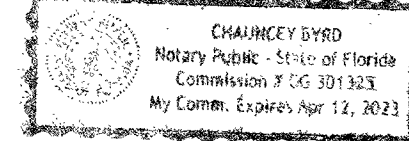
ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ROBERT PREMUIROSO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF VALLEY NATIONAL BANK, A NATIONAL BANKING ASSOCIATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT; 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 15th DAY OF December, 2022.

MY COMMISSION EXPIRES: APRIL 12, 2023

COMMISSION NUMBER: 66301325



OWNER

CITY OF WEST PALM BEACH

VALLEY NATIONAL BANK



TABULAR DATA

TOTAL AREA OF THIS PLAT	0.924 ACRES
PARCEL A	0.924 ACRES

CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT.

THIS DAY OF 01/4, 2022
BY: *[Signature]*
KEITH A. JAMES, MAYOR

REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.

DATED: 1/4/23
BY: *[Signature]*
VINCENT J. NOEL, P.S.M.
FLORIDA CERTIFICATE NO. 4169

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

WE, GUNSTER, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO ALL THE PROPERTY IS VESTED IN PALM BEACH MEDICAL PROPERTY, LLC, THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

GUNSTER, YOAKLEY & STEWART, P.A.

DATED: DECEMBER 10, 2022

BY: *[Signature]*
DAVID L. KOCHÉ, ESQUIRE

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS 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 THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 12-24-2022

BY: *[Signature]*
TIMOTHY M. SMITH
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS 004676
TIMOTHY M. SMITH LAND SURVEYING, INC.
4546 CAMBRIDGE STREET
WEST PALM BEACH, FL 33415

SURVEYOR'S NOTES

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS, EXCEPT DRIVEWAYS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS, SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- "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.
- BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTH LINE OF BLOCK D, SECTION 4, BROADMOOR, A SUBDIVISION OF THE CITY OF WEST PALM BEACH, ACCORDING TO THE PLAT THEREOF, AS IN PLAT BOOK 23, PAGE 52, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING AN ASSUMED BEARING OF NORTH 88°38'16" WEST.

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF Hillsborough

BEFORE ME PERSONALLY APPEARED RODOLFO GARI, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PALM BEACH MEDICAL PROPERTY, LLC A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT, 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 1 DAY OF December, 2022.

MY COMMISSION EXPIRES: March 13, 2023

COMMISSION NUMBER: 66276315

BY: *[Signature]*
NOTARY PUBLIC
SONIA N. VELEZ
PRINT NAME

