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STATE OF FLORIDA
COUNTY OF PALM BEACH) S.S.

WELLINGTON REGIONAL MEDICAL CENTER

BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, VILLAGE OF WELLINGTON, PALM BEACH COUNTY, FLORIDA
NOVEMBER 2024

DEDICATION AND DESCRIPTION:

KNOW ALL MEN BY THESE PRESENTS THAT WELLINGTON REGIONAL MEDICAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, UNIVERSAL HEALTH REALTY INCOME TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, FOREST HILL MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO TRANACT BUSINESS IN THE STATE OF FLORIDA, PCS1 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A.S.L.M., INC., A FLORIDA CORPORATION, FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, KAMIREDDY PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, VENKATACHALAM SHANMUGASUNDARAM AND SHANTI SUNDARAM, CO-TRUSTEES OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04 AND HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ALL COLLECTIVELY BEING OWNERS OF THE LANDS SHOWN HEREON AS "WELLINGTON REGIONAL MEDICAL CENTER", BEING A REPLAT OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, TOGETHER WITH A PORTION OF THE 25' WIDE RESERVATION FOR ROAD, DYKE AND DITCH PURPOSES, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND COMPRISING OF A PORTION OF TRACT 17, ALL OF TRACTS 18 AND 19, AND A PORTION OF TRACTS 20, 21, 22, 27, 28, BLOCK 18, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A PALM BEACH COUNTY BRASS DISC IN CONCRETE AT THE SOUTHEAST CORNER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 87°44'43" WEST (AS A BASIS OF BEARINGS) ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 12, A DISTANCE OF 981.75 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WEST LINE OF THE EAST 255.91 FEET (AS MEASURED AT RIGHT ANGLES) OF SAID TRACT 27; THENCE NORTH 01°16'17" WEST ALONG SAID WEST LINE, A DISTANCE OF 122.12 FEET TO A POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2198, PAGE 1200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°16'17" WEST ALONG SAID WEST LINE, A DISTANCE OF 1,138.56 FEET TO A POINT BEING ON THE CENTERLINE OF THE 25.00 FOOT WIDE ROAD RESERVATION AS DEPICTED ON SAID PLAT OF THE PALM BEACH FARMS CO. PLAT NO. 3; THENCE SOUTH 89°00'05" WEST ALONG THE CENTERLINE, A DISTANCE OF 1,556.17 FEET TO A POINT BEING ON THE EAST LINE OF THE WEST 26.40 FEET AND THE SOUTHERLY EXTENSION THEREOF OF TRACT 17, OF SAID BLOCK 18; THENCE NORTH 01°31'08" EAST ALONG THE EAST LINE OF THE WEST 26.40 FEET OF TRACT 17, OF SAID BLOCK 18, A DISTANCE OF 672.86 FEET TO A POINT BEING ON THE NORTH LINE OF SAID TRACT 17; THENCE NORTH 89°00'05" EAST, A DISTANCE OF 2,359.53 FEET TO A POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 7 AS RECORDED IN OFFICIAL RECORDS BOOK 6237, PAGE 1443, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THE PRECEDING COURSE BEING COINCIDENT WITH THE NORTH LINE OF TRACTS 17, 18, 19 AND 20 OF SAID BLOCK 18; THENCE SOUTH 01°30'21" WEST ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 329.42 FEET TO THE NORTHWEST CORNER OF THE ULTIMATE RIGHT-OF-WAY FOR STATE ROAD NUMBER 7 AS RECORDED IN OFFICIAL RECORDS BOOK 4415, PAGE 238, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE CONTINUE SOUTH 01°30'21" WEST ALONG THE WEST LINE OF SAID ULTIMATE RIGHT-OF-WAY, A DISTANCE OF 685.19 FEET; THENCE SOUTH 03°47'47" WEST CONTINUING ALONG THE WEST LINE OF SAID ULTIMATE RIGHT-OF-WAY, A DISTANCE OF 856.72 FEET TO THE NORTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 6771, PAGE 392, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE SOUTH 48°56'13" WEST ALONG THE WESTERLY-LINE OF THOSE LANDS AS DESCRIBED IN SAID RIGHT-OF-WAY WARRANTY DEED, A DISTANCE OF 56.65 FEET TO A POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD PER THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED AS RECORDED IN OFFICIAL RECORDS BOOK 4415, PAGE 240, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND BEING ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS NORTH 04°05'02" EAST FROM SAID POINT; THENCE WESTERLY AND NORTHERLY ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE HAVING A RADIUS OF 5,665.58 FEET, A CENTRAL ANGLE OF 023°37'33", FOR A DISTANCE OF 259.66 FEET; THENCE NORTH 82°09'25" WEST CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 400.13 FEET TO A POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF FOREST HILL BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 2198, PAGE 1200, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 80°50'46" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 15.04 FEET TO THE POINT OF BEGINNING.

SAY LANDS SITuate, LYING AND BEING IN SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, CONTAINING 57.253 ACRES MORE OR LESS.

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

- TRACT 1, AS SHOWN HEREON, IS HEREBY RESERVED BY WELLINGTON REGIONAL MEDICAL CENTER, LLC, A FLORIDA LIMITED LIABILITY CORPORATION AND UNIVERSAL HEALTH REALTY INCOME TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, FLORIDA. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BUSINESS ENTITIES, THEIR SUCCESSORS AND ASSIGNS WITHOUT RE COURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT 2, AS SHOWN HEREON, IS HEREBY RESERVED BY PCS1 REALTY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A.S.L.M., INC., A FLORIDA CORPORATION, FIRST HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, VENKATACHALAM SHANMUGASUNDARAM AND SHANTI SUNDARAM, CO-TRUSTEES OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST DATED 5/26/04, AND HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THEIR SUCCESSORS AND ASSIGNS, FOR CONDOMINIUM PURPOSES AS STATED WITHIN THE DECLARATION OF CONDOMINIUM OF WELLINGTON MEDICAL CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 7767, PAGE 1287 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL EXHIBITS AND AMENDMENTS THERETO. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF WELLINGTON MEDICAL CONDOMINIUM, INC., A FLORIDA NON-PROFIT CORPORATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT 3, AS SHOWN HEREON, IS HEREBY RESERVED BY WELLINGTON REGIONAL MEDICAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, FOR CONDOMINIUM PURPOSES AS STATED WITHIN THE DECLARATION OF CONDOMINIUM OF WRM IV, A CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 23298, PAGE 877 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH ALL EXHIBITS AND AMENDMENTS THERETO. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF WRM IV CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-PROFIT CORPORATION AND ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- TRACT 4, AS SHOWN HEREON, IS HEREBY RESERVED BY FOREST HILL MEDICAL PROPERTIES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF WELLINGTON, FLORIDA. IT IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LLC, THEIR SUCCESSORS AND ASSIGNS WITHOUT RE COURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE LIMITED ACCESS EASEMENTS (LAE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF WELLINGTON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE LANDSCAPE BUFFER EASEMENTS (LBE) AS SHOWN HEREON, ARE HEREBY RESERVED BY WELLINGTON REGIONAL MEDICAL CENTER, LLC, A FLORIDA LIMITED LIABILITY CORPORATION AND UNIVERSAL HEALTH REALTY INCOME TRUST, A MARYLAND REAL ESTATE INVESTMENT TRUST, THEIR SUCCESSORS AND ASSIGNS, FOR, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BUSINESS ENTITIES, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE VILLAGE OF WELLINGTON, FLORIDA.
- THE VILLAGE OF WELLINGTON, ITS SUCCESSOR AND ASSIGNS, 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 PRIVATE STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- AN EASEMENT FOR A REASONABLE MEANS OF ACCESS IS HEREBY DEDICATED OVER AND ACROSS ALL PROPERTY LOCATED WITHIN THE BOUNDARIES OF THIS PLAT FOR FIRE/RESCUE, POLICE, OTHER EMERGENCY SERVICE, HEALTH AND SANITATION, PUBLIC WATER AND SEWER UTILITIES (INCLUDING METER READING), CODE COMPLIANCE, POSTAL SERVICE AND OTHER PUBLIC SERVICE PERSONNEL AND VEHICLES FOR THE PURPOSE OF PERFORMANCE OF THEIR RESPECTIVE DUTIES. NOTHING CONTAINED HEREIN SHALL AFFECT ANY PREVIOUSLY RECORDED EASEMENTS.

Kamireddy Properties, LLC
SEAL
01/30/2001
Florida

PCS1 Realty, LLC
SEAL
02/24/2021
FLORIDA

First Holdings, LLC
SEAL
03/05/2007
Florida

SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST

UNIVERSAL HEALTH REALTY INCOME TRUST

WELLINGTON MEDICAL CONDOMINIUM, INC.

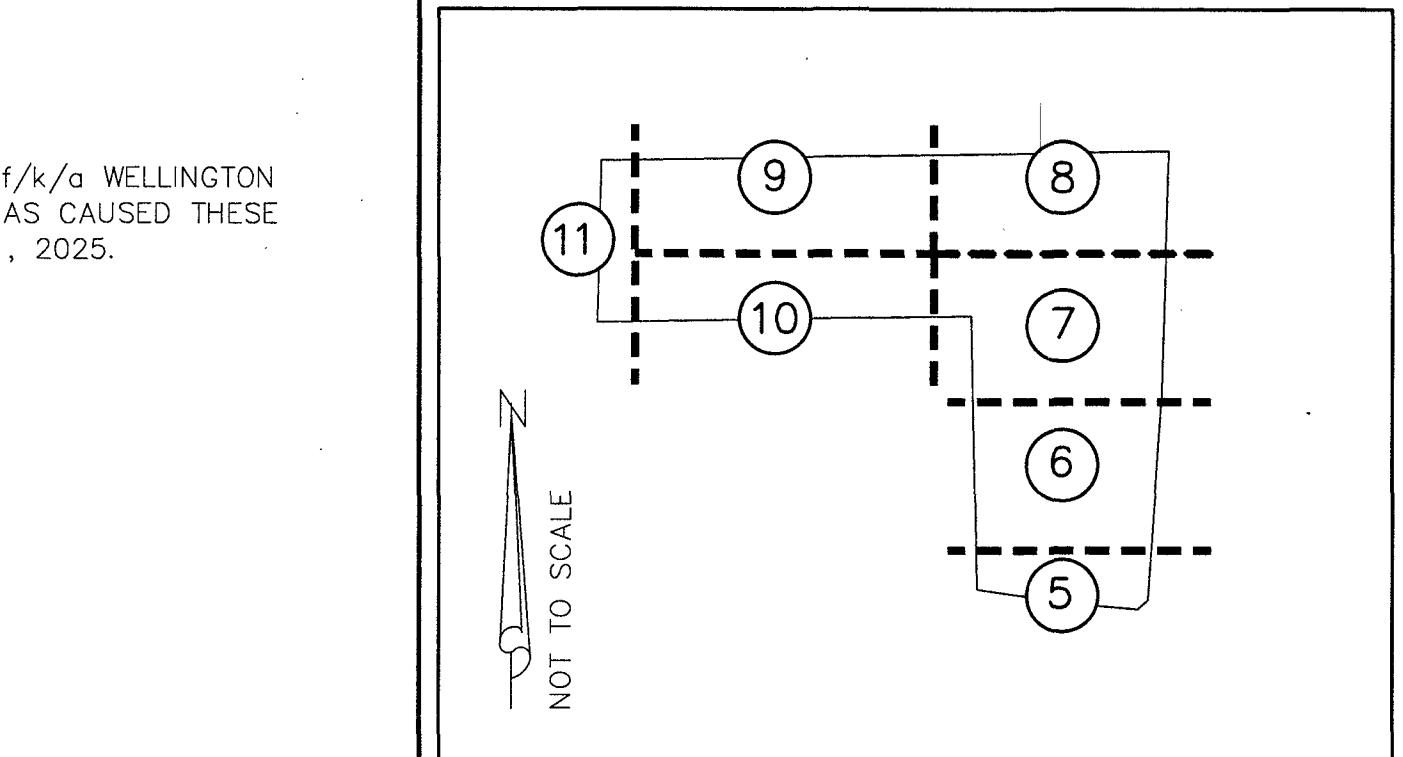
WRMC IV CONDOMINIUM ASSOCIATION, INC.

4/31/2009
SEAL
PC1

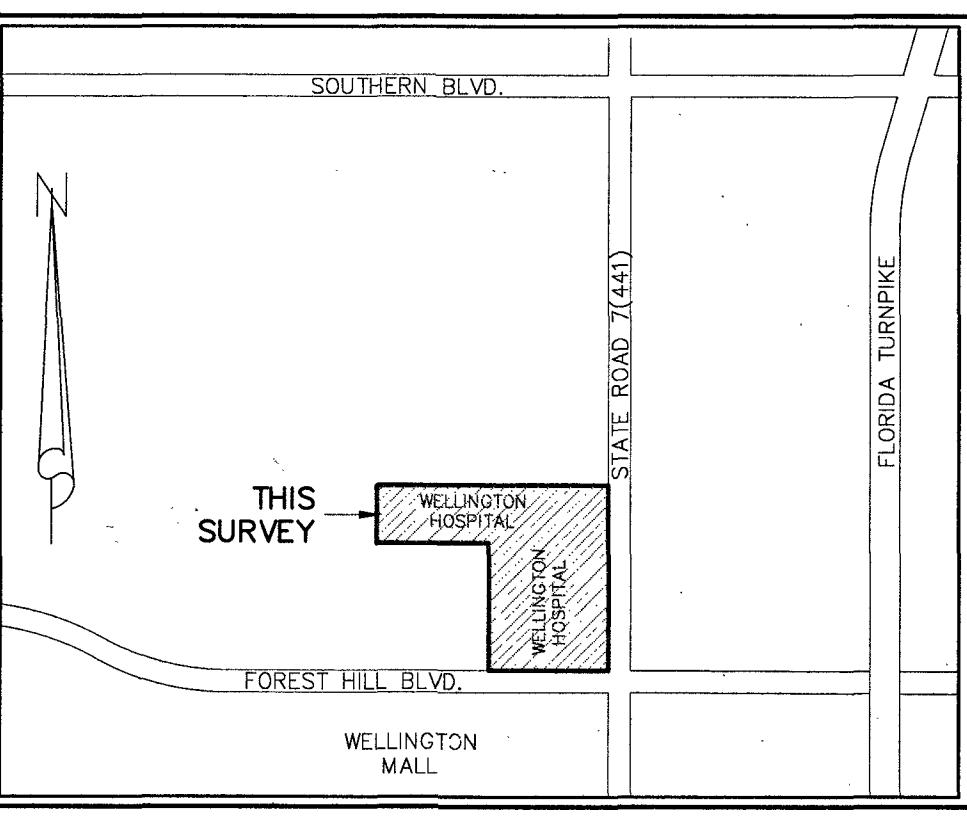
AREA TABLE		
TRACT DESIGNATION	AREA	
	ACRES	SQUARE FEET
TRACT 1	55.181	2,403,684.360
TRACT 2	0.636	27,704.160
TRACT 3	0.436	18,992.160
TRACT 4	1.000	43,560.000
TOTAL PLATTED AREA	57.253	2,493,940.680

THIS INSTRUMENT WAS PREPARED BY:
DAVID A. BOWER, P.S.M. #5888 IN THE OFFICES
OF DENNIS J. LEAVY AND ASSOCIATES, INC., LB #6599
460 BUSINESS PARK WAY, SUITE B
ROYAL PALM BEACH, FLORIDA 33411
(561) 753 - 0650

DENNIS J. LEAVY & ASSOCIATES, INC.
LAND SURVEYORS AND MAPPERS
460 BUSINESS PARK WAY * SUITE B * ROYAL PALM BEACH, FL * 33411
PHONE: (561) 753-0650 FAX: (561) 753-0290
SCALE: N/A CHECKED BY: D.B. DATE: 2/20/2008
DRAWN BY: E.B. JOB NO.: 04-052-06PLAT



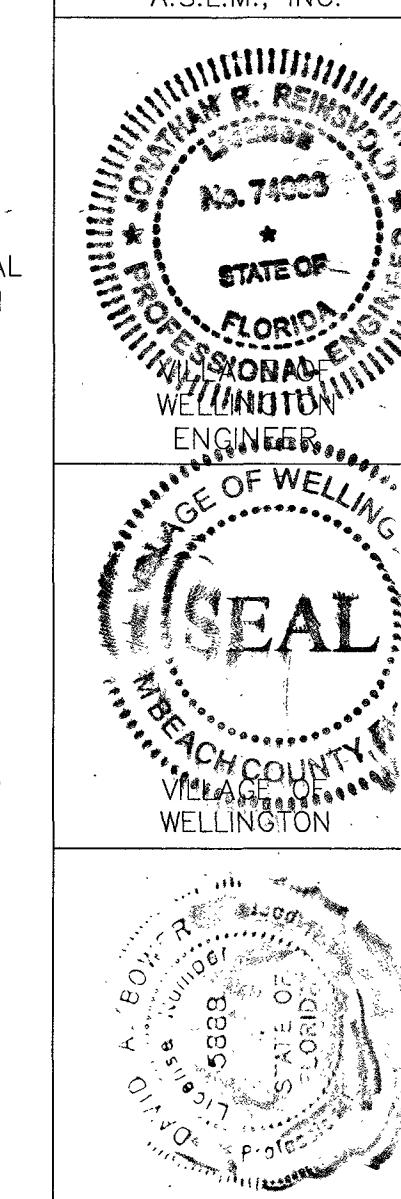
KEY MAP



LOCATION MAP

HGM Properties LLC
SEAL
12/14/2003
HGM PROPERTIES, LLC

FOREST HILL MEDICAL PROPERTIES, LLC
A.S.L.M. Inc
SEAL
10/18/1999
Florida



SURVEYOR'S NOTES

ALL BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST. SAID LINE BEING MONUMENTED AND HAVING A BEARING OF NORTH 87°44'43" WEST, BASED UPON THE NORTH AMERICAN DATUM OF 1983 ON THE 1990 ADJUSTMENT FLORIDA EAST ZONE, TRANSVERSE MERCATOR PROJECTION.

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.

ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES UNLESS OTHERWISE NOTED. ALL LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

THIS PLAT IS SUBJECT TO THE DECLARATION OF UNITY OF CONTROL AS RECORDED IN OFFICIAL RECORDS BOOK 36187, PAGE 1919 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

ACKNOWLEDGMENT:

STATE OF PENNSYLVANIA
COUNTY OF MONTGOMERY

ON THIS 24th DAY OF June, 2025 BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED STEVE FILTON, THE VICE PRESIDENT OF WELLINGTON REGIONAL MEDICAL CENTER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE PERSON WHO SUBSCRIBED TO THE FOREGOING INSTRUMENT OR WHO HAS PRODUCED _____ AS IDENTIFICATION, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME ON BEHALF OF SAID COMPANY AND THAT HE WAS DULY AUTHORIZED TO DO SO.

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF PENNSYLVANIA
MY COMMISSION EXPIRES: 4-5-2004

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF PENNSYLVANIA
MY COMMISSION EXPIRES: 4-5-2027

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF PENNSYLVANIA
MY COMMISSION EXPIRES: 4-5-2027

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF PENNSYLVANIA
MY COMMISSION EXPIRES: 4-5-2027

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF PENNSYLVANIA
MY COMMISSION EXPIRES: 4-5-2027

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC, STATE OF PENNSYLVANIA
MY COMMISSION EXPIRES: 4-5-2027

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MY COMMISSION EXPIRES: 4-5-2027

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NOTARY PUBLIC, STATE OF PENNSYLVANIA
MY COMMISSION EXPIRES: 4-5-2027

IN WITNESS WHEREOF, I HEREBUNTO SET MY HAND AND OFFICIAL SEAL.