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# 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

## VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 18<sup>th</sup> DAY OF November OF 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE VILLAGE OF WELLINGTON AND IN ACCORDANCE WITH SEC. 177.081(1).

DATED: November 18, 2025

BY:

Jonathan Reinsvold, P.E.  
VILLAGE ENGINEER

## SURVEYOR'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 PLAT AND SURVEY DATA 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 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF WELLINGTON, FLORIDA.

DATED: 11/15/2025

David A. Bower  
DAVID A. BOWER, P.S.M.  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NO. 5888

SHEET 4 OF 20

## APPROVAL OF PLAT AND ACCEPTANCE OF DEDICATIONS VILLAGE OF WELLINGTON

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
VILLAGE OF WELLINGTON

THE VILLAGE OF WELLINGTON, ITS SUCCESSORS AND ASSIGNS, HEREBY APPROVES THE PLAT AND ACCEPTS THE DEDICATIONS TO SAID VILLAGE OF WELLINGTON AS STATED AND SHOWN HEREON THIS 12<sup>th</sup> DAY OF November OF 2025.

THE VILLAGE OF WELLINGTON  
A FLORIDA MUNICIPAL CORPORATION

ATTEST: Chevelle D. Hall  
CHEVELLE D. HALL, MMC  
VILLAGE CLERK

BY: Michael J. Napoleone  
MICHAEL J. NAPOLEONE  
MAYOR

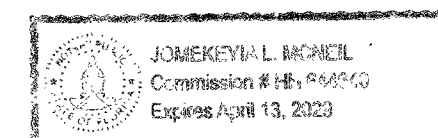
## ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MICHAEL J. NAPOLEONE AND CHEVELLE D. HALL, WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED DRIVERS LICENCES AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF WELLINGTON, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12<sup>th</sup> DAY OF November, 2025.

MY COMMISSION EXPIRES: April 13, 2029



Jomekryell L. McNeil  
NOTARY PUBLIC  
COMMISSION No. 186,946,740  
Jomekryell L. McNeil  
PRINTED NAME

## TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, Eunice A. Rubio, AN AUTHORIZED SIGNATORY OF ATTORNEYS' TITLE FUND SERVICES, INC., A FLORIDA CORPORATION, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE FEE SIMPLE TITLE TO THE PROPERTY IS VESTED IN 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, PCSI 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 SHANTHI SUNDARAM, CO-TRUSTEES OF THE SIVA SAI SUNDARAM REVOCABLE LIVING FAMILY TRUST dtd. 5/25/04 AND HGM PROPERTIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY. THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES ENCUMBERING THE FEE SIMPLE TITLE TO THE PROPERTY 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 ON THIS PLAT.

DATE: 09/11/2025

BY: ATTORNEYS' TITLE FUND SERVICES, INC.,  
A FLORIDA CORPORATION, A DIVISION OF  
OLD REPUBLIC NATIONAL TITLE INSURANCE

BY:

Eunice A. Rubio  
PRINT NAME: Eunice A. Rubio

TITLE: Palm Beach Branch Manager

## SURVEYOR'S NOTES

- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 44 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA. SAID LINE AND HAVING A BEARING OF NORTH 87°44'43" WEST.
- ALL LINES WHICH INTERSECT CURVES ARE NON-RADIAL TO THOSE CURVES UNLESS NOTED OTHERWISE.
- CONSTRUCTION AND THE PLANTING OF TREES AND SHRUBS ON UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF ALL UTILITIES OCCUPYING THE 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 THIS COUNTY.
- BUILDING SETBACK LINES SHALL BE REQUIRED BY THE VILLAGE OF WELLINGTON UNIFIED LAND DEVELOPMENT CODE AND ORDINANCES OF THE VILLAGE OF WELLINGTON.
- THERE SHALL BE NO BUILDING OR ANY HABITABLE STRUCTURE PLACED ON DRAINAGE EASEMENTS OR UTILITY EASEMENTS.
- THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.
- LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OVERLAP, WATER AND SEWER EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, UTILITY EASEMENTS SHALL HAVE THIRD PRIORITY AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY THE USE OF RIGHTS GRANTED.
- PER THE 2002 FLORIDA STATE STATUTES - TITLE XII, CHAPTER 177.10(2): VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF WELLINGTON GREEN, A MUD/PUD AS RECORDED IN PLAT BOOK 87, PAGES 81 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA:

"WHENEVER IT IS DISCOVERED THAT AFTER THE FILING OF A PLAT SUBDIVIDING A PARCEL OF LAND LOCATED IN THE COUNTY, THE DEVELOPER OF THE LANDS THEREIN AND THEREBY SUBDIVIDED DID CAUSE SUCH LANDS EMBRACED IN SAID PLAT, OR A PART THEREOF, TO BE AGAIN AND SUBSEQUENTLY DIFFERENTLY SUBDIVIDED UNDER ANOTHER PLAT OF THE SAME AND IDENTICAL LANDS OR A PART THEREOF, WHICH SAID SECOND PLAT WAS ALSO FILED AT A LATER DATE; AND IT IS FURTHER MADE TO APPEAR TO THE GOVERNING BODY OF THE COUNTY THAT THE FILING AND RECORDING OF THE SECOND PLAT WOULD NOT MATERIALLY AFFECT THE RIGHT OF CONVENIENT ACCESS TO LOTS PREVIOUSLY CONVEYED UNDER THE FIRST PLAT, THE GOVERNING BODY OF THE COUNTY IS AUTHORIZED BY RESOLUTION TO VACATE AND ANNUL SO MUCH OF THE FIRST PLAT OF SUCH LANDS APPEARING OF RECORD AS ARE INCLUDED IN THE SECOND PLAT, UPON APPLICATION OF THE OWNERS AND DEVELOPER OF SUCH LANDS UNDER THE FIRST PLAT OR THEIR SUCCESSORS, GRANTEEES, OR ASSIGNEES, AND THE CIRCUIT COURT CLERK OF THE COUNTY SHALL THEREUPON MAKE PROPER NOTATION OF THE ACTION OF THE GOVERNING BODY UPON THE FACE OF THE FIRST PLAT. THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

- THE FOLLOWING DOCUMENTS CONTAIN VARIOUS EASEMENTS WHICH ARE BLANKET IN NATURE AND DO NOT PROVIDE SUFFICIENT DATA TO GEOMETRICALLY PLACE THEM:

"LIMITED CROSS EASEMENT FOR INGRESS AND EGRESS AND PARKING" RECORDED IN OFFICIAL RECORDS BOOK 7325, PAGE 780.

"AGREEMENT OF EASEMENT" RECORDED IN OFFICIAL RECORDS BOOK 4990, PAGE 1203, AS AMENDED IN OFFICIAL RECORDS BOOK 6891, PAGE 404.

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 11069, PAGE 1996, AS AMENDED IN OFFICIAL RECORDS BOOK 11638, PAGE 1091.

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 13326, PAGE 3.

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 19676, PAGE 1425, AS AMENDED IN OFFICIAL RECORDS BOOK 21146, PAGE 236.

"DECLARATION OF MAINTENANCE COVENANTS" RECORDED IN OFFICIAL RECORDS BOOK 11062, PAGE 810.

"DECLARATION OF EASEMENT AGREEMENT" RECORDED IN OFFICIAL RECORDS BOOK 22847, PAGE 18.

- 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.

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: 10/20/2008  
DRAWN BY: E.B. JOB NO.: 04-052-06PLAT