

# PALMETTO MEDICAL PARK

A PLAT OF A PORTION OF SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST AND ALSO BEING A REPLAT OF A PORTION OF PARCEL A OF HOLIDAY CITY AT BOCA RATON AS RECORDED IN PLAT BOOK 29, PAGE 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 25, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PALMETTO MEDICAL PARK, BEING A PORTION OF PARCEL "A" OF HOLIDAY CITY AT BOCA RATON, AS RECORDED IN PLAT BOOK 29, PAGE 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL "A", SAID A POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441);

THENCE WITH A BEARING OF S. 89° 59' 55" W., ALONG THE SOUTH LINE OF SAID PARCEL "A" AND THE NORTH LINE OF LEXINGTON HOMES ESTATES P.R.D. AS RECORDED IN PLAT BOOK 65, PAGES 78-82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 205.01 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL "A" AND THE SOUTHEAST CORNER OF LOT 6, BLOCK 1 OF SAID HOLIDAY CITY AT BOCA RATON;

THENCE WITH A BEARING OF N. 00° 33' 18" W., ALONG THE WEST LINE OF SAID PARCEL "A" AND THE EAST LINE OF LOTS 6, 5, 4, 3, 2 AND 1, BLOCK 1 OF SAID HOLIDAY CITY AT BOCA RATON, A DISTANCE OF 538.97 FEET TO THE NORTHWEST CORNER OF SAID PARCEL "A" AND THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1, SAID POINT LYING ON THE SOUTH RIGHT-OF-WAY LINE OF WEST PALMETTO PARK ROAD;

THENCE WITH A BEARING OF N. 87° 25' 54" E., ALONG THE NORTH LINE OF SAID PARCEL "A" AND THE SOUTH RIGHT-OF-WAY LINE OF WEST PALMETTO PARK ROAD, A DISTANCE OF 163.70 FEET TO A POINT;

THENCE WITH A BEARING OF S. 46° 33' 42" E., A DISTANCE OF 57.55 FEET TO A POINT LYING ON THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441);

THENCE WITH A BEARING OF S. 00° 33' 18" E., ALONG THE EAST LINE OF SAID PARCEL "A" AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. HIGHWAY NO. 441), A DISTANCE OF 506.73 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- UTILITY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.
- LIMITED ACCESS EASEMENTS - THE LIMITED ACCESS EASEMENTS, AS SHOWN, ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- COMMERCIAL TRACTS - TRACTS A, B, C, D, E, F, G, H AND J AS SHOWN HEREON, ARE HEREBY RESERVED TO ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, FOR PURPOSES OF COMMERCIAL DEVELOPMENT, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- OPEN SPACE - THE AREA FOR OPEN SPACE SHOWN HEREON AS TRACT K IS HEREBY RESERVED TO ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, FOR THE PURPOSES OF PARKING, LANDSCAPING, OPEN SPACE, AND APPURTENANT USES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE TRACT IS RESERVED FOR INGRESS/EGRESS, UTILITIES AND DRAINAGE IN ACCORDANCE WITH THAT UNITY OF CONTROL AND DECLARATION OF CROSS EASEMENTS RECORDED IN OFFICIAL RECORD BOOK 7098, PAGE 217, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE SAID CORPORATION, ALTA DEVELOPMENT, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, FREDRIC D. NEWMAN, AND ATTESTED BY ITS VICE PRESIDENT THEODORE R. NEWMAN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF JUNE, A.D. 1992.

ALTA DEVELOPMENT, INC.,  
A FLORIDA CORPORATION

ATTEST: Theodore R. Newman  
THEODORE R. NEWMAN,  
VICE PRESIDENT

BY: Fredric D. Newman  
FREDRIC D. NEWMAN,  
PRESIDENT

## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED FREDRIC D. NEWMAN AND THEODORE R. NEWMAN, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS FREDRIC D. NEWMAN, PRESIDENT AND THEODORE R. NEWMAN, VICE PRESIDENT OF THE ABOVE NAMED ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, 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 9 DAY OF June, A.D., 1992.

January 23, 1994  
MY COMMISSION EXPIRES

Barry Sharp  
NOTARY PUBLIC, STATE OF FLORIDA

## MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF AMORTGAGE 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 RECORDED IN OFFICIAL RECORD BOOK 7183 AT PAGE 1814 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SENIOR VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15 DAY OF June, 1992.

FIRST UNITED BANK,  
A FLORIDA CORPORATION

ATTEST: Ward Kellogg  
WARD KELLOGG,  
SENIOR VICE PRESIDENT

BY: Warren Orlando  
WARREN ORLANDO,  
PRESIDENT

MARCH 1992

SHEET 1 OF 2

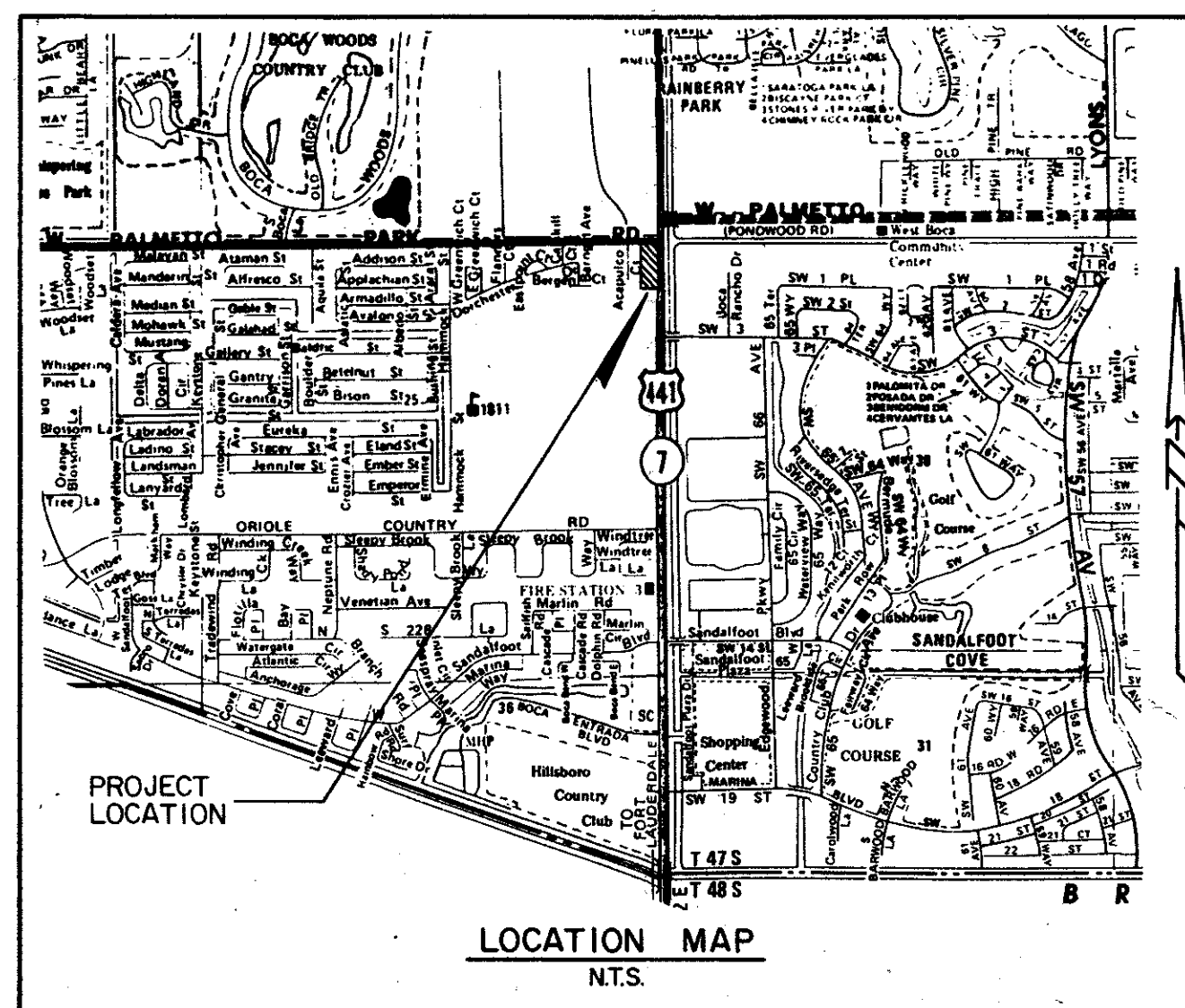
## INDEX OF SHEETS

SHEET NO. 1 : TITLE SHEET AND CERTIFICATES  
SHEET NO. 2 : DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY:  
JOHN A. GRANT, III  
JOHN A. GRANT, JR., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
3333 NORTH FEDERAL HIGHWAY  
BOCA RATON, FLORIDA 33431  
PHONE NUMBER: (407)-395-3333

## STATISTICAL DATA

TOTAL AREA THE PLAT	2.538 AC.
AREA OF COMMERCIAL TRACT (TRACTS A, B, C, D, E, F, G, H AND J)	0.668 AC.
AREA OF OPEN SPACE (TRACT K)	1.870 AC.
PETITION NUMBER 91-54 EX-26	



## ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
BEFORE ME PERSONALLY APPEARED WARREN ORLANDO AND WARD KELLOGG, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS WARREN ORLANDO, PRESIDENT, AND WARD KELLOGG, SENIOR VICE PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED FIRST UNITED BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK, THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL, THIS 15 DAY OF June, A.D., 1992.

MY COMMISSION EXPIRES:

June 15, 1992  
NOTARY PUBLIC, STATE OF FLORIDA  
James A. Burke

## TITLE CERTIFICATE

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )  
I, ALAN J. CIKLIN, OF THE FIRM OF BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL, 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 TO BE VESTED IN ALTA DEVELOPMENT, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT AND THE PROPERTY IS FOUND TO CONTAIN DEED RESERVATIONS WHICH ARE NOT APPLICABLE AND DO NOT AFFECT THE SUBDIVISION OF THE PROPERTY.  
BOOSE, CASEY, CIKLIN, LUBITZ, MARTENS, MCBANE AND O'CONNELL

Date: 6-10-1992

Alan J. Ciklin  
ALAN J. CIKLIN, ATTORNEY-AT-LAW, LICENSED IN FLORIDA

## 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 SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT (P.R.M.'S) PERMANENT REFERENCE 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 PALM BEACH COUNTY, FLORIDA, AND COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS OF CHAPTER 21-HH-6, RULES OF THE DEPARTMENT OF PROFESSIONAL REGULATION, BOARD OF LAND SURVEYORS.

DATE June 16<sup>th</sup>, 1992

John A. Grant III  
JOHN A. GRANT, III  
REGISTERED SURVEYOR NO. 3324  
STATE OF FLORIDA

## BOARD OF COUNTY COMMISSIONERS

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF July, A.D. 1992.

ATTEST: MILTON BAUER  
CLERK OF THE CIRCUIT COURT

BY: J. Marc  
DEPUTY CLERK

Laren T. Marcus  
LAREN T. MARCUS, CHAIR

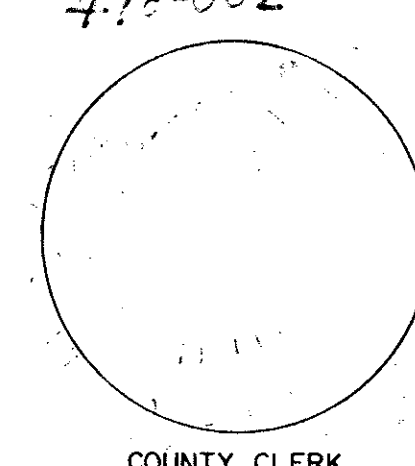
## COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 28 DAY OF July, A.D., 1992.

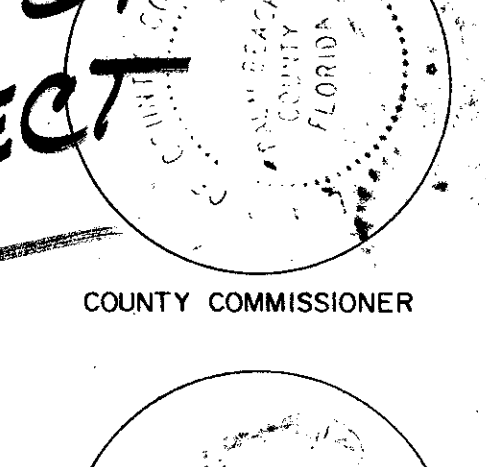
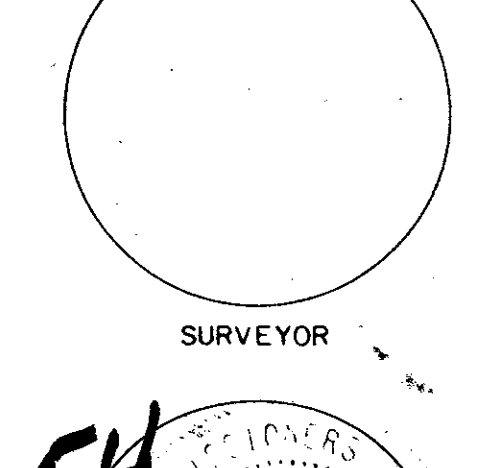
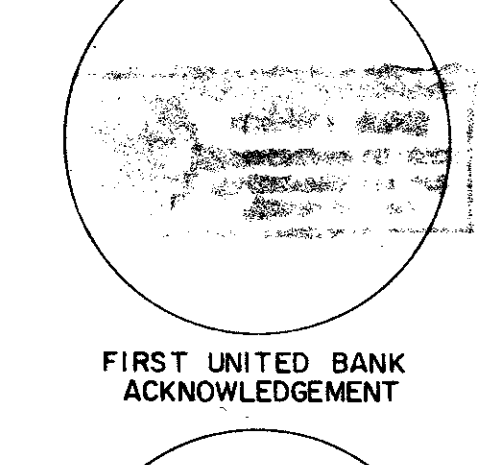
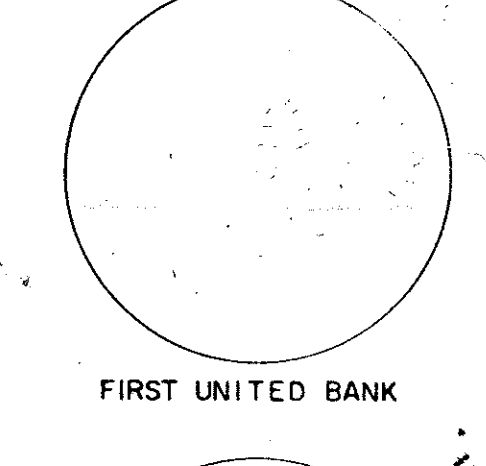
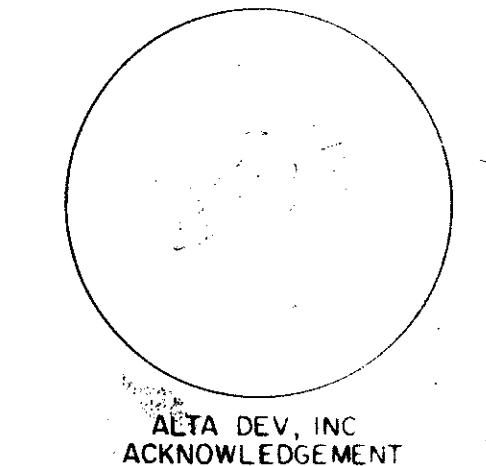
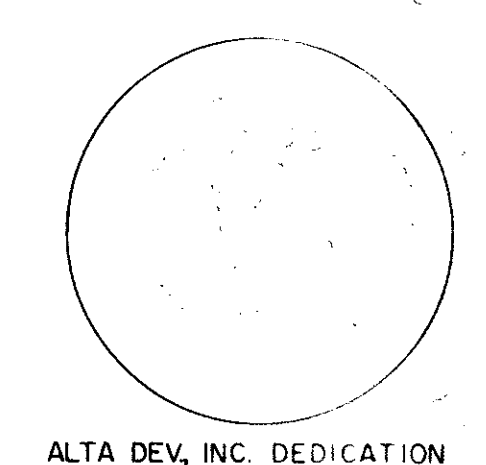
BY: George T. Webb  
GEORGE T. WEBB, P.E., COUNTY ENGINEER

478-002

79



COUNTY OF PALM BEACH )  
STATE OF FLORIDA )  
This Plat was filed for record on 9:07A  
on 30 day of July  
1992, and duly recorded in Plat Book No.  
69 on page 79-80  
Clerk of Court: James A. Burke



PAGE 77  
FLOOD MAP # 1056  
ZONING R-5 L0/S6  
ZIP CODE 33433  
TAX # 781  
SUBDIVISION # 91-54  
BOOK # 69  
FLOOD ZONE 6  
QUAD # 69  
SE 91-54  
PUB NAME  
DATE

PET. 91-54  
COLLECT

0478-002

PALMETTO MEDICAL PARK 69/79