

WEST BOYNTON PLAT NO. 2C REPLAT

PALM BEACH COUNTY, FLORIDA

BEING A REPLAT OF A PORTION OF WEST BOYNTON PLAT NO. 2 C AS RECORDED IN PLAT BOOK 15, PAGE 14, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF ORANGE

I, JAMES A. PARK, ESQ., 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 TO MARINER HEALTH CARE OF LAKE WORTH, INC. THAT THE CURRENT TAXES HAVE BEEN PAID; 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: 12-11-97

James A. Park
JAMES A. PARK, ESQ. AS PARTNER
OF HOLLAND & KNIGHT LLP

PREPARING SURVEYOR'S STATEMENT

THIS INSTRUMENT WAS PREPARED BY JONATHAN T. GILBERT, P.S.M., UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

SURVEYOR'S NOTES:

- "■" DENOTES SET PERMANENT REFERENCE MONUMENTS #5019 (P.R.M.)
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE WEST LINE OF SECTION 19, TOWNSHIP 45, SOUTH RANGE 43 EAST, HAVING BEARING OF NORTH 00°15'10" WEST (BASED ON THE PALM BEACH COUNTY SECTIONAL BREAKDOWN) AND ALL OTHER BEARINGS ARE RELATIVE THERETO, SAID PALM BEACH COUNTY BEARINGS BASED UPON 1972 FREE ADJUSTED FLORIDA STATE PLANE COORDINATE SYSTEM.
- NO BUILDING 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.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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 2 DAY OF 18, 1998

George T. Webb
GEORGE T. WEBB, P.E. - COUNTY 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 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.

DATE: JAN. 15, 1998

Craig S. Pusey
CRAIG S. PUSEY, P.S.M.
LICENSE NO. 5019
STATE OF FLORIDA

TABULATION DATA (PETITION #95-090)

TRACT "A".....6.525 ACRES
TRACT "B".....3.065 ACRES

SITE PLAN PROJECT NAME (MARINER HEALTH CARE)

DEDICATIONS AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS THAT MARINER HEALTH CARE OF LAKE WORTH, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF WEST BOYNTON PLAT NO. 2C, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS WEST BOYNTON PLAT NO. 2C REPLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BLOCKS 2, 3, AND 4, RESERVED DITCHES LYING WITHIN SAID BLOCKS 2, 3, AND 4; THE SOUTH 20 FEET OF ABANDONED OBERON AVENUE; ABANDONED PANDORA AVENUE; ABANDONED QUENTIN AVENUE; AND THE NORTH 20 FEET OF ABANDONED RUSKIN AVENUE LYING ADJACENT THERETO; ALL IN WEST BOYNTON PLAT NO. 2C, AS RECORDED IN PLAT BOOK 15, PAGE 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS THE WEST 7 FEET THEREOF FOR ROAD RIGHT-OF-WAY, AND LESS THE ROAD RIGHT-OF-WAY AS RECORDED IN O.R.B. 9531, PAGES 129-131 (SECTION 19, TOWNSHIP 45 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA.)

ALSO BEING DESCRIBED:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE SOUTH 00°15'10" EAST ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 313.00 FEET; THENCE NORTH 87°43'59" EAST DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 54.33 FEET TO THE POINT OF BEGINNING; THENCE NORTH 87°43'59" EAST THROUGH A PORTION OF ABANDONED OBERON AVENUE (VACATED PER RESOLUTION 74-27, RECORDED IN OFFICIAL RECORD BOOK 2263, PAGE 326, PALM BEACH COUNTY PUBLIC RECORDS), A DISTANCE OF 578.70 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF HOLT STREET AS SHOWN ON SAID WEST BOYNTON PLAT NO. 2C; THENCE SOUTH 00°36'58" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 719.71 FEET; THENCE SOUTH 87°45'09" WEST THROUGH A PORTION OF ABANDONED RUSKIN AVENUE (VACATED PER RESOLUTION 74-27, RECORDED IN OFFICIAL RECORD BOOK 2263, PAGE 326, PALM BEACH COUNTY PUBLIC RECORDS), A DISTANCE OF 583.19 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF LAWRENCE ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 9531, PAGES 129 THRU 131, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°15'10" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 188.34 FEET; THENCE NORTH 44°44'50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 14.14 FEET; THENCE SOUTH 89°44'50" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 00°15'10" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 52.00 FEET; THENCE NORTH 89°44'50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET; THENCE NORTH 45°15'10" WEST, A DISTANCE OF 14.14 FEET; THENCE NORTH 00°15'10" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 459.50 FEET TO THE AFORE-MENTIONED POINT OF BEGINNING.

CONTAINING 9.59 ACRES MORE OR LESS

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

THE LANDSCAPE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE AND BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE PERMANENT CONSTRUCTION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT THOROUGHFARE ROADS.

TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "B" (CONSERVATION AREA), AS SHOWN HEREON, IS HEREBY DEDICATED AS COMMON AREA, IT SHALL BE THE PERPETUAL RESPONSIBILITY OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, AND MAY IN NO WAY BE ALTERED FROM ITS NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE CONSERVATION AREA INCLUDE, BUT ARE NOT LIMITED TO, CONSTRUCTION OR PLACING OF BUILDINGS ON OR ABOVE THE GROUND; DUMPING OR PLACING SOIL OR OTHER SUBSTANCES SUCH AS TRASH; REMOVAL OR DESTRUCTION OF TREES, SHRUBS, OR OTHER VEGETATION - WITH THE EXCEPTION OF EXOTIC/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL, MAJORAL; DINKS OR FENCING; ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE; FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION. A CONSERVATION EASEMENT ENCUMBERING TRACT "B" (CONSERVATION AREA) HAS BEEN GRANTED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY THAT CERTAIN DEED OF CONSERVATION EASEMENT DATED OCTOBER 22, 1996 AND RECORDED IN OFFICIAL RECORD BOOK 9839, PAGE 159 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF December, 1997

MARINER HEALTH CARE OF LAKE WORTH, INC.
A DELAWARE CORPORATION
ATTEST: Alison Gilligan BY: David Rezendes
SECRETARY A VICE PRESIDENT

ACKNOWLEDGEMENTS

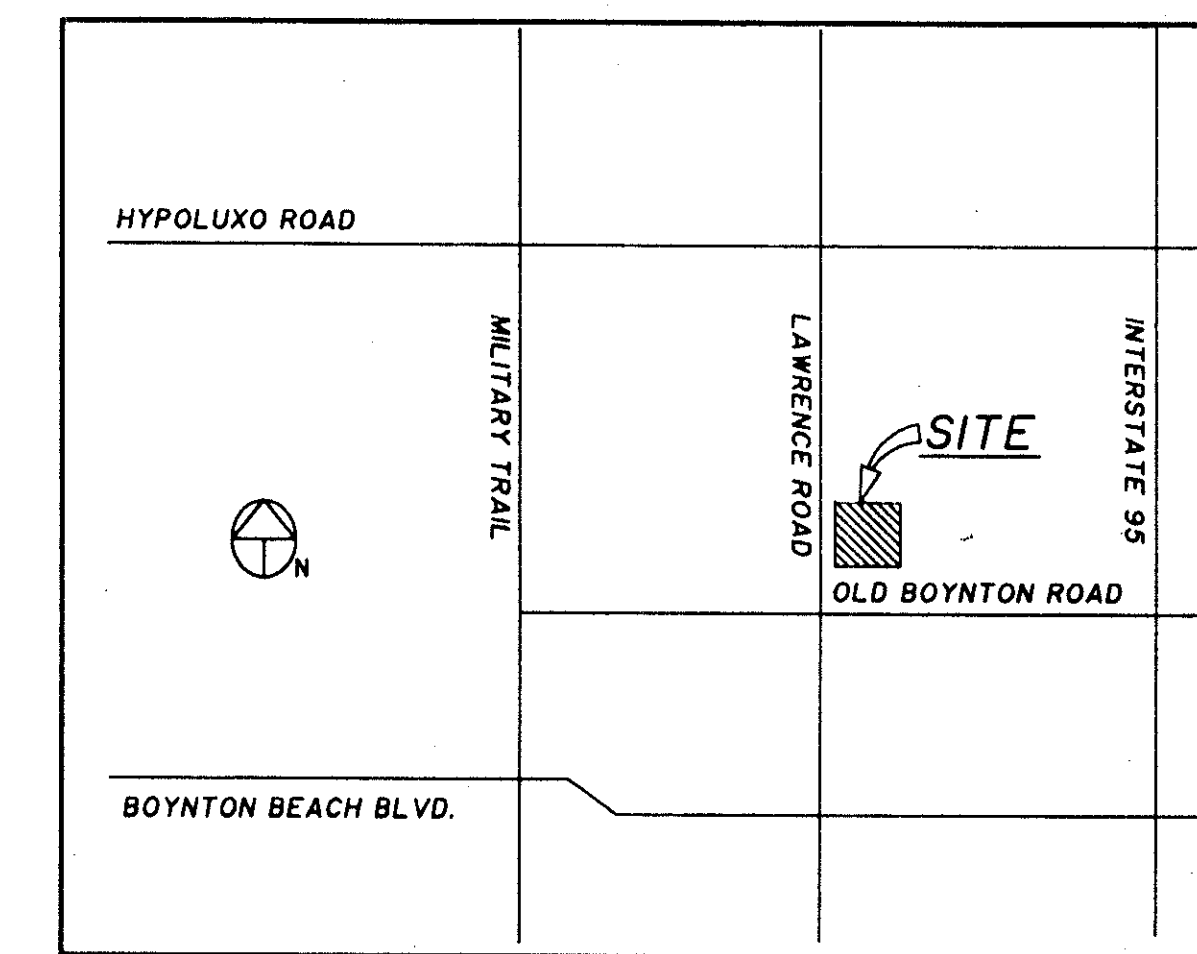
STATE OF Connecticut
COUNTY OF New London

BEFORE ME PERSONALLY APPEARED DAVID REZENDES AND ALISON GILLIGAN WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS A VICE PRESIDENT AND SECRETARY OF MARINER HEALTH CARE OF LAKE WORTH, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, 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.

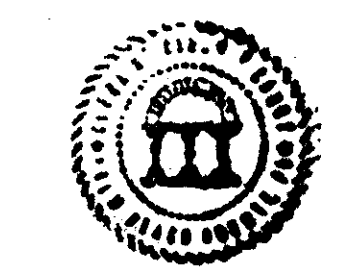
WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF December, 1997
MY COMMISSION EXPIRES: 12/1/02
Paul M. Mariga
NOTARY PUBLIC

0707-001

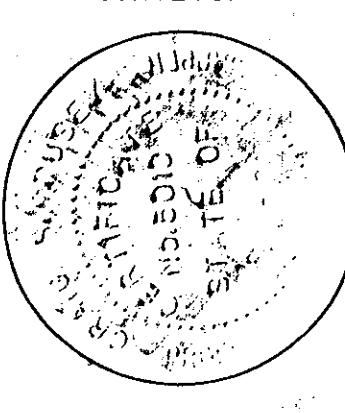
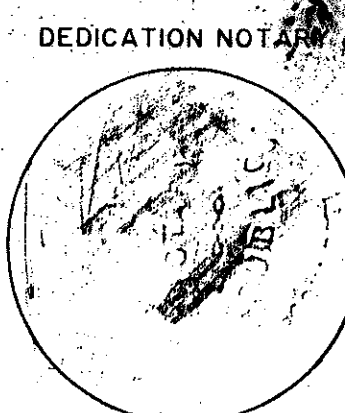
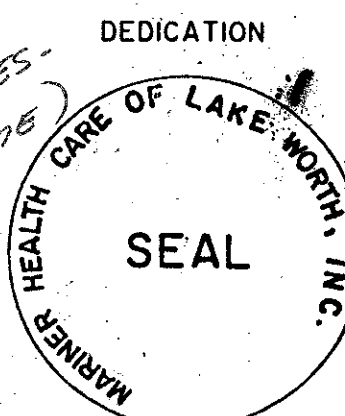
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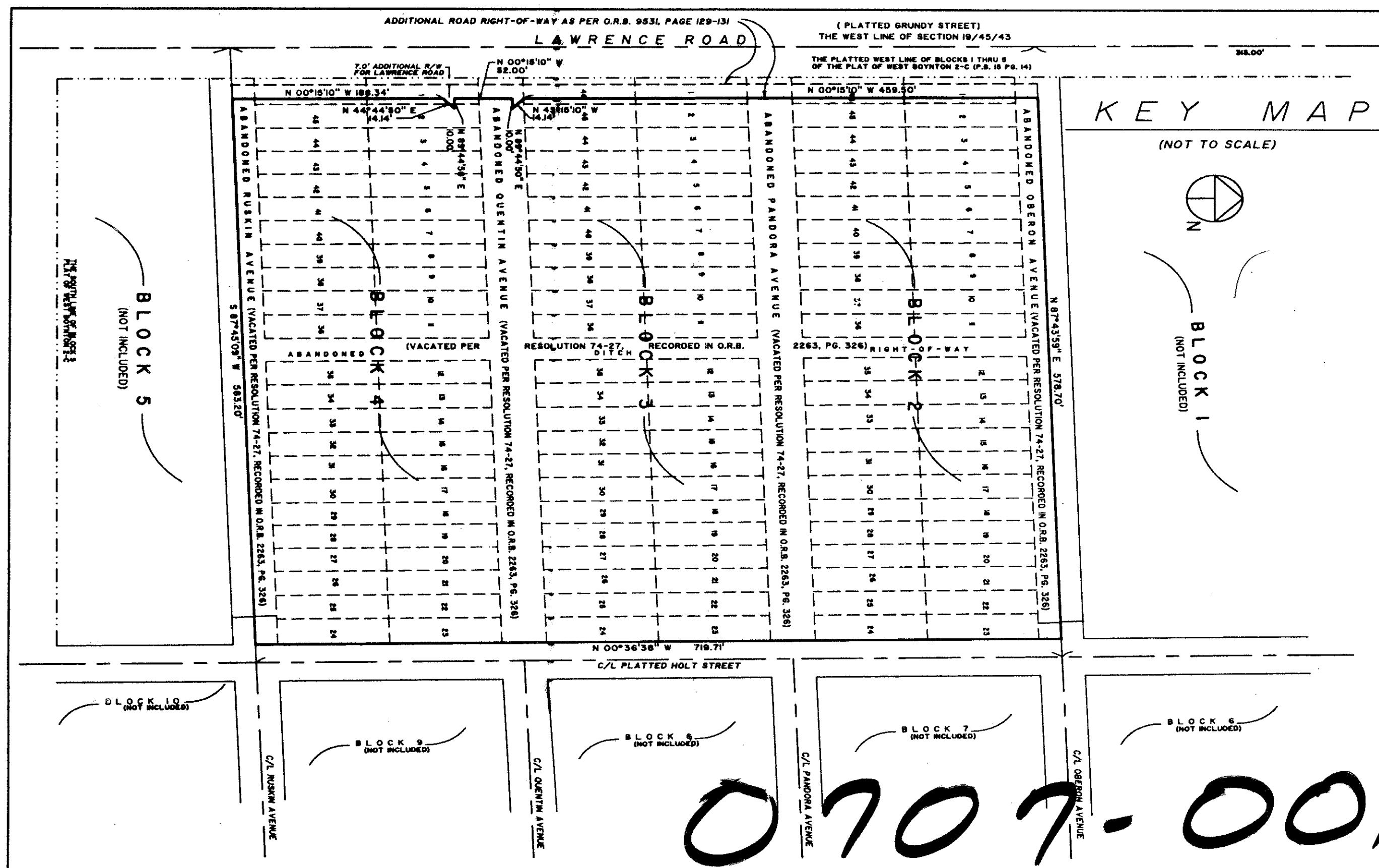
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 11:55
A.M. THIS 19th DAY OF February, 1998
AND DULY RECORDED IN PLAT BOOK NO. 82
ON PAGE 12-13
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT
BY Lugh A. Stahly



PET. 95-90
5/2/2/H
Commercial Files -
Nursing Home



82/12



ABBREVIATIONS LEGEND

D.E.	DENOTES DRAINAGE EASEMENTS
U.E.	DENOTES UTILITY EASEMENTS
R	DENOTES RADIUS
P.O.B.	DENOTES POINT OF BEGINNING
L	DENOTES ARC LENGTH
Δ	DENOTES DELTA ANGLE
C/L	DENOTES CENTERLINE
NR	DENOTES NON RADIAL LINE
P.S.M.	DENOTES PROFESSIONAL SURVEYOR AND MAPPER
O.R.B.	DENOTES OFFICIAL RECORD BOOK
C.B.	DENOTES CHORD BEARING
L.A.E.	DENOTES LIMITED ACCESS EASEMENT
FND.	DENOTES FOUND
PBCO	DENOTES PALM BEACH COUNTY
MON.	DENOTES MONUMENT
CONC.	DENOTES CONCRETE
P.O.C.	DENOTES POINT OF COMMENCEMENT
P.B.	PLAT BOOK
P.G.	PAGE

Landmark Surveying & Mapping Inc.
1850 Forest Hill Boulevard
Ph. (561) 433-5405 Suite 100 W.P.B. Florida

WEST BOYNTON
PLAT NO. 2 C
REPLAT

0707-001

TAB 480
PAGE 12
FLOOD MAP # 1900
ZONING RS
SS 77-240
000 MARINER Health Care of Lake Worth, Inc. Replat