

HIPPOCRATES HEALTH INSTITUTE

BEING A REPLAT OF PART OF TRACT 7, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 TO 54 LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

FEBRUARY 2005

SHEET 1 OF 2

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS THAT HIPPOCRATES HEALTH INSTITUTE OF FLORIDA, INC., A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON AS HIPPOCRATES HEALTH INSTITUTE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHEAST QUARTER OF TRACT 7, BLOCK 3, PALM BEACH FARMS COMPANY PLAT NO. 3, A SUBDIVISION IN PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 TO 54, LESS THE EAST 15 FEET THEREOF AND ALSO LESS THE NORTH 51 FEET THEREOF.

TOGETHER WITH,

THE NORTHWEST QUARTER OF TRACT 7, BLOCK 3, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, LESS THE NORTH 51.0 FEET THEREOF.

LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 18.23 ACRES MORE OR LESS.

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

- TRACTS A, B AND C, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF TRACT D, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF TRACT D, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORM WATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID 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.
- TRACTS G AND L, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE OWNER OF TRACT D, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS E, F AND K, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF TRACT D, ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS H, I AND J, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OWNER OF TRACT D, ITS SUCCESSORS AND ASSIGNS, FOR PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS 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 4th DAY OF MARCH, 2005.

HIPPOCRATES HEALTH INSTITUTE OF FLORIDA, INC.,
A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA

BY: [Signature] Brian Clement
(SIGNATURE) (PRINT NAME) PRESIDENT

ATTEST: [Signature] AnnMarie Clement
(SIGNATURE) (PRINT NAME) SECRETARY

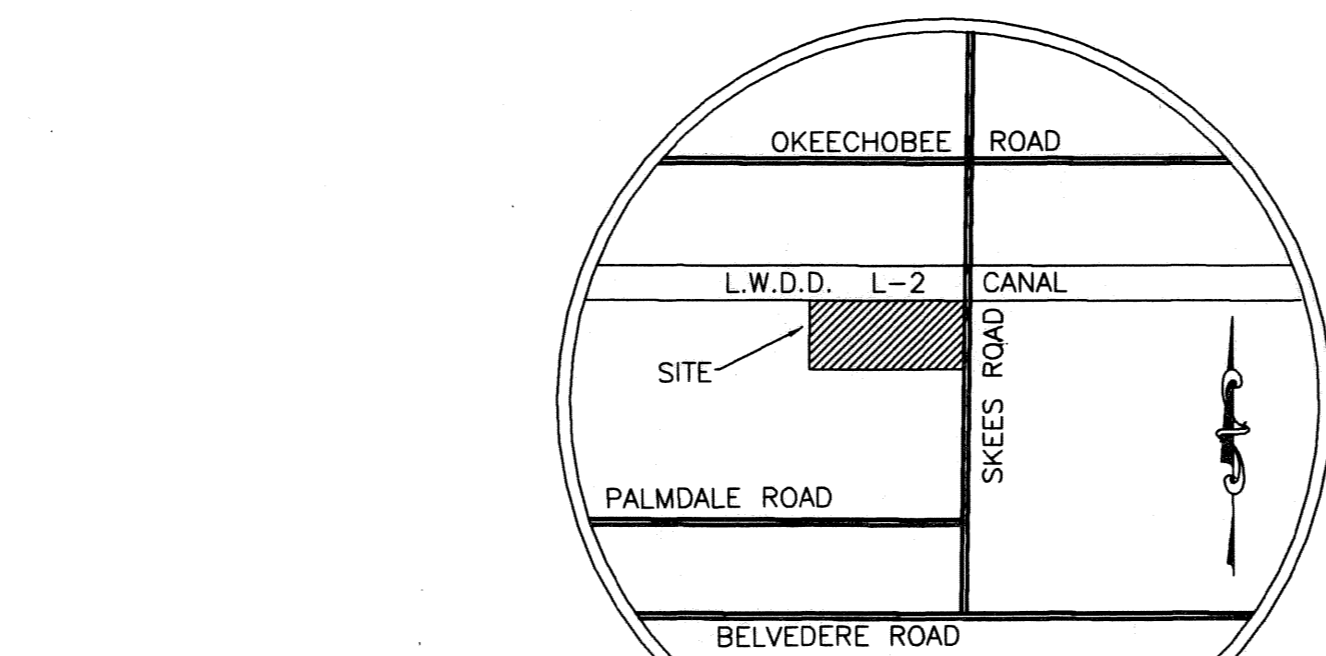
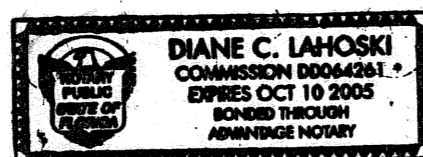
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED Brian A. Clement AND AnnMarie Clement WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF HIPPOCRATES HEALTH INSTITUTE OF FLORIDA INC., A FLORIDA 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 4th DAY OF MARCH, 2005.

NOTARY PUBLIC: [Signature] Diane C. Lahoski
PRINT NAME: DIANE C. LAHOSKI
MY COMMISSION EXPIRES: 10/10/05
COMMISSION NO.: DD069261



SITE MAP
NOT TO SCALE

MORTGAGEE'S CONSENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT 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 RECORDED IN OFFICIAL RECORD BOOK 11478 AT PAGE 1848 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

COLONIAL BANK

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF MARCH, 2005.

COLONIAL BANK,
AN ALABAMA CORPORATION

WITNESS: [Signature] BY: [Signature] Linda Bozzuto
PRINT NAME: Kimberly J. Kretschman S.V. PRESIDENT
Linda Bozzuto
PRINT NAME

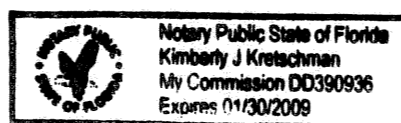
ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

BEFORE ME, THE UNDERSIGNED NOTARY, PERSONALLY APPEARED Linda Bozzuto WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF Colonial Bank, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4 DAY OF MARCH, 2005.

NOTARY PUBLIC: [Signature]
PRINT NAME: Kimberly J. Kretschman
MY COMMISSION EXPIRES: 11/30/09
COMMISSION NO.: DD390934



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

I, ALAN CIKLIN, 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 IN HIPPOCRATES HEALTH INSTITUTE OF FLORIDA, INC., A FLORIDA CORPORATION, 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.

DATE: 3/4/05

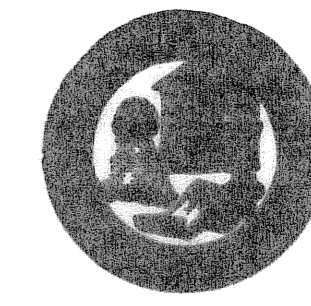
[Signature]
ALAN CIKLIN, ESQUIRE
FLORIDA BAR NO. 0136358
515 N. FLAGLER DRIVE
WEST PALM BEACH, FL. 33401

COUNTY APPROVAL:

COUNTY ENGINEER:

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 29 DAY OF MARCH, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
GEORGE T. WEBB, P.E. - COUNTY ENGINEER



STATE OF FLORIDA
COUNTY OF PALM BEACH : SS

This Plat was filed for record at 10:15 AM this 31 day of March, 2005, A.D. and duly recorded in Plat Book No. 118 on Pages 118 and 119. SHARON R. BOCK, COUNTY CLERK. BY: [Signature] M. R. Hester, D.C.

SURVEYOR AND MAPPER'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A BEARING OF N.00°56'58"W. ALONG THE CENTERLINE OF SKEES ROAD.
 - 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 NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 - COORDINATES SHOWN ON THE CONTROL P.R.M.'S ARE BASED UPON THE FLORIDA STATE PLANE COORDINATE SYSTEM ON THE NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS READJUSTED BY BEACH COUNTY, FLORIDA IN 1998.
 - COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY. COORDINATES SHOWN ARE GRID. DATUM IS NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY, FLORIDA IN 1998. ZONE IS FLORIDA EAST. LINEAR UNIT IS US SURVEY FOOT. COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION. ALL DISTANCES ARE GROUND. SCALE FACTOR IS 1.0000278. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE.
 - 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.
 - EXISTING EASEMENTS CREATED INDEPENDENTLY PRIOR TO THIS PLAT ARE SHOWN HEREON WITH RESPECTIVE RECORDING INFORMATION FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- - INDICATES PERMANENT REFERENCE MONUMENT STAMPED "P.R.M. LS 3335"

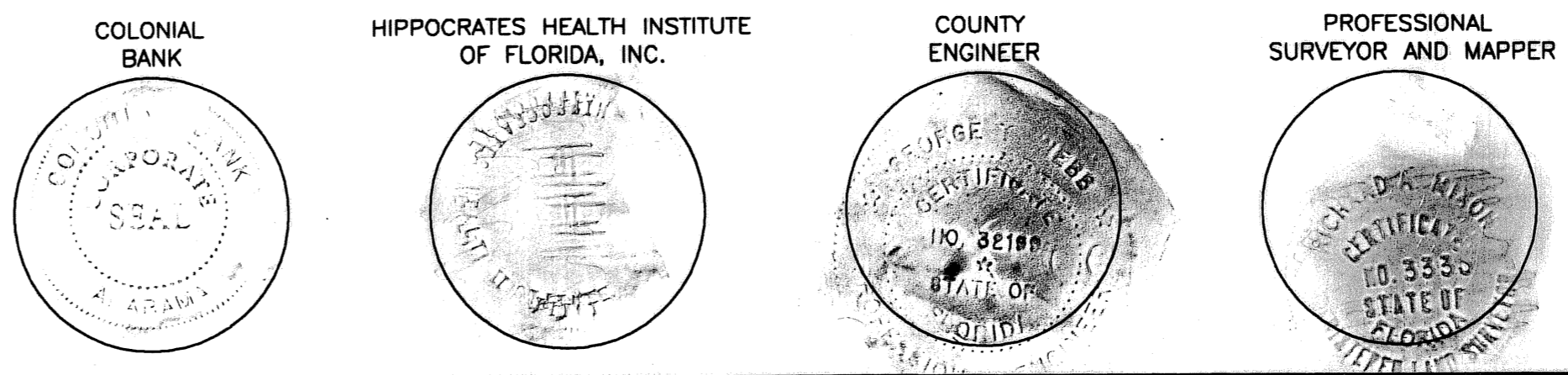
SURVEYOR AND MAPPER'S CERTIFICATE:

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) PERMANENT CONTROL POINTS ("P.C.P.'S"), AND MONUMENTS ACCORDING TO SEC. 177.091(9) F.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.

[Signature] 3/2/05
RICHARD A. MIXON, P.S.M.

LICENSE NO.: 3335
STATE OF FLORIDA

SUBDIVISION HIPPOCRATES HEALTH INSTITUTE
PAGE 118
BOOK 104
FLOOD ZONE B
QUAD # 46
SE 87119
TAZ 818
FUD NAME



THIS INSTRUMENT WAS PREPARED BY RICHARD A. MIXON, IN AND FOR THE OFFICE OF MIXON LAND SURVEYING, INC. 311 WEST INDIANTOWN ROAD, SUITE 3, JUPITER, FLORIDA 33458

MIXON LAND SURVEYING, INC.
311 WEST INDIANTOWN ROAD, SUITE 3
JUPITER, FLORIDA 33458
(561) 747-6046
CERTIFICATE NO. LB 4199

HIPPOCRATES HEALTH INSTITUTE

JOB NO. 00-160 CADD FILE 00-160 DATE 08/05/02 SHEET 1 OF 2