

TENET ST. MARY'S PARCEL B REPLAT

Being a replat of PARCEL B of the plat of TENET ST. MARY'S as recorded in Plat Book 106, Pages 165 through 167, of the Public Records of Palm Beach County, Florida, lying in Section 4, Township 43 South, Range 43 East, City of West Palm Beach, Palm Beach County, Florida.

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT TENET ST. MARY'S, INC., A FLORIDA CORPORATION, BEING OWNER OF THE LANDS SHOWN HEREON AS TENET ST. MARY'S PARCEL B REPLAT, BEING A REPLAT OF PARCEL B OF THE PLAT OF TENET ST. MARY'S AS RECORDED IN PLAT BOOK 106, PAGES 165 THROUGH 167, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; LYING IN SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA,

A PARCEL OF LAND CONSISTING OF PARCEL "B" OF THE PLAT OF TENET ST. MARY'S, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 106, PAGES 165 THROUGH 167 INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,

LESS:

A PARCEL OF LAND BEING IN THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 4, THENCE NORTH 04° 14' 58" EAST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 201.43 FEET; THENCE SOUTH 88° 22' 47" EAST, A DISTANCE OF 449.83 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE NORTH 04° 14' 58" WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 589.85 FEET; THENCE SOUTH 88° 38' 37" EAST, A DISTANCE OF 150.19 FEET; THENCE SOUTH 04° 14' 58" WEST ALONG SAID PARALLEL LINE, A DISTANCE OF 590.54 FEET; THENCE NORTH 88° 22' 47" WEST, A DISTANCE OF 150.16 FEET TO THE POINT OF BEGINNING.

AND ALSO LESS:

A PARCEL OF LAND LYING WITHIN THE SOUTH ONE HALF (S 1/2) OF THE SOUTHWEST ONE QUARTER (SW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 43 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA AND LYING WITHIN PART OF LOTS 1 AND 2, GEORGE S. ROWLEY'S HOMESTEAD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 76 AND LYING WITHIN PART OF THE PLAT OF ST. MARY'S HOSPITAL AS RECORDED IN PLAT BOOK 30, PAGES 160 AND 161, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER (W 1/4) CORNER OF SAID SECTION 4, THENCE RUN NORTH 04 DEGREES 37 MINUTES 11 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 4, A DISTANCE OF 201.43 FEET; THENCE RUN SOUTH 88° 00' 34" EAST A DISTANCE OF 598.99 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE SOUTH 88° 00' 34" EAST A DISTANCE OF 289.19 FEET; THENCE SOUTH 01° 59' 26" WEST A DISTANCE OF 8.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88° 45' 19" A DISTANCE OF 77.45 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 86° 45' 53" EAST A DISTANCE OF 68.72 FEET; THENCE SOUTH 03° 14' 07" WEST A DISTANCE OF 302.96 FEET; THENCE NORTH 87° 55' 59" WEST A DISTANCE OF 158.64 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY THE CITY OF WEST PALM BEACH AS DESCRIBED IN OFFICIAL RECORDS BOOK 5111, PAGE 551, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID CITY PARCEL, CONTINUE NORTH 87° 55' 59" WEST A DISTANCE OF 258.23 FEET; THENCE NORTH 04° 37' 11" EAST PARALLEL TO THE WEST LINE OF SAID SECTION 4 AND ALONG THE EAST LINE OF A PARCEL OF LAND LEASED TO THE HANLEY HAZLEDEN CENTER AS DESCRIBED IN OFFICIAL RECORDS BOOK 5087, PAGE 1369, A DISTANCE OF 362.78 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,561,278 SQUARE FEET OR 81.76 ACRES MORE OR LESS.

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

PARCEL B, AS SHOWN HEREON, IS HEREBY RESERVED TO TENET ST. MARY'S, INC., ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE NAMED TENET ST. MARY'S, INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 5th DAY OF MARCH, 2009.

TENET ST. MARY'S, INC. A FLORIDA CORPORATION,

BY: DAVIDE M. CARBONE
DAVIDE M. CARBONE, PRESIDENT

WITNESS: G. Scott Madis

PRINT NAME: G. Scott Madis

WITNESS: Lisa Dore

PRINT NAME: Lisa Dore

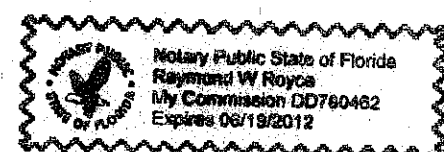
ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

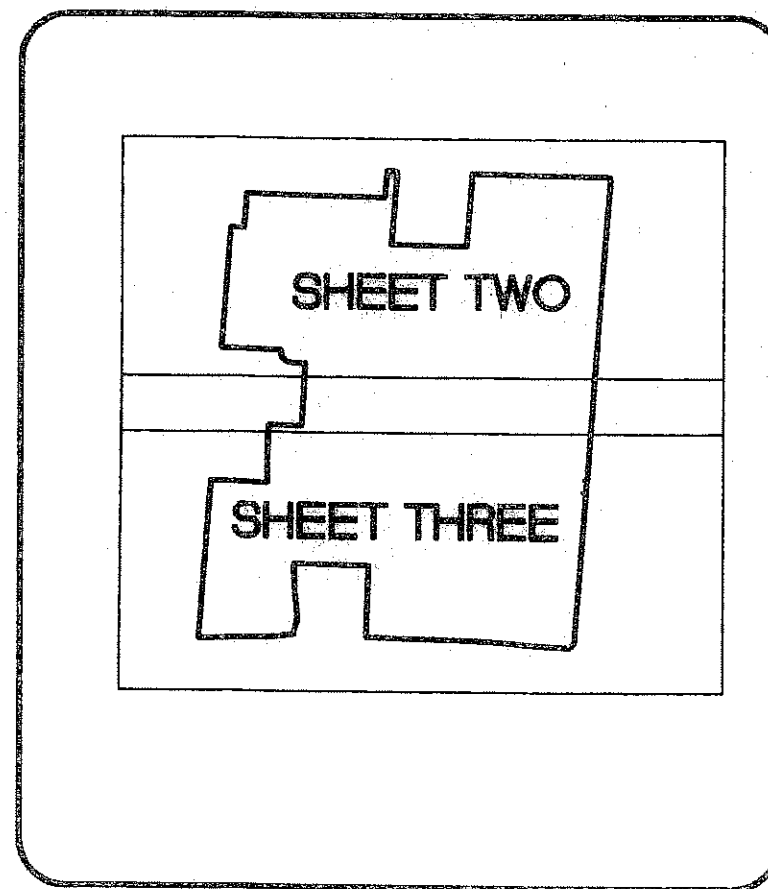
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 5th DAY OF MARCH, 2009, BY DAVIDE M. CARBONE, AS PRESIDENT OF TENET ST. MARY'S, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO () IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.

(SEAL)

SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
NAME: RAYMOND W. ROYCE
COMMISSION #: DD 780463
COMMISSION EXPIRES: 06/19/2012



SHEET 1 OF 3
FEBRUARY 2009



KEY MAP
N.T.S.

MORTGAGEE'S CONSENT

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS A HOLDER OF MORTGAGES 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 MORTGAGES, THE LAST AMENDMENTS AND RESTATEMENTS OF WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 19588, AT PAGE 0888, AND OFFICIAL RECORD BOOK 19588, AT PAGE 0452 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, THIS 7 DAY OF APRIL, 2009.

GENERAL ELECTRIC CAPITAL CORPORATION, A DELAWARE CORPORATION.

BY: Michelle E. Kelly
NAME: Michelle E. Kelly VICE PRESIDENT

WITNESS: Adam Zippora

PRINT NAME: Adam Zippora

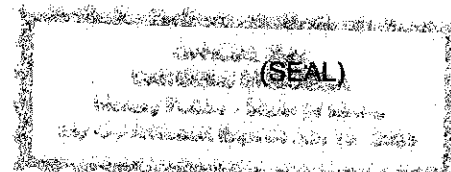
WITNESS: David Harper

PRINT NAME: David Harper

ACKNOWLEDGMENT

STATE OF: FL
COUNTY OF: CB

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 7 DAY OF APRIL, 2009, BY Michelle E. Kelly AS VICE PRESIDENT OF GENERAL ELECTRIC CAPITAL CORPORATION, A DELAWARE CORPORATION, ON BEHALF OF THE CORPORATION, WHO (X) IS PERSONALLY KNOWN TO ME OR () HAS PRODUCED AS IDENTIFICATION.



SIGNATURE OF NOTARY PUBLIC - STATE OF FLORIDA
NAME: Catherine M. O'Connell
COMMISSION #: 623710
COMMISSION EXPIRES: 06/15/2009

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.

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH.

I, RAYMOND W. ROYCE, 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 TENET ST. MARY'S, INC., A FLORIDA CORPORATION; SUCH TITLE IS SUBJECT TO THE INTEREST OF 5205 BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A PART OF THE PROPERTY; 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.

DATED: Feb 26, 2009.

BY: Raymond W. Royce
RAYMOND W. ROYCE
(Attorney-at-Law, licensed in Florida)

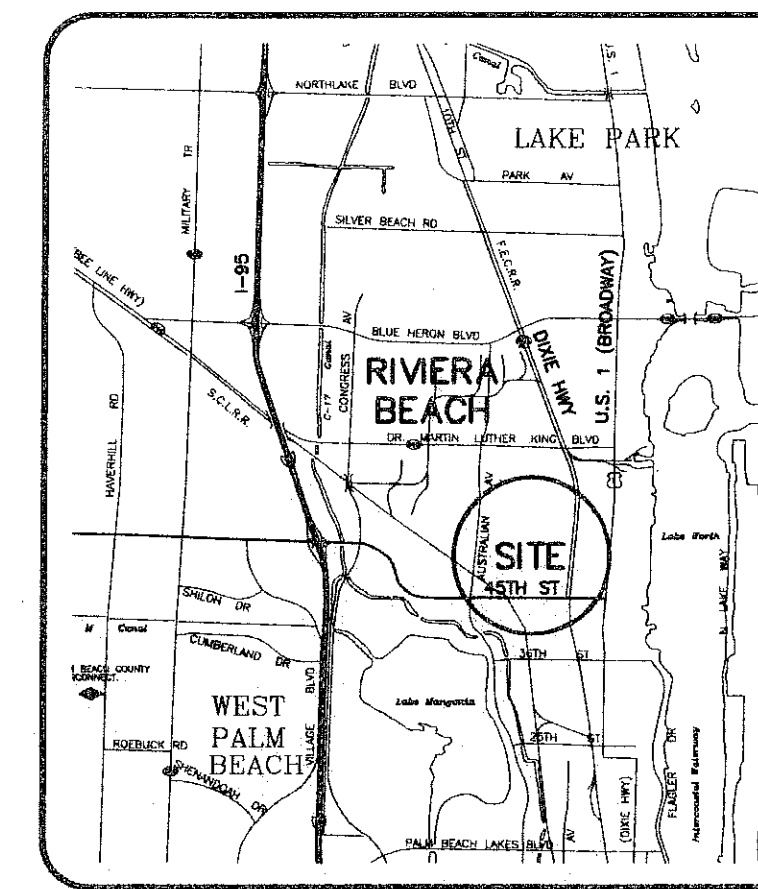
HOLLAND & KNIGHT, LLP.
SUITE 1000
222 LAKEVIEW AVENUE
WEST PALM BEACH, FLORIDA. 33401

NOTICE

THIS REPLAT OF PARCEL B IS DONE FOR THE EXPRESS PURPOSE OF EXCLUDING THE PARCEL OF LAND IDENTIFIED AS PARCEL "F" AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HANLEY-HAZLEDEN CENTER, INC. AS RECORDED IN OFFICIAL RECORD BOOK 13931, PAGE 0615 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE PARCEL OF LAND IDENTIFIED AS PARCEL "E" AND DESCRIBED IN THE SPECIAL WARRANTY DEED TO HOSPICE OF PALM BEACH COUNTY, INC. AS RECORDED IN OFFICIAL RECORD BOOK 13392, PAGE 0351 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, FROM THE PLAT OF TENET ST. MARY'S RECORDED IN PLAT BOOK 106, PAGES 165 THROUGH 167 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH WERE INADVERTENTLY INCLUDED IN SAID PLAT.

SURVEYORS NOTES

- PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: LSH#2633
- THE WEST LINE OF SECTION 4 IS TAKEN AS BEING N04°37'22"E, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY OF WEST PALM BEACH APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- EASEMENTS CREATED BY PREVIOUS PLATS SHALL REMAIN IN FORCE AND ARE NOT EXTINGUISHED BY THIS REPLAT, UNLESS SPECIFICALLY ABANDONED.
- BUILDING SET BACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH BEACH ZONING REGULATIONS.
- TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN TENET ST. MARY'S, INC., A FLORIDA CORPORATION; HOWEVER, SUCH TITLE IS SUBJECT TO THE INTEREST OF 5205 BUILDING, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS TO A PART OF THE PROPERTY.
- THE CITY OF WEST PALM BEACH REQUIRES THE PERPETUAL MAINTENANCE OF THE LANDSCAPING AND IRRIGATION SYSTEM THROUGHOUT THE HEREON DESCRIBED PROPERTY, INCLUDING ALL INTERNAL RIGHTS OF WAY.

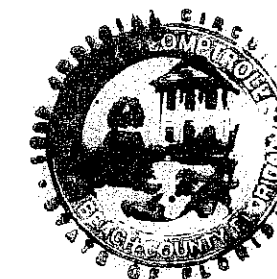


LOCATION MAP
N.T.S.

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

THIS INSTRUMENT WAS FILED FOR RECORD AT THIS DAY OF April, 2009, AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGE 167

SHARON BOCK,
CLERK & COMPTROLLER
BY: [Signature] D.C.

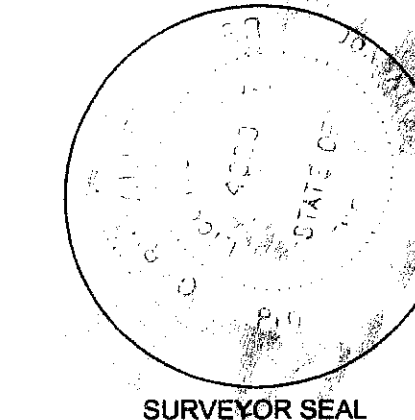


SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND 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 THAT PERMANENT CONTROL POINTS (P.C.P.s) AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), WILL BE SET UNDER GUARANTEES POSTED WITH THE CITY OF WEST PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

BY: Gary A. Rager
GARY A. RAGER,
PROFESSIONAL SURVEYOR AND MAPPER
LS4828, STATE OF FLORIDA

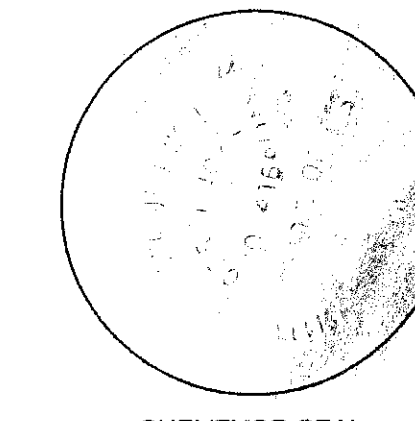
DATE: February 19, 2009.



CERTIFICATE OF REVIEW BY CITY'S SURVEYOR

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA NOR THE VERIFICATION OF THE PERMANENT CONTROL POINTS (PCP) AND MONUMENTS AT LOT CORNERS. THIS DAY OF April, 2009.

BY: Vincent J. Noel
VINCENT J. NOEL, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. LS4169, STATE OF FLORIDA.



APPROVAL CITY OF WEST PALM BEACH

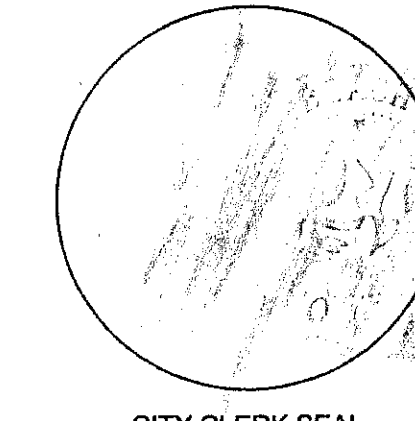
THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, AND THE CITY DOES HEREBY FORMALLY ACCEPT THE OFFERS TO DEDICATE CONTAINED ON THIS PLAT THIS 15th DAY OF April, 2009.

BY: Lois J. Frankel
LOIS J. FRANKEL, MAYOR

APPROVED April 21, 2009.

CITY PLANNING BOARD

BY: Kenneth Spiliadis
KENNETH SPILIADIS, CHAIRMAN



THIS INSTRUMENT PREPARED BY GARY A. RAGER, P.S.M. #LS4828 STATE OF FLORIDA, ENGINEERS & GIS MAPPERS, SURVEYORS & GIS MAPPERS 1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405. CERTIFICATE OF AUTHORIZATION NO. LB0006603

TENET ST. MARY'S PARCEL B REPLAT

A Higher Standard of Excellence
engenuity inc.
ENGINEERS • SURVEYORS • GIS MAPPERS
1201 BELVEDERE ROAD, WEST PALM BEACH, FLORIDA 33405
PH (561) 855-1151 • FAX (561) 832-9390
WWW.ENGENUITYGROUP.COM • LB NO. 6603

DATE	FEBRUARY 2009
SCALE	1" = 100'
CAD FILE	PHASE2WOPLAT.DWG
PROJECT	98523.07
DRAWN	STAFF
CHECKED	G. RAGER

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T
1/3
JOB NO.
98523.11