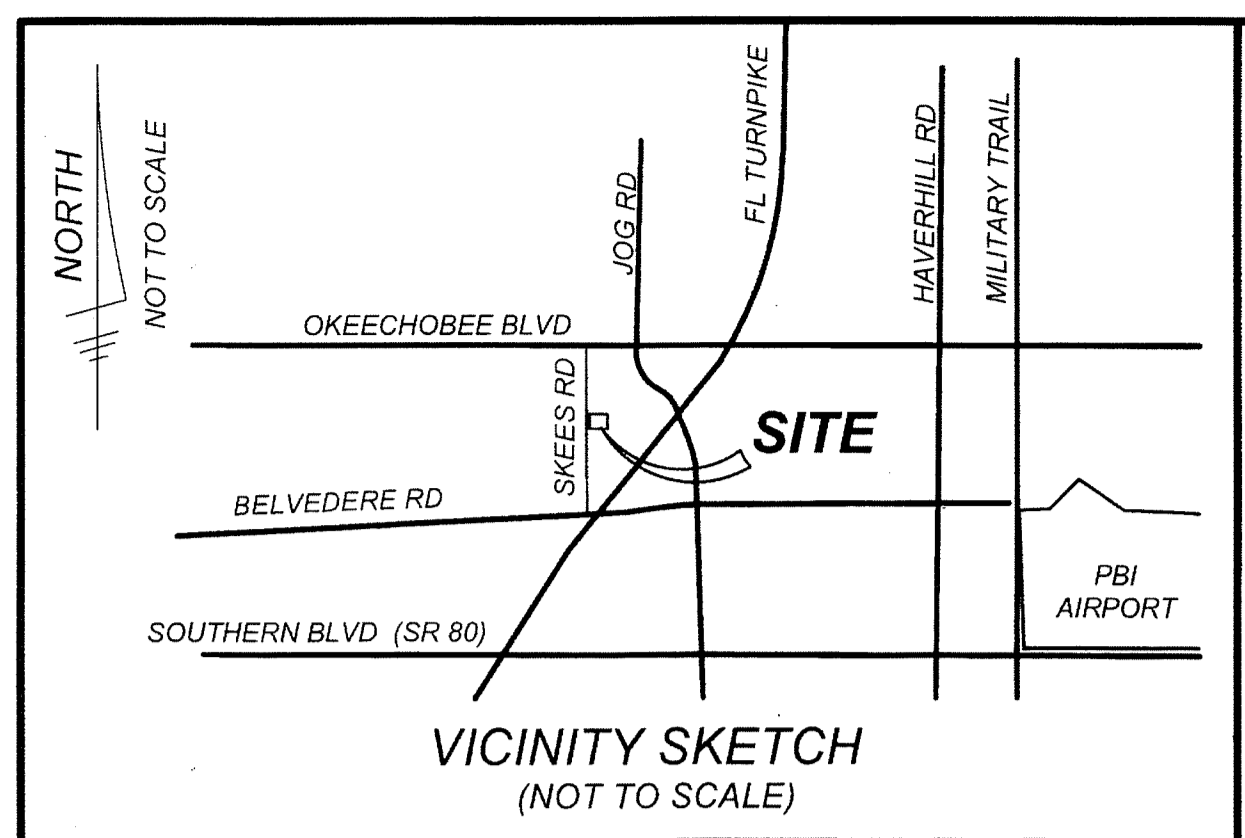


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5845-000

# IMPERIAL DRIVE

BEING A REPLAT OF A PORTION OF TRACT 3, BLOCK 4,  
 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, RECORDED IN PLAT BOOK 2,  
 PAGES 45 TO 54, LYING IN SECTION 28, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 This Plat was filed for record on 12/23/13  
 this 23 day of Dec. in 13  
 and duly recorded in Plat Book 117  
 on Page(s) 74-75  
 Sharon B. Beck, Clerk  
 TCCB



SHEET 1 OF 2

### DEDICATION

**KNOW ALL MEN BY THESE PRESENTS** that Hippocrates Health Institute of Florida, Inc., a Florida corporation, owner of the land shown hereon as **IMPERIAL DRIVE**, being a replat of a portion of Tract 3, Block 4, 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, recorded in Plat Book 2, Pages 45 to 54, lying in Section 28, Township 43 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

### LEGAL DESCRIPTION:

**COMMENCE** at the Southeast corner of the said Tract 3, said corner also being the Southwest corner of the plat of JOG COMMERCE PARK, MUPD, as recorded in Plat Book 112, Page 46, Public Records of Palm Beach County, Florida; thence South 89°03'34" West, along the South line of said Tract 3 (said South line being the Westerly prolongation of the South line of said JOG COMMERCE PARK, MUPD) a distance of 927.11 feet to the **POINT OF BEGINNING** of the following described parcel of land; thence continue along the South line of said Tract 3, South 89°03'34" West, a distance of 384.43 feet to a point on the East right of way line of Skees Road as recorded in Deed Book 964, Page 494, said Public Records; thence North 00°56'58" West, along said East right of way line (said East right of way line being 8.00 feet East of and parallel with the West line of said Tract 3), a distance of 330.00 feet to a point on the North line of the South one-quarter of said Tract 3; thence North 89°03'34" East, parallel with the South line of said Tract 3, a distance of 384.48 feet; thence South 00°56'26" East, a distance of 330.00 feet to the **POINT OF BEGINNING**.

Containing in all, 2.913 Acres, more or less

has caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

### TRACT "A-1"

Tract "A-1", as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

### UTILITY EASEMENT

The utility easement running adjacent and parallel to Skees Road right of way as shown hereon, is a non-exclusive easement and is hereby dedicated in perpetuity to the public for the installation, operation, maintenance, repair, expansion and replacement of utilities, both public and private, including, but not limited to, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. No buildings, structures, improvements, trees, walls or fences shall be installed within this easements without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

### LIMITED ACCESS EASEMENT (L.A.E.)

The **Limited Access Easement**, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

### PARCEL A

Parcel A, as shown hereon, is hereby reserved by Hippocrates Health Institute of Florida, Inc., a Florida corporation, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and is the perpetual maintenance obligation of said Hippocrates Health Institute of Florida, Inc., a Florida corporation, its successors and assigns, without recourse to Palm Beach County, Florida.

**IN WITNESS WHEREOF**, the above-named 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 29 day of August, 2013.

BY: Hippocrates Health Institute of Florida, Inc., a Florida corporation

WITNESS: Jackie O'Neill  
 Jackie O'Neill  
 Printed Name

BY: Brian Clement, President

WITNESS: Sandra Zangel  
 Sandra Zangel  
 Printed Name

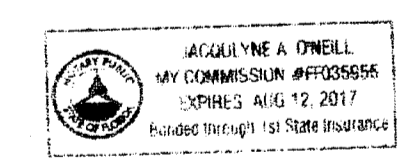
### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Brian Clement, who is personally known to me or has produced \_\_\_\_\_ as identification and who executed the foregoing instrument as President of Hippocrates Health Institute of Florida, Inc., a Florida corporation, and severally acknowledged before me that he executed such instrument as such officer 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 29 day of August, 2013.

FF035955  
 My Commission No.:  
 8/12/2017  
 My Commission Expires:



Jacquelyn A. O'Neill  
 Signature of Notary Public  
 Jacquelyn A. O'Neill  
 Printed name of Notary Public

### TITLE CERTIFICATION

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; and that all Palm Beach County special assessment items, and all other items held against said lands have been satisfied; that there are no mortgages of record; and that there are easements and encumbrances of record, but those easements and encumbrances do not prohibit the subdivision created by this plat.

Dated this 29 day of Aug, 2013.

Alan Ciklin, Esquire  
 Florida Bar No. 0136358  
 515 North 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 23rd day of October, 2013, and has been reviewed by a Professional Surveyor & Mapper employed by Palm Beach County in accordance with Sec. 177.081 (1), F.S.

George T. Webb, P.E.  
 County Engineer

### SURVEYOR & 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) 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.

Dated this 18 day of Sept, 2013.

Robert J. Cajal  
 Professional Surveyor and Mapper  
 Florida Certificate No. 6266  
 Wallace Surveying Corporation

### NOTES

- Coordinates shown are grid.
- Datum = NAD 83, 1990 adjustment.
- Zone = Florida East
- Linear unit = US foot
- 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.
- All distances are ground unless labeled otherwise.
- Scale factor = 1.0000278
- Ground distance x scale factor = grid distance
- Bearings shown hereon are grid and are based on the South line of the Tract 3, Block 4, Palm Beach Farms Co. Plat No. 3, as recorded in Plat Book 2, Page 45 which bears South 89°03'34" West and all other bearings are relative thereto.
- No building or any kind of construction, 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.
- 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.
- Existing recorded easements shown hereon are shown for informational purposes only and are not part of this plat.
- 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 easement shall be subordinate to these with their priorities being determined by use rights granted.
- This instrument prepared by: Robert J. Cajal in the office of Wallace Surveying Corporation 5553 Village Boulevard, West Palm Beach, Florida 33407

**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, whether graphic or digital. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county.

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PLAT OF:		
IMPERIAL DRIVE		
FIELD: B.M.	JOB No.: 12-1136.2	F.B. PG.
OFFICE: R.C.	DATE: 12/4/12	DWG. No.: 12-1136-1
C/K'D:	REF.: 12-1136-1.DWG	SHEET 1 OF 2