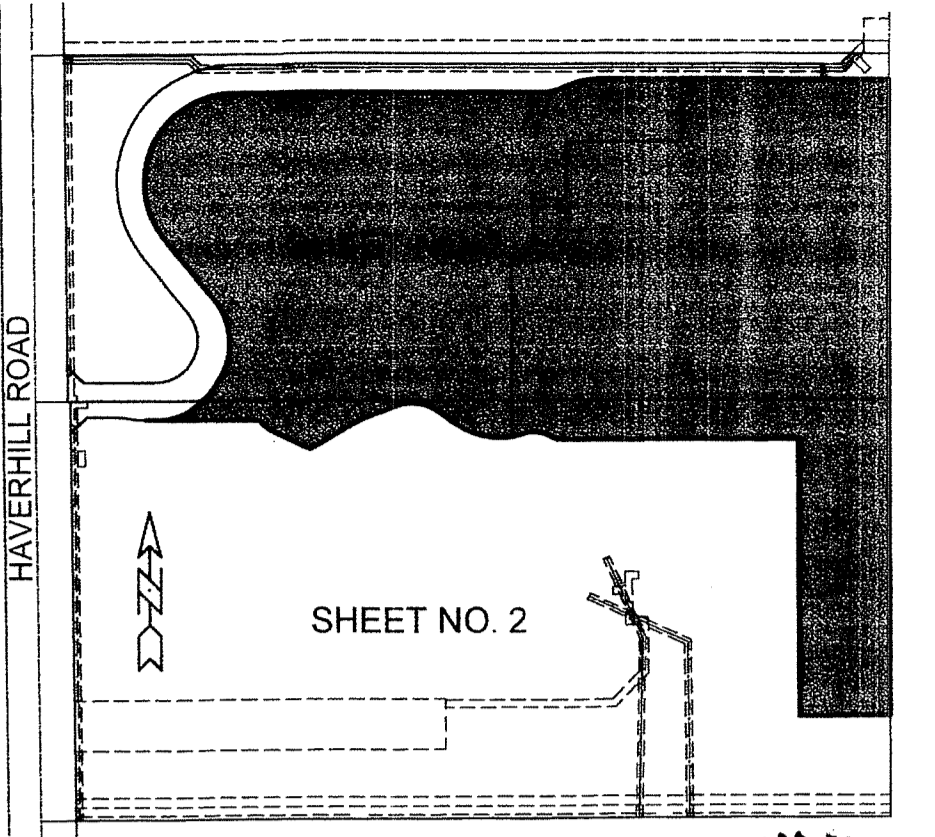
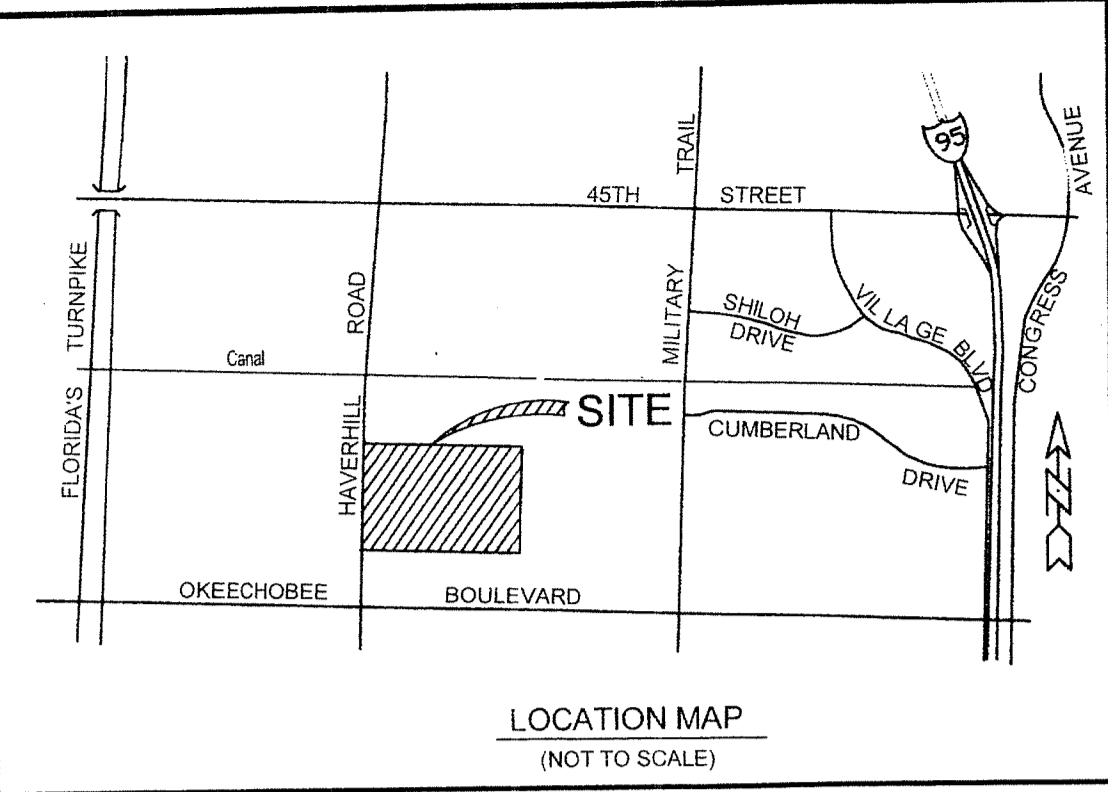


MORSE SENIORS CAMPUS TRACTS B AND C REPLAT

BEING A REPLAT OF TRACTS B AND C OF MORSE SENIORS CAMPUS, AS RECORDED IN PLAT BOOK 99, PAGES 24 THROUGH 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.



COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 12:40 P.M. THIS 17th DAY OF January 2016 AND DULY RECORDED IN PLAT BOOK NO. ON PAGE 17 THRU 18
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *Sharon R. Bock* D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT THE TRADITION OF THE PALM BEACHES, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS MORSE SENIORS CAMPUS TRACTS B AND C REPLAT, BEING A REPLAT OF A PORTION OF MORSE SENIORS CAMPUS, AS RECORDED IN PLAT BOOK 99, PAGES 24 THROUGH 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS B AND C, ACCORDING TO THE PLAT OF MORSE SENIORS CAMPUS, AS RECORDED IN PLAT BOOK 99, PAGES 24 THROUGH 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 15.423 ACRES, MORE OR LESS.

HAVE CAUSED THESE PRESENTS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

TRACTS

1. TRACTS "B", AND "C" AS SHOWN HEREON, ARE HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRADITION OF THE PALM BEACHES, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, INSTITUTIONAL, RESIDENTIAL, PARKING AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF THE TRADITION OF THE PALM BEACHES, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 28th DAY OF October 2015

THE TRADITION OF THE PALM BEACHES, INC. (NOT-FOR-PROFIT)
WITNESS: *Keith Myers*
KEITH MYERS, PRESIDENT
WITNESS: *Mark E. Raymond*
Mark E. Raymond
WITNESS: *Mark E. Raymond*
Mark E. Raymond
WITNESS: *Mark E. Raymond*
Mark E. Raymond

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

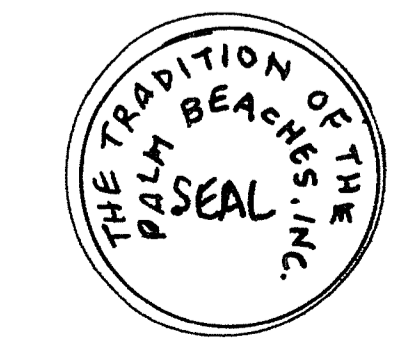
BEFORE ME PERSONALLY APPEARED KEITH MYERS, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE TRADITION OF THE PALM BEACHES, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER OF 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 28th DAY OF October, 2015.

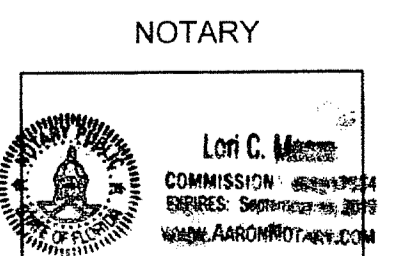
MY COMMISSION EXPIRES: 9/14/19

COMMISSION NO. FF917804

THE TRADITION OF THE PALM BEACHES, INC.



THE TRADITION OF THE PALM BEACHES, INC.



MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON A PORTION OF 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 27825 AT PAGE 1427 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS First Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF October, 2015.

SUNTRUST BANK, A GEORGIA BANKING CORPORATION

WITNESS: *Leslie Downs*
Leslie Downs, First Vice President
WITNESS: *Mark E. Raymond*
Mark E. Raymond

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Leslie Downs WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS First Vice President OF SUNTRUST BANK, A GEORGIA BANKING CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE / SHE 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 29th DAY OF October, 2015.

MY COMMISSION EXPIRES: 7/2/2019

COMMISSION NO. FF247404

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, MARK E. RAYMOND, 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 THE TRADITION OF THE PALM BEACHES, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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: 10/29/2015

MARK E. RAYMOND, ESQ.
ATTORNEY AT LAW
STATE OF FLORIDA

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 17th DAY OF January, 2016.

BY: *Geraldine Muoio*
GERALDINE MUOIO, MAYOR
CITY PLANNING BOARD

BY: *Steven Mayans*
STEVEN MAYANS, PLANNING BOARD CHAIRMAN

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *Vincent J. Noel*
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, REG.#4169
DATE: 12/3/15

LEGEND

- P.R.M. = PERMANENT REFERENCE MONUMENT
- C.M. = CONCRETE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- D.B. = DEED BOOK
- P.B. = PLAT BOOK
- P(S) = PAGES
- PBC = PALM BEACH COUNTY
- TYP. = TYPICAL
- FND. = FOUND
- R/W = RIGHT OF WAY
- U.E. = UTILITY EASEMENT
- D.E. = DRAINAGE EASEMENT
- R = RADIUS
- L = ARC LENGTH
- Δ = CURVE CENTRAL ANGLE
- C.B. = CHORD BEARING
- C.L. = CHORD LENGTH
- L.A.E. = LIMITED ACCESS EASEMENT
- FPL = FLORIDA POWER AND LIGHT COMPANY
- = CENTERLINE
- = FOUND 4" X 4" C.M. WITH DISK STAMPED PRM LB#2438
- = SET 1/2" IRON ROD WITH ALUMINUM DISK, STAMPED SCHORAH AND ASSOCIATES PRM LB#2438
- = DENOTES P.R.M. FOUND (AS NOTED) IF ANY
- = SET NAIL WITH BRASS DISK, STAMPED PRM LB 2438

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY 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) AND MONUMENTS ACCORDING TO SECTION 177.09(19), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART I, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 10/28/2015

Leslie C. Bispo
LESLIE C. BISPOTT
PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE NO. 5698
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JOHN TRASK UNDER THE SUPERVISION OF LESLIE C. BISPOTT, PSM OF MICHAEL B. SCHORAH AND ASSOCIATES, INC. 1850 FOREST HILL BOULEVARD, SUITE 208, WEST PALM BEACH, FLORIDA.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO NOR ARE ANY MAINTENANCE RESPONSIBILITIES BEING INCURRED BY SAID DISTRICT ON THIS PLAT. IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY MATTHEW J. BOYKIN, ITS PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS THIS 18th DAY OF November 2015.

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT UNIT OF DEVELOPMENT NO. 4

ATTEST: *O'Neal Bardin Jr.*
O'NEAL BARDIN, JR., ASSISTANT SECRETARY
BOARD OF SUPERVISORS
BY: *Matthew J. Boykin*
MATTHEW J. BOYKIN, PRESIDENT
BOARD OF SUPERVISORS

SURVEYOR'S NOTES

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY ORDINANCES OF THE CITY OF WEST PALM BEACH.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GRANTORS AND GRANTEE'S OF SUCH EASEMENTS AND ALL APPLICABLE CITY APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
- 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 ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 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.
- THE ENTIRE PROPERTY IS SUBJECT TO THE TERMS, CONDITIONS, COVENANTS, OBLIGATIONS AND DRAINAGE EASEMENT RIGHTS IN FAVOR OF OTHER PARTIES SET FORTH IN AGREEMENT BETWEEN STERLING INVESTMENT COMPANY, THE CHILDREN'S PLACE AT HOME SAFE, INC. MORSE HOLDING COMPANY OF PALM BEACH COUNTY, THE JOSEPH L. MORSE GERIATRIC CENTER, INC. AND NORTH LANDING HOMEOWNERS' ASSOCIATION, INC. RECORDED IN OFFICIAL RECORDS BOOK 12591, PAGE 541, WITH NOTICE OF RECORDING DOCUMENTS RECORDED IN OFFICIAL RECORDS BOOK 22471, PAGE 911.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE EAST LINE OF THE PLAT OF MORSE SENIORS CAMPUS AS RECORDED IN PLAT BOOK 99, PAGES 24 THROUGH 26, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, HAVING A PLATTED BEARING OF SOUTH 01°56'43" WEST.

TABULATION DATA

TOTAL AREA15.423 ACRES
TRACT "B"7.018 ACRES
TRACT "C"8.404 ACRES

MORTGAGEE: SUNTRUST BANK [Seal]
MORTGAGEE NOTARY: [Seal]
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT: [Seal]
CITY OF WEST PALM BEACH: [Seal]
REVIEWING SURVEYOR: [Seal]
SURVEYOR: [Seal]

MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 208
WEST PALM BEACH, FLORIDA 33408
EB# 2438 TEL. (561) 968-0090 FAX. (561) 642-9726 LB# 2438
MORSE SENIORS CAMPUS TRACTS B AND C REPLAT