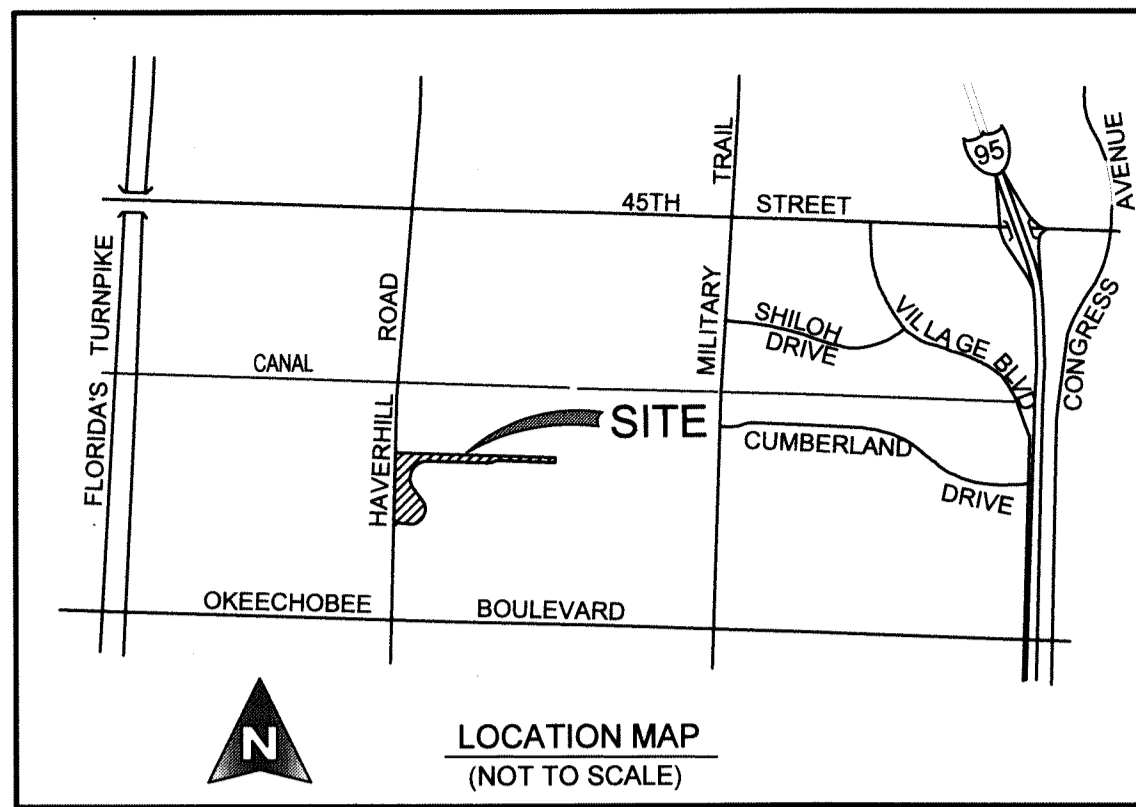


MORSE SENIORS CAMPUS TRACTS "O-1" AND "S-1" REPLAT

BEING A REPLAT OF TRACTS "O-1" AND "S-1" 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.

SHEET 1 OF 2



61
COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 6:45 P.M. THIS 17th DAY OF AUGUST, 2017, AND DUPLICATED IN PLAT BOOK NO. 124 ON PAGE 61 THRU 62
SHARON R. BOCK, CLERK AND COMPTROLLER
By: *Manik K. Gordon*, 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 "O-1" AND "S-1" 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 "O-1" AND "S-1", 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 3.851 ACRES, MORE OR LESS.

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

TRACTS

- TRACT "S-1", AS SHOWN HEREON, IS HEREBY RESERVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRADITION OF THE PALM BEACHES, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES, INCLUDING, BUT NOT LIMITED TO INGRESS, EGRESS, UTILITY, DRAINAGE, PARKING, LANDSCAPING AND OTHER PROPER USES, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.
- TRACTS "O-1" AND "O-2", AS SHOWN HEREON, ARE HEREBY RESERVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE TRADITION OF THE PALM BEACHES, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, DRAINAGE, LANDSCAPING, UTILITY 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 20th DAY OF July, 2017

THE TRADITION OF THE PALM BEACHES, INC., A FLORIDA CORPORATION (NOT-FOR-PROFIT)

WITNESS: *Hong Chae*
HONG CHAE, PRINTED NAME

WITNESS: *Rosemary Pinter*
ROSEMARY PINTER, PRINTED NAME

WITNESS: *Keith Myers*
KEITH MYERS, PRESIDENT

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 20th DAY OF July, 2017.

MY COMMISSION EXPIRES: 8/11/2020

COMMISSION NO. 020661

NOTARY PUBLIC
KALLO G. GIBBS
KALLO G. GIBBS, PRINTED NAME

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 27805 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 Sec. V. P. AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24th DAY OF July, 2017.

SUNTRUST BANK, A GEORGIA BANKING CORPORATION

WITNESS: *Martha Carter*
MARTHA CARTER, PRINTED NAME

WITNESS: *Maria Aracha*
MARIA ARACHA, PRINTED NAME

BY: *Leslie L. Downs*
LESLIE L. DOWNS, S.V.P., PRINTED NAME, TITLE

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED LESLIE L. DOWNS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sec. V. P. 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 24 DAY OF July, 2017.

MY COMMISSION EXPIRES: 10/29/20

COMMISSION NO. 66007370

NOTARY PUBLIC
Sharon K. Myers
SHARON K. MYERS, PRINTED NAME

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 DESCRIBED BY THIS PLAT.

DATED: 7/20/17

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 THIS 7th DAY OF August, 2017.

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: 8/1/17

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
- PG(S). = PAGE(S)
- 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
- A. = CURVE CENTRAL ANGLE
- C.B. = CHORD BEARING
- C.L. = CHORD LENGTH
- R.L. = RADIAL LINE
- L.A.E. = LIMITED ACCESS EASEMENT
- FPL. = FLORIDA POWER AND LIGHT COMPANY
- CL. = CENTERLINE
- = SET NAIL WITH BRASS DISK, STAMPED PRM LB 2438
- = FOUND 4" X 4" C.M. WITH DISK STAMPED PRM LB#2438
- = FOUND NAIL WITH BRASS DISK, STAMPED PRM LB 2438
- ⊙ = FOUND 1/2" IRON ROD WITH ALUMINUM DISK STAMPED SCHORAH AND ASSOCIATES PRM#2438

SURVEYOR AND MAPPER'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(1)(9), 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: 7/24/2017

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

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, PSM OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA 33406

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HEREBY ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO, NOR ANY MAINTENANCE OBLIGATIONS BEING INCURRED, ACCEPTED OR ASSUMED BY NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT ON THIS PLAT.

IN WITNESS WHEREOF, THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT HAS CAUSED THESE PRESENTS TO BE SIGNED BY L. MARC CONN, ITS VICE PRESIDENT, BOARD OF SUPERVISORS, AND ATTESTED BY O'NEAL BARDIN, JR., ITS ASSISTANT SECRETARY, BOARD OF SUPERVISORS THIS 31st DAY OF July, 2017.

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: *L. Marc Conn*
L. MARC CONN, VICE PRESIDENT
BOARD OF SUPERVISORS

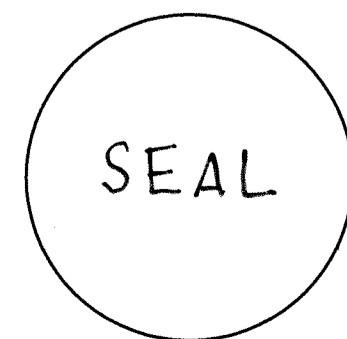
SURVEYOR'S NOTES

- 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 GRANTEES 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 WEST 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°29'02" EAST.

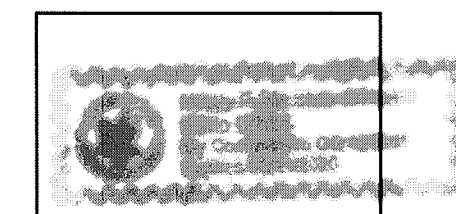
TABULATION DATA

TOTAL AREA	3.851 ACRES
TRACT "O-1"	1.979 ACRES
TRACT "O-2"	0.216 ACRES
TRACT "S-1"	1.656 ACRES

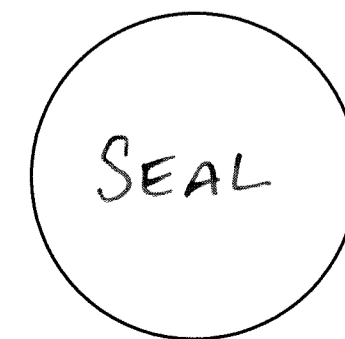
THE TRADITION OF THE PALM BEACHES, INC.



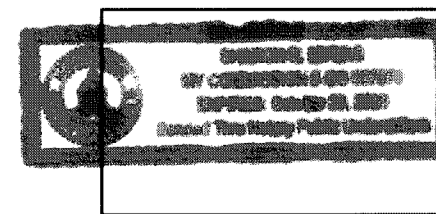
THE TRADITION OF THE PALM BEACHES, INC. NOTARY



MORTGAGEE



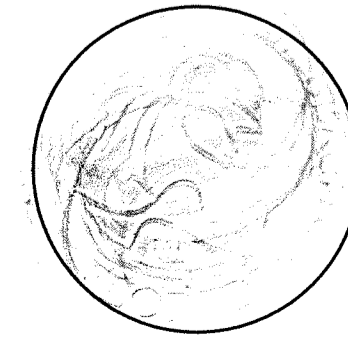
MORTGAGEE NOTARY



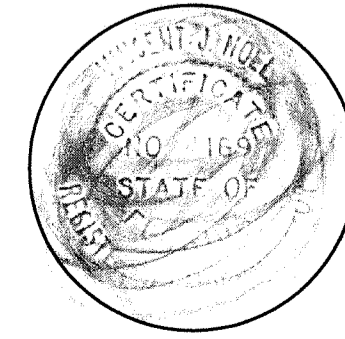
NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT



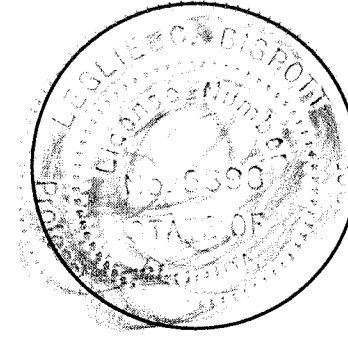
CITY OF WEST PALM BEACH



REVIEWING SURVEYOR



SURVEYOR



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

MORSE SENIORS CAMPUS TRACTS "O-1" AND "S-1" REPLAT