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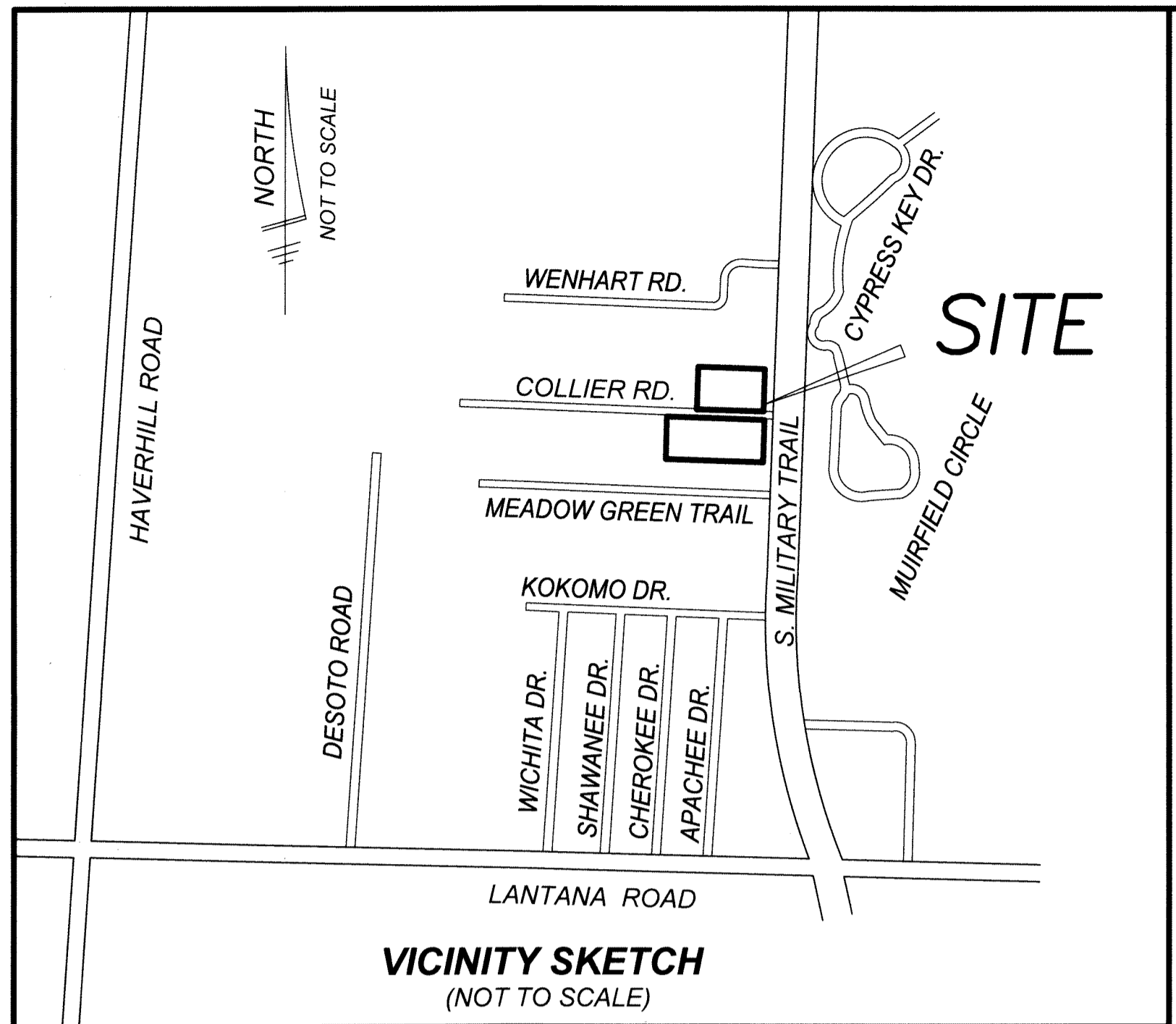
# ATLANTIS OUTPATIENT CENTER

Lying in Section 36, Township 44 South, Range 42 East, Palm Beach County, Florida.

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 14:30 P.M.  
THIS 14 DAY OF December  
A.D. 2017 AND DULY RECORDED  
IN PLAT BOOK 185 ON  
PAGES 23 AND 25

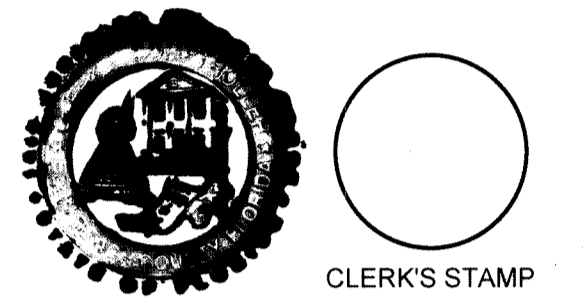
SHARON R. BOCK  
CLERK AND COMPTROLLER

BY *Marian P. Hudson*  
DEPUTY CLERK



**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 Palm Beach County.

SHEET 1 OF 3



**PUBLIC DRAINAGE EASEMENT**

THE PUBLIC DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENT IS FOR THE PURPOSE OF PROVIDING DRAINAGE CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENT, INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF ATLANTIS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**TRACT A**

TRACT A, 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.

**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) 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.

DATED THIS 25<sup>th</sup> DAY OF OCTOBER, 2017.

*Robert J. Cajal*  
ROBERT J. CAJAL  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA CERTIFICATE NUMBER LS 6266  
WALLACE SURVEYING CORPORATION

**DEDICATION AND RESERVATION**

KNOW ALL MEN BY THESE PRESENTS THAT ATLANTIS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS ATLANTIS OUTPATIENT CENTER, LYING IN SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**DESCRIPTION:**

TWO PARCELS OF LAND, BEING LOTS 1, 2 & 3, PARCEL "A" AND LOTS 23 & 24, PARCEL "B" OF THE UNRECORDED SUBDIVISION OF PINE RIDGE ESTATES AS SHOWN ON PALM BEACH COUNTY ACCESSOR'S MAP NUMBER 21, LYING IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 44 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**LOT 1:**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 01°47'37" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1983.63 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LOT 24, SAID NORTH LINE ALSO BEING THE EASTERLY PROLONGATION OF THE SOUTH LINE OF WENHART ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 147 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 87°55'30" WEST, ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 67.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 5957, PAGE 1676, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE CONTINUE ALONG THE COMMON LINE BETWEEN SAID WENHART PLAT AND SAID UNRECORDED SUBDIVISION, NORTH 87°55'30" WEST A DISTANCE OF 195.50 FEET TO THE NORTHWEST CORNER OF SAID LOT 24; THENCE SOUTH 01°47'37" WEST, ALONG THE WEST LINE OF SAID LOTS 23 AND 24, A DISTANCE OF 180.47 FEET TO A POINT ON THE NORTH LINE OF AN ADDITIONAL RIGHT-OF-WAY DEDICATION PARCEL FOR COLLIER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 15272, PAGE 1938, SAID PUBLIC RECORDS; THENCE SOUTH 87°59'05" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 170.40 FEET; THENCE CONTINUE ALONG SAID NORTHERLY LINE, NORTH 46°54'02" EAST A DISTANCE OF 35.43 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH MILITARY TRAIL, THENCE NORTH 01°47'37" EAST A DISTANCE OF 155.16 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

**LOT 2:**

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 01°47'37" EAST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1573.23 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 1, SAID SOUTH LINE ALSO BEING THE EASTERLY PROLONGATION OF THE NORTH LINE OF MEADOWGREEN TRAIL, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 211 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, THENCE NORTH 88°02'40" WEST, ALONG SAID EASTERLY PROLONGATION, A DISTANCE OF 67.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SOUTH MILITARY TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 6048, PAGE 1155 AND OFFICIAL RECORDS BOOK 6981, PAGE 1785, SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL, THENCE CONTINUE ALONG THE COMMON LINE BETWEEN SAID MEADOWGREEN TRAIL AND SAID UNRECORDED SUBDIVISION, NORTH 88°02'40" WEST A DISTANCE OF 301.50 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE NORTH 01°47'37" EAST, ALONG THE WEST LINE OF SAID LOT 3, PARALLEL TO SAID QUARTER SECTION LINE, A DISTANCE OF 190.58 FEET TO THE SOUTH LINE OF A 30 FOOT WIDE INGRESS AND EGRESS EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 89, PAGE 3, SAID PUBLIC RECORDS, THENCE SOUTH 87°59'05" EAST, ALONG SAID SOUTH LINE AND THE SOUTH RIGHT-OF-WAY LINE OF COLLIER ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 2335, PAGE 1335, SAID PUBLIC RECORDS, A DISTANCE OF 301.50 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID SOUTH MILITARY TRAIL, THENCE SOUTH 01°47'37" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 190.27 FEET TO THE POINT OF BEGINNING.

CONTAINING IN ALL 2.12 ACRES, MORE OR LESS.

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

**LOT 1 & LOT 2**

LOT 1 AND LOT 2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR ATLANTIS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THESE LOTS SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**UTILITY EASEMENT**

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS ARE NONEXCLUSIVE EASEMENTS AND ARE 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

**IN WITNESS WHEREOF** THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, SETH STEINBERG, M.D., AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF Oct., 2017.

ATLANTIS INVESTMENT GROUP, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *B. Whitaker*  
B. Whitaker  
PRINTED NAME

BY: *Seth Steinberg*  
SETH STEINBERG, M.D.,  
MANAGING MEMBER

WITNESS: *Herbert J. Froeger*  
Herbert J. Froeger  
PRINTED NAME

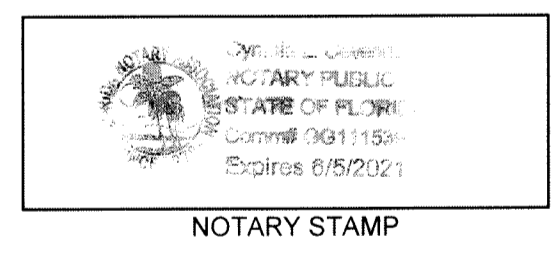
**ACKNOWLEDGEMENT**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED SETH STEINBERG, M.D. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF ATLANTIS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24 DAY OF Oct., 2017.

06/05/2012  
MY COMMISSION EXPIRES:  
69111539  
MY COMMISSION NO.:



*Cynthia L. Cavender*  
SIGNATURE OF NOTARY PUBLIC  
Cynthia L. Cavender  
PRINTED NAME OF NOTARY PUBLIC

**TITLE CERTIFICATION**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DAVID J. MENKHAUS, 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 ATLANTIS INVESTMENT GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 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 THIS 19 DAY OF October, 2017.

*David J. Menkhaus*  
DAVID J. MENKHAUS,  
FLORIDA BAR NUMBER 460206

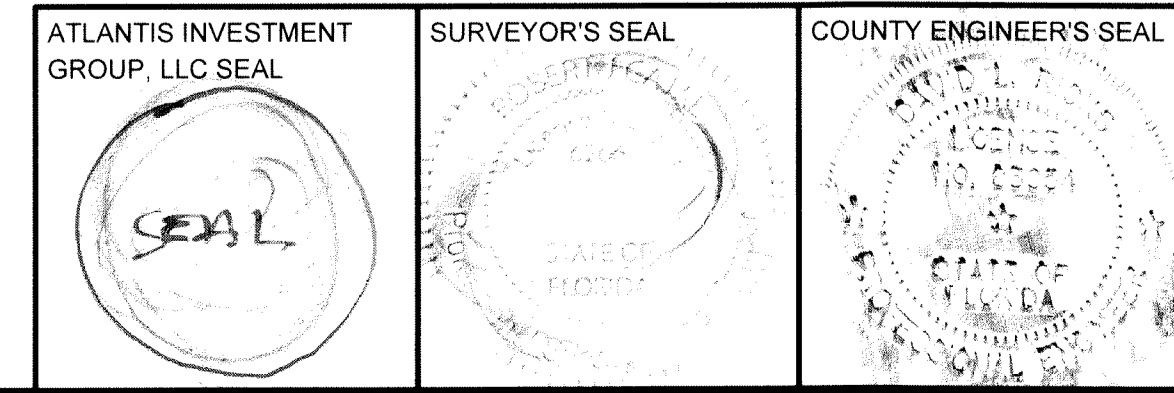
**PREPARING SURVEYOR & MAPPER'S STATEMENT**

THIS INSTRUMENT WAS PREPARED BY: ROBERT J. CAJAL  
WALLACE SURVEYING CORPORATION  
LICENSED BUSINESS NUMBER 4569  
5553 VILLAGE BOULEVARD  
WEST PALM BEACH, FL 33407  
561640-4551

ZONING CONTROL NUMBER: 1977-00077

## ATLANTIS OUTPATIENT CENTER

**WALLACE SURVEYING**  
CORP., LICENSED BUSINESS # 4569  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551



FIELD:	JOB NO.: 15-1566.5	F.B. PG.
OFFICE: N.I.	DATE: APRIL 2017	DWG. NO. 15-1566-4
CKD: R.C.	REF: 15-1566-3.DWG	SHEET 1 OF 3