

54/118

DRAWING NUMBER

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March, A.D., Nineteen Hundred Eighty Six

SEP 25 10 40 AM '86 86-251052

Sheet One Of Two

Heritage Park Health Center

Dedication:

Lying in Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida

State of Florida)
County of Palm Beach)

Know all men by these presents, that Heritage Park Health Center, Ltd., a Florida Limited Partnership, owner of the land shown hereon as Heritage Park Health Center, Lying in Section 14, Township 46 South, Range 42 East, and being more particularly described as follows:

Beginning at the Southeast Corner of the Lake Worth Drainage District Easement, (Parcel "A") as shown on the Plat of Heritage Park, according to the Plat thereof, as recorded in Plat Book 52, Pages 75 and 76, of the Public Records of Palm Beach County, Florida; Thence, South 00°06'28" West, along the East Line of the Southwest One-Quarter of said Section 14, a distance of 289.14 feet; Thence, South 88°28'51" West, a distance of 120.06 feet to the West right-of-way line of Sims Road; Thence, North 00°06'28" East, along said West right-of-way of Sims Road, a distance of 149.08 feet; Thence, South 88°28'51" West, a distance of 530.00 feet; Thence, North 00°06'28" East, a distance of 140.06 feet; Thence, North 88°28'51" East, along the South Line of said Plat of Heritage Park, a distance of 650.06 feet to the point of beginning (P.D.B.)

Containing 2.50 Acres, more or less.

Has Caused The Same, to be surveyed and platted, and does hereby make the following dedications and reservations.

1. Sims Road, 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 proper purposes.
2. Parcel "A", as shown hereon, is hereby dedicated to the Lake Worth Drainage District, for proper purposes, and is the perpetual maintenance obligation of said Lake Worth Drainage District, its successors and assigns, without recourse to Palm Beach County.
3. Parcel "B", as shown hereon, is hereby reserved by Heritage Park Health Center, Ltd., a Florida Limited Partnership, for proper purposes, and is the perpetual maintenance obligation of said Heritage Park Health Center, Ltd., a Florida Limited Partnership, its successors and assigns, without recourse to Palm Beach County.
4. The drainage easements, as shown hereon, are hereby dedicated to the Heritage Park Health Center, and are the perpetual maintenance obligation of said Heritage Park Health Center, its successors and assigns, without recourse to Palm Beach County. Furthermore, Palm Beach County, has the right, but not the obligation, to maintain those portions of the drainage system which drain county maintained roads.
5. The utility easements, as shown hereon, including overhead, surface and subsurface use, are hereby dedicated in perpetuity for the construction, operation, maintenance, inspection, replacement and repair of utility facilities and appertanances.
6. The limited access easements, as shown hereon, are hereby dedicated to the Board Of County Commissioners Of Palm Beach County, Florida for the purpose of control and jurisdiction over access rights.

In Witness Whereof, Heritage Park Health Center, Ltd., a Florida Limited Partnership, has caused these presents to be signed by its general partners on behalf of the partnership, this 27th day of August, A.D., 1986.

Heritage Park Health Center, Ltd., a Florida Limited Partnership

Witness as to both: Robert G. Schemel By: Robert G. Schemel, as general partner
Witness as to both: Gerard G. Janaro By: Gerard G. Janaro, as general partner

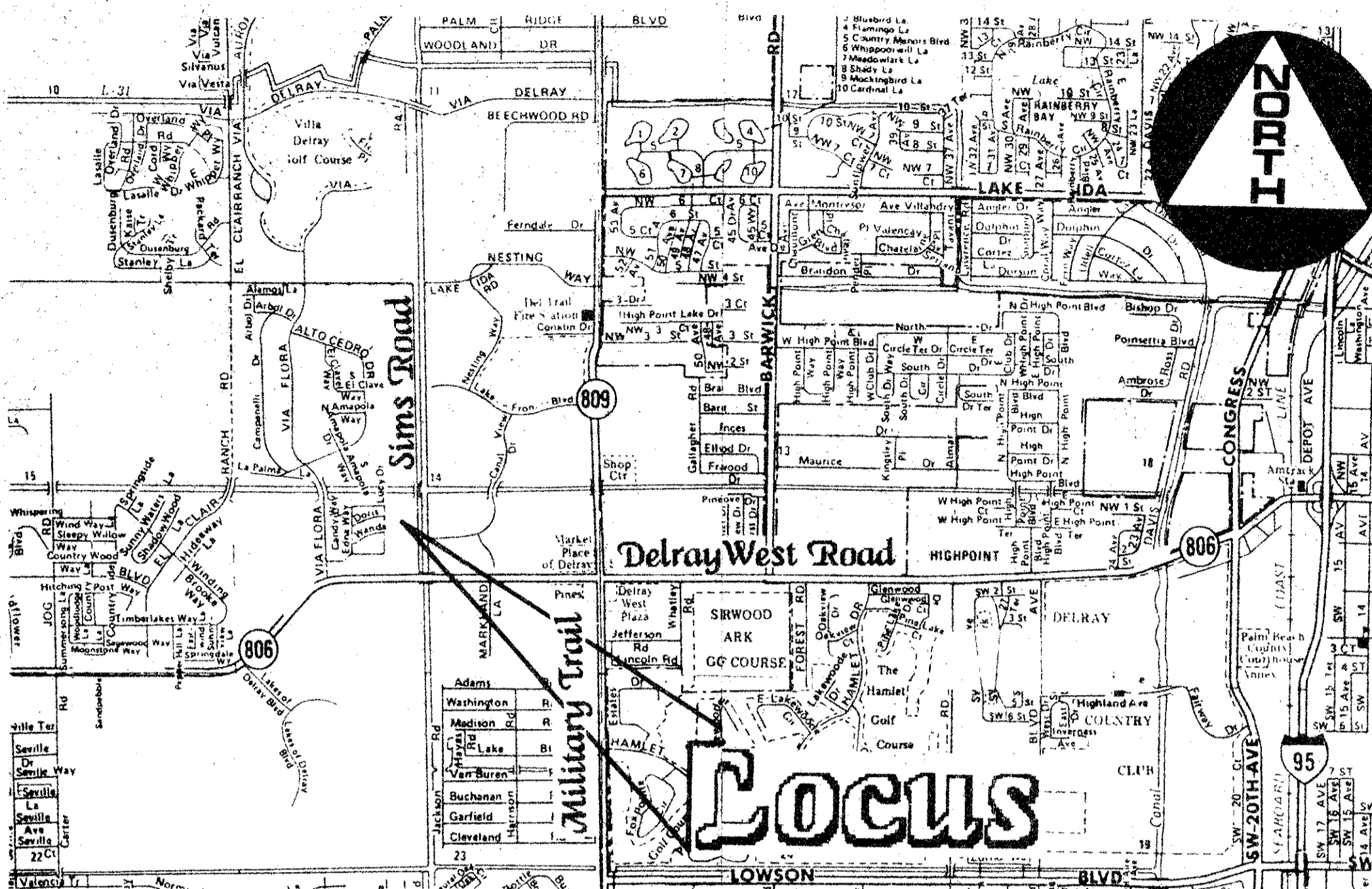
Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me, personally appeared Robert G. Schemel, as general partner and Gerard G. Janaro, as general partner, of Heritage Park Health Center, Ltd., a Florida Limited Partnership to me well known, and known to me to be the individuals described in and who executed the foregoing instrument on behalf of the Limited Partnership.

Witness My Hand and official seal, this 27th day of August, A.D., 1986.

My Commission Expires: 12/31/87
Notary Public



Surveyor's Notes:

1. Bearings shown hereon are based on those shown on Heritage Park, according to the Plat thereof, as recorded in Plat Book 52, pages 75 and 76, Public Records, Palm Beach County, Florida.
2. □ Denotes a Permanent Reference Monument (P.R.M.)
3. ● Denotes a Permanent Control Point (P.C.P.)

General Notes:

1. Building setback lines, shall be as required by current Palm Beach County Zoning Regulations.

Easement Notes:

1. There shall be no buildings, or other structures, placed on utility easements.
2. There shall be no buildings, or any kind of construction, or trees, or shrubs, placed on drainage easements.
3. Approval of landscaping on utility easements other than water and sewer, shall be only with the approval of all utilities occupying same.
4. In instances where drainage and utility easements intersect, the areas within the intersection are drainage and utility easements. Construction and maintenance of utility facilities shall not interfere with the drainage facilities within these areas of intersection.

Surveyor's Certification:

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County for the required improvements; and further that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended and ordinances of Palm Beach County, Florida.

Dated: this 30 day of JULY, A.D., 1986

By: Wm. R. Van Campen
Wm. R. Van Campen, R.L.S.
Florida Registration No. 2424

County Approvals:

State of Florida)
County of Palm Beach)

Board of County Commissioners:

This Plat, is hereby approved for record this 23 day of Sept, A.D., 1986.

By: Karen T. Marcus
Karen T. Marcus, Chair

Attest:

John B. Dunkle, Clerk

By: Kathryn S. Miller
Kathryn S. Miller, Deputy Clerk

County Engineer:

This Plat, is hereby approved for record this 23 day of Sept, A.D., 1986.

By: Herbert J. Kahler, P.E.
Herbert J. Kahler, P.E.
Certificate No. 12284

Title Certification:

State of Florida)
County of Palm Beach)

I Hereby Certify, that I have examined the title to the hereon described property; that I find the title to the property is vested to Heritage Park Health Center, Ltd., a Florida Limited Partnership; that the current taxes have been paid; that the property is encumbered by the mortgage shown hereon, and that I find that the mortgage shown and is true and correct, and that there are no other encumbrances of record.

Dated: this 6 day of August, A.D., 1986

By: John W. Poulakis

Mortgagee's Consent

State of Florida)
County of Palm Beach)

The Undersigned, hereby certifies that it is the holder of a mortgage 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 mortgage which is recorded in Official Record Book 99155 at page 288 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In Witness Whereof, the said Association has caused these presents to be signed by its Senior Vice President, and its seal to be affixed hereto by and with the authority of its Board of Directors this day of August, A.D., 1986.

Witness: Herbert J. Kahler, P.E.

Witness: John W. Poulakis By: John W. Poulakis

Acknowledgement:

State of Florida)
County of Palm Beach)

Before Me personally appeared John W. Poulakis to me well known and known to me to be the individual described in and who executed the foregoing instrument as Senior Vice President and severally acknowledged to and before me that (s)he executed such instrument as such officer of said Association, and that the seal affixed hereto is the seal of said Association, and that it was affixed by due and regular authority, and that said instrument is a free act and deed of said Association.

Witness my hand and official seal this 6 day of August, A.D., 1986.

My commission expires: 12/31/87
Notary Public

118

State of Florida)
County of Palm Beach)

This Plat was filed for record at 10:40 on this 25 day of SEP, A.D., 1986, and duly recorded in Plat Book 54 on Pages 118 and 119.

John B. Dunkle,
Clerk of the Circuit Court.

By: John B. Dunkle
D.C.



"Seal"
John B. Dunkle, Clerk
of the Circuit Court of
Palm Beach County

"Seal"
Heritage Park Health Center, Ltd.
Notary

"Seal"
Mortgagee

"Seal"
Mortgagee
Notary

"Seal"
Wm. R. Van Campen, R.L.S.
2424

"Seal"
Board of County Commissioners
Palm Beach County

"Seal"
Herbert J. Kahler, P.E.
12284
County Engineer
Palm Beach County

14/40/82

SUBMISSION Heritage Park Health Center

BOOK 54 PAGE 118-119

FLOOD ZONE B FLOOD MAP # 2050

QUAD # 36 ZONING

SE ZIP CODE 33445

PUB. MAP #

0512-300

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying and Mapping, Inc., Four Points Centre, 50 South Military Trail, Suite 200, West Palm Beach, Florida, 33415 (305) 689-2111

BENCH MARK
land surveying and mapping, inc.
WEST PALM BEACH, FLORIDA

Record # 54/118

HERITAGE PARK HEALTH CENTER