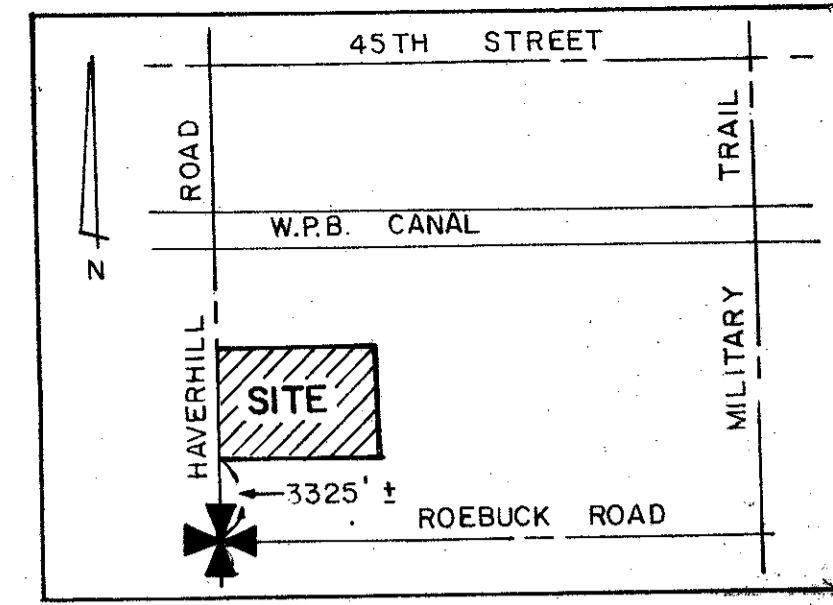


# J. MORSE GERIATRIC CENTER

## SITUATE IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

MAY, 1988

SHEET 1 OF 2



51

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD 10:21 AM THIS 10 DAY OF JULY AD, 1988 AND DULY RECORDED IN PLAT BOOK 60 ON PAGES 51 AND 52

JOHN B. DUNKLE, CLERK  
By Robert M. Beaman, D.C.

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE JOSEPH L. MORSE GERIATRIC CENTER, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS J. MORSE GERIATRIC CENTER, SITUATE IN SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH ONE-HALF (N1/2) OF THE SOUTH ONE-HALF (S1/2) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 12, LESS THEREFROM THE EAST 1408.36 FEET, ALSO LESS THE WEST 54.00 FEET.

THE ABOVE DESCRIBED PARCEL CONTAINS 19.732 ACRES, MORE OR LESS.

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

1. TRACT R, AS SHOWN HEREON, IS HEREBY RESERVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS PURPOSES, INCLUDING, BUT NOT LIMITED TO, INGRESS, EGRESS, UTILITY, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
2. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, PARKING AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES (INCLUDING CABLE TELEVISION SYSTEMS).
4. THE LIMITED ACCESS EASEMENTS (L.A.E.'S) SHOWN HEREON ARE HEREBY DEDICATED TO THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
5. THE WATER MANAGEMENT TRACTS, L-1, L-2, L-3 AND L-4, ARE HEREBY RESERVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT, DRAINAGE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
6. THE MAINTENANCE EASEMENTS ARE HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR WATER MANAGEMENT TRACT MAINTENANCE AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.
7. THE DRAINAGE EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THAT PORTION OF THE DRAINAGE SYSTEM, ENCOMPASSED BY THIS PLAT, WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC ROADS.
8. THE LANDSCAPE EASEMENT SHOWN HEREON IS HEREBY RESERVED BY, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPING & OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
9. 120' BUFFER EASEMENT IS HEREBY RESERVED BY AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., ITS SUCCESSORS AND ASSIGNS FOR BUFFER PURPOSES AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY OR THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT.

IN WITNESS WHEREOF, THE JOSEPH L. MORSE GERIATRIC CENTER, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS TREASURER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF MAY, 1988.

THE JOSEPH L. MORSE GERIATRIC CENTER, INC.  
A FLORIDA CORPORATION

ATTEST: Stanley Brenner BY: Bennett M. Beaman  
STANLEY BRENNER, TREASURER BENNETT M. BEAMAN, PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED STANLEY BRENNER AND BENNETT M. BEAMAN, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS TREASURER AND PRESIDENT OF THE JOSEPH L. MORSE GERIATRIC CENTER, INC., A NOT-FOR-PROFIT FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 19th DAY OF MAY, 1988.

MY COMMISSION EXPIRES: MARCH 4, 1992 Dennis Stahly  
NOTARY PUBLIC

**MORTGAGEE'S CONSENT**

STATE OF NEW YORK )  
COUNTY OF New York )

IRVING TRUST COMPANY, A NEW YORK BANKING CORPORATION, HEREBY CERTIFIES THAT IT IS A HOLDER OF A MORTGAGE UPON THE PROPERTY HEREON DESCRIBED AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF SAID LANDS BY THE OWNERS THEREOF, AS SHOWN HEREON, AND AGREES THAT ITS MORTGAGE WHICH IS DESCRIBED IN OFFICIAL RECORD BOOK 5635 AT PAGE 497, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO SAID DEDICATION.

IN WITNESS WHEREOF, THEODORE G. WIDMAYER, ASSOCIATE OF IRVING TRUST COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSOCIATE AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18th DAY OF MAY, 1988.

ATTEST: Robert E. Garber BY: Theodore G. Widmayer  
ROBERT E. GARBER, ASSOCIATE SECRETARY THEODORE G. WIDMAYER, SR. VICE-PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF New York )  
COUNTY OF New York )

BEFORE ME PERSONALLY APPEARED THEODORE G. WIDMAYER AND ROBERT E. GARBER, TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSOCIATE AND ASSOCIATE SECRETARY OF IRVING TRUST COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND THAT THE SEAL AFFIXED HERETO IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED HERETO 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 18th DAY OF MAY, 1988.

MY COMMISSION EXPIRES: APRIL 30, 1990 Judy M. Brueser

**TITLE CERTIFICATION**

I, JEFFREY D. KNEEN, 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 JOSEPH L. MORSE GERIATRIC CENTER, INC., THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: April 14, 1988 BY: Jeffrey D. Kneen  
JEFFREY D. KNEEN, ESQ.

**SURVEYOR'S NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N01°28'02"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

U.E. DENOTES UTILITY EASEMENT.  
D.E. DENOTES DRAINAGE EASEMENT.  
P.R.M. DENOTES PERMANENT REFERENCE MONUMENT AND THEY ARE SHOWN THUS:  
P.C.P. DENOTES PERMANENT CONTROL POINT AND THEY ARE SHOWN THUS:

2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS.

LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 THE USE RIGHTS GRANTED.

3. ALL LINES WHICH INTERSECT CURVES ARE RADIAL TO THOSE CURVES UNLESS OTHERWISE NOTED. (N.R. DENOTES NON-RADIAL)
4. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
5. THE BUILDING SETBACK LINE SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

**NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGEMENT:**

THE NORTHERN PALM BEACH COUNTY WATER CONTROL DISTRICT ACKNOWLEDGES THAT THERE ARE NO DEDICATIONS TO THE DISTRICT ON THIS PLAT.

THE DISTRICT IS NOT INCURRING ANY MAINTENANCE RESPONSIBILITIES ON THIS PLAT.

DATED THIS 9th DAY OF MAY, 1988.

ATTEST: Peter L. Pimentel BY: William L. Kerlake  
PETER L. PIMENTEL, SECRETARY WILLIAM L. KERSLAKE, PRESIDENT  
BOARD OF SUPERVISORS BOARD OF SUPERVISORS

**SURVEYOR'S CERTIFICATE**

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 COMPLIES WITH CHAPTER 21HH-6 OF THE FLORIDA ADMINISTRATIVE CODE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN SET; THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 OF THE FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

THIS 19th DAY OF MAY, 1988.  
Wesley B. Haas  
WESLEY B. HAAS  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 3708

SEAL  
THE JOSEPH L. MORSE GERIATRIC  
CENTER, INC.

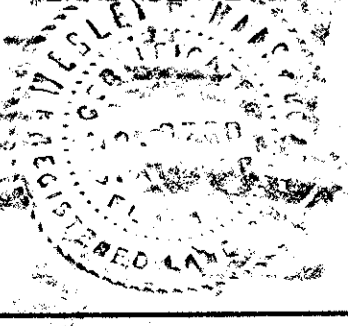
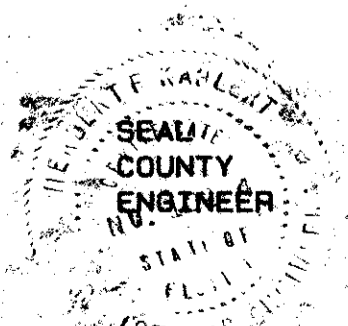
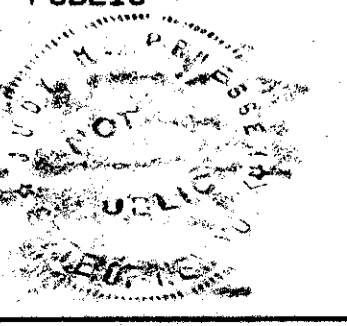
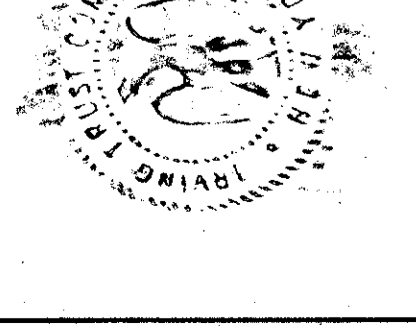
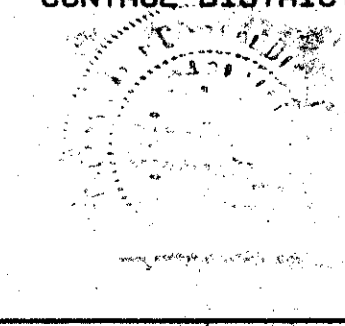
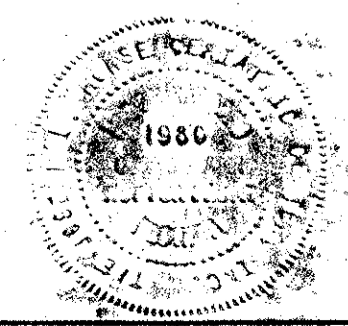
SEAL  
NOTARY  
PUBLIC

SEAL  
N.P.B.C. WATER  
CONTROL DISTRICT

SEAL  
IRVING TRUST COMPANY

SEAL  
NOTARY  
PUBLIC

SEAL  
PROFESSIONAL  
LAND SURVEYOR



0538-001

60/51

STANLEY/WANTMAN, INC.

2000 LOMBARD STREET, WEST PALM BEACH, FL 33407 (808) 842-7444

DRAWN	CADD/STK	DATE	DEC. 1987
CHECKED	W.B.H.	SCALE	AS NOTED
DRAWING NO.	09717PL		

J. MORSE GERIATRIC CENTER

SECTION 12, TWP 43S, RGE 42E.

194342  
 SUBDIVISION of Morse Geriatric Center  
 BOOK 60  
 FLOOD ZONE B  
 QUAD 30  
 SE  
 PUD NAME  
 PAGE 51  
 PLAT NO. 1458  
 IR CODE 33417