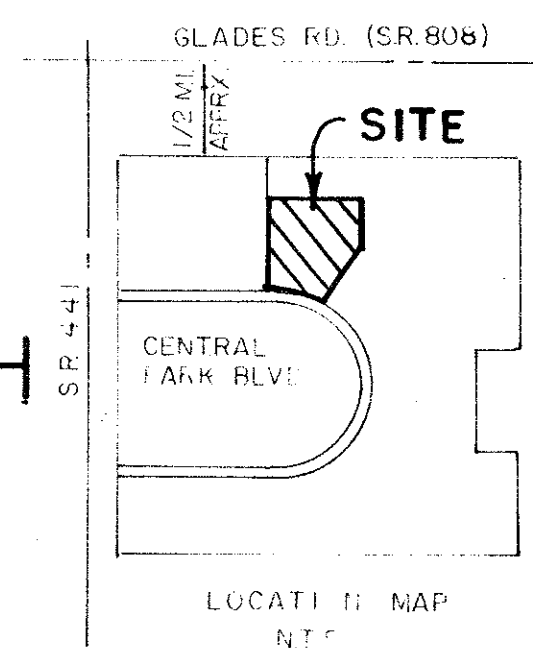


# MENORAH HOUSE

PART OF "RAINBERRY OF WEST BOCA MEDICAL CENTER"  
SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH  
COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF BLOCK 78, OF  
THE PALM BEACH FARMS COMPANY PLAT NO. 3 (PB. 2, PGS. 45-54)

1989

SHEET 1 OF 2



**14**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR  
RECORD 11:54 A.M.  
THIS 27 DAY OF JUNE  
AD, 1989 AND DULY RECORDED  
IN PLAT BOOK 23 ON PAGES  
14 AND 15

JOHN B. DUNKLE, CLERK  
BY: [Signature], D.C.

CIRCUIT COURT SEAL

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT THE HILLHAVEN CORPORATION, A TENNESSEE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER AND DEVELOPER OF THE LAND SHOWN HEREON AS MENORAH HOUSE, SITUATE IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING A REPLAT OF A PORTION OF TRACTS 40, 41, 44, AND 45 OF BLOCK 78, OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 71, BLOCK 78, OF THE ABOVE REFERENCED PALM BEACH FARMS COMPANY PLAT; THENCE N00°53'32"W ALONG THE WEST PERIMETER OF SAID BLOCK 78, A DISTANCE OF 1763.39 FEET; THENCE N89°06'28"E, A DISTANCE OF 1190.14 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING; THENCE N00°22'58"W, A DISTANCE OF 460.65 FEET; THENCE N89°37'02"E, A DISTANCE OF 458.56 FEET; THENCE S00°22'58"E, A DISTANCE OF 272.24 FEET; THENCE S37°47'04"W, A DISTANCE OF 347.06 FEET TO A POINT ON A CURVE, HAVING A RADIUS OF 395.00 FEET, FROM WHICH A RADIAL LINE BEARS S37°47'04"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, BEING CONCAVE TO THE SOUTHWEST, SUBTENDING A CENTRAL ANGLE OF 38°10'01", A DISTANCE OF 263.13 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 4.744 ACRES, MORE OR LESS.

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

- TRACT A AND TRACT B, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, HIS 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.
- TRACT C AND TRACT D, AS SHOWN HEREON, ARE HEREBY DEDICATED TO, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT, AND OTHER PROPER PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES AND CABLE TELEVISION SYSTEMS.
- 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.

IN WITNESS WHEREOF, THE HILLHAVEN CORPORATION, A TENNESSEE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT 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 30 DAY OF JUNE, 1988.

THE HILLHAVEN CORPORATION,  
A TENNESSEE CORPORATION

ATTEST: [Signature]  
RICHARD F. ADCOCK  
SECRETARY

BY: [Signature]  
CHRISTOPHER MARKER  
PRESIDENT

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON  
COUNTY OF PIERCE

BEFORE ME PERSONALLY APPEARED CHRISTOPHER MARKER AND RICHARD F. ADCOCK TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF THE HILLHAVEN CORPORATION, A TENNESSEE 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 30 DAY OF JUNE, 1988.

MY COMMISSION EXPIRES: July 1, 1989  
[Signature]  
NOTARY PUBLIC

**TITLE CERTIFICATION**

I, KERRY R. SCHWENCKE, 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 HILLHAVEN CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS NOT ENCUMBERED BY ANY MORTGAGES AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: May 24, 1989 BY: [Signature]  
KERRY R. SCHWENCKE, ESQ.

**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 29 DAY OF MAY, 1989.

[Signature]  
ROBIN B. PETZOLD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA CERTIFICATE NO. 4567

**SURVEYOR'S NOTES:**

1. ALL BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N00°53'32"W ALONG THE WEST LINE OF BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF 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.

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.

**APPROVALS**

PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF JUNE, 1989.

BY: [Signature]  
CAROL J. ELMQUIST, CHAIRMAN

ATTEST:  
JOHN B. DUNKLE, CLERK

BY: [Signature]  
DEPUTY CLERK

SEAL  
BOARD OF COUNTY COMMISSIONERS

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 27 DAY OF JUNE, 1989.

BY: [Signature]  
HERBERT F. KAHLERT, P.E., COUNTY ENGINEER

**P.U.D. TABULAR DATA**

TOTAL AREA	4.744 ACRES
BUILDING COVERAGE	0.95 ACRES
PAVEMENT	1.35 ACRES
OPEN SPACE	2.3 ACRES

THIS INSTRUMENT WAS PREPARED BY MARY HANNA CLOFFELTER IN THE OFFICES OF STANLEY/WANTMAN, INC., 2000 LOMBARD STREET, WEST PALM BEACH, FLORIDA 33407.

0561-002

~~0372-003~~

83-56

Ret. 84-139

Ret. 83-56

63/14

SEAL  
HILLHAVEN  
CORPORATION

SEAL  
NOTARY  
PUBLIC

SEAL  
PROFESSIONAL LAND  
SURVEYOR

SEAL  
COUNTY  
ENGINEER

STANLEY/WANTMAN, INC.  
2000 LOMBARD STREET, WEST PALM BEACH, FL. 33407 (305) 842-7444

DRAWN	M.H.C.	DATE	JAN., 1988
CHECKED	R.E.P.	SCALE	NONE
DRAWING NO.	09474PL		

MENORAH HOUSE  
PART OF RAINBERRY WEST BOCA  
MEDICAL CENTER

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