

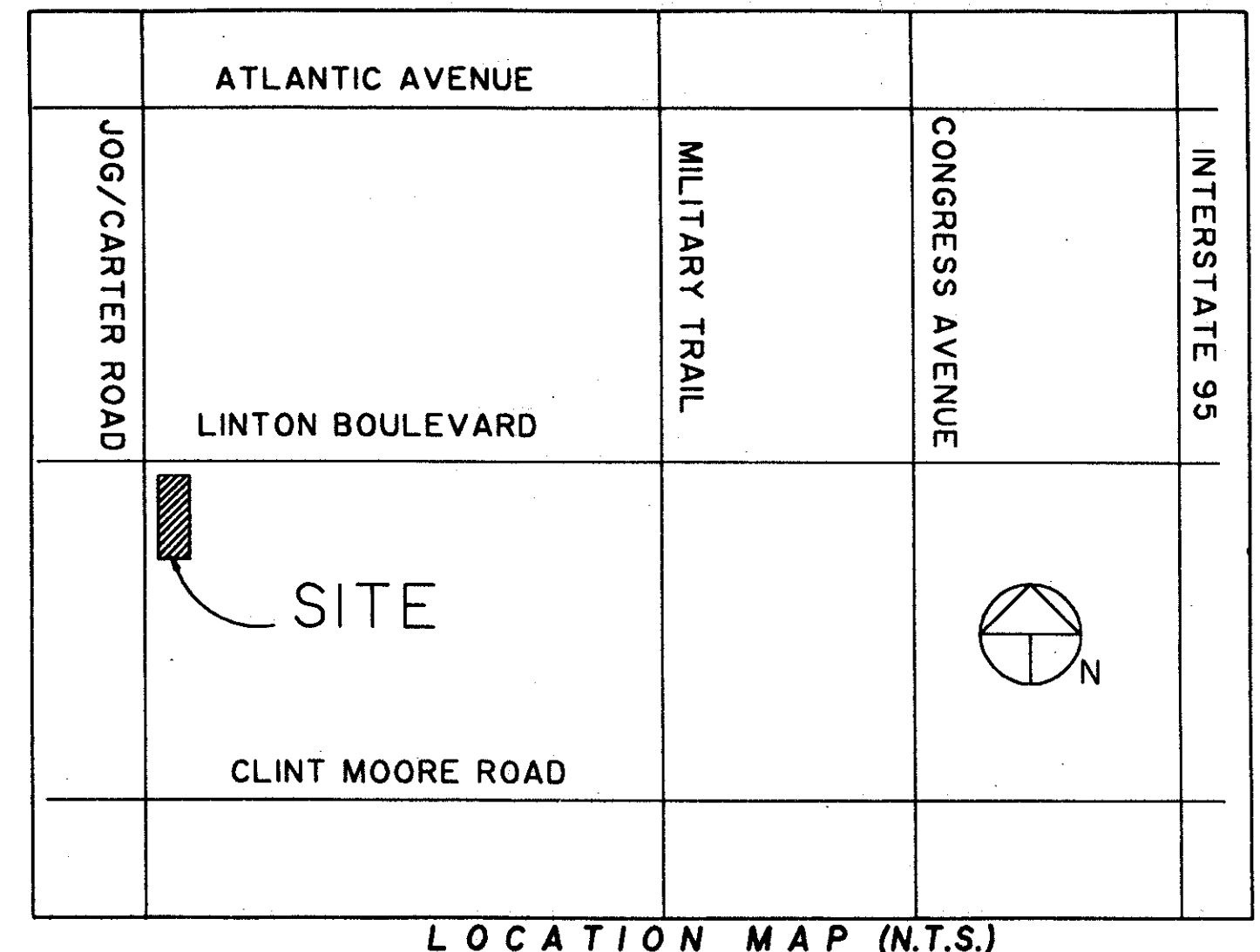
# MANOR CARE

LYING IN SECTION 27, TOWNSHIP  
46 SOUTH, RANGE 42 EAST.  
PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2

JANUARY, 1997

5000-323



102

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 10:33  
A.M. THIS 5th DAY OF August 1997  
AND DULY RECORDED IN PLAT BOOK NO. 80  
ON PAGE 102-103  
DOROTHY H. WILKEN, CLERK OF THE CIRCUIT COURT  
BY *Doris J. Stanley*

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT JOHN L. DARMIN, AS TRUSTEE OF THE JOHN L. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990 AND AS TRUSTEE OF THE JEWELL S. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990 AND MANOR CARE OF BOYNTON BEACH, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS MANOR CARE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PORTION OF THE WEST HALF (W. 1/2) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, ALSO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 27, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE NORTH 89°20'15" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 27, A DISTANCE OF 670.51 FEET; THENCE SOUTH 00°18'42" EAST DEPARTING FROM SAID SECTION LINE, A DISTANCE OF 155.84 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 00°18'42" EAST ALONG THE EAST LINE OF THE WEST HALF (W. 1/2) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 27 AS ESTABLISHED BY THE OBRIEN-SUITER-OBRIEN SECTIONAL BREAKDOWN, A DISTANCE OF 605.81 FEET; THENCE CONTINUE SOUTH 00°18'42" EAST ALONG SAID LINE, A DISTANCE OF 600.01 FEET; THENCE SOUTH 89°21'29" WEST ALONG THE SOUTH LINE OF THE WEST HALF (W. 1/2) OF THE NORTHWEST QUARTER (N.W. 1/4) OF THE NORTHEAST QUARTER (N.E. 1/4) OF SAID SECTION 27 AS ESTABLISHED BY THE OBRIEN-SUITER-OBRIEN SECTIONAL BREAKDOWN, A DISTANCE OF 604.09 TO A POINT OF THE EASTERLY RIGHT-OF-WAY LINE OF JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 2903, PAGE 778 AND OFFICIAL RECORD BOOK 6311, PAGE 1995, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00°34'55" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 600.00 FEET; THENCE CONTINUE NORTH 00°34'55" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 96.40 FEET; THENCE NORTH 03°04'48" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.51 FEET; THENCE NORTH 00°34'55" WEST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 255.04 FEET (THE PREVIOUS 2 COURSES BEING REFERENCED FROM THE JOG ROAD RIGHT-OF-WAY PER MOCK, ROOS AND ASSOCIATES DRAWING #8825210, DR. # A-1907 FOR PALM BEACH COUNTY PROJECT NO. 885608); THENCE NORTH 89°20'15" EAST ALONG THE SOUTHERLY LINE OF AND EASEMENT FOR LAKE WORTH DRAINAGE DISTRICT CANAL L-36 (PARCEL 214) AS RECORDED IN OFFICIAL RECORD BOOK 8854, PAGES 1333-1350, AND THE SOUTHERLY LINE OF THAT PORTION OF PROPERTY CONVEYED TO THE COUNTY BY ORDER OF TAKING FOR PARCEL 214, AS RECORDED IN OFFICIAL RECORD BOOK 7384, PAGES 1328-1344, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A DISTANCE OF 385.11 FEET; THENCE NORTH 88°11'39" EAST ALONG SAID LINE, A DISTANCE OF 208.67 FEET TO THE AFOREMENTIONED POINT OF BEGINNING.

CONTAINING 16.61 ACRES MORE OR LESS.

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

TRACT "A" AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER THEREOF, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER THEREOF, ITS SUCCESSORS AND ASSIGNS, FOR FUTURE DEVELOPMENT AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE LIFT STATION EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

THE DRAINAGE EASEMENT AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE DRAINAGE OF TRACT "A". THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER OF TRACT "A", ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE INGRESS/EGRESS, UTILITY AND DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO THE FEE SIMPLE OWNERS OF TRACTS "A" AND "B", AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, IN PERPETUITY, FOR ACCESS, UTILITY, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNERS, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

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, I DO HERETO SET MY HAND AND SEAL THIS 6th DAY OF June, 1997

WITNESS: *B. Douglas McGibson*  
BY: *John L. Darmin*  
JOHN L. DARMIN, INDIVIDUALLY,  
AS TRUSTEE OF THE JOHN L. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990 AND AS TRUSTEE OF THE JEWELL S. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990.

### ACKNOWLEDGEMENTS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED JOHN L. DARMIN, INDIVIDUALLY, AS TRUSTEE OF THE JOHN L. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990 AND AS TRUSTEE OF THE JEWELL S. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED a Florida's *Driver's License* AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF June, 1997.  
MY COMMISSION EXPIRES: 7/14/98  
*William F. Donof*  
NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF MAY, 1997.

ATTEST: *Larry R. Godla* MANOR CARE OF BOYNTON BEACH, INC.  
LARRY R. GODLA, VICE-PRESIDENT  
BY: *Donald E. Feltman*  
DONALD E. FELTMAN, VICE-PRESIDENT

### ACKNOWLEDGEMENT

STATE OF MARYLAND  
COUNTY OF MONTGOMERY  
BEFORE ME PERSONALLY APPEARED DONALD E. FELTMAN AND LARRY R. GODLA, WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND VICE PRESIDENT OF MANOR CARE OF BOYNTON BEACH, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 22nd DAY OF May, 1997.  
MY COMMISSION EXPIRES: 12/14/97  
*Dance A. Kellera*  
NOTARY PUBLIC

### SURVEYOR'S NOTES:

- DENOTES SET PERMANENT REFERENCE MONUMENT #5019 (P.R.M.)
- 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.
- BEARINGS AS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF SECTION 27, TOWNSHIP 46, SOUTH RANGE 42 EAST, SAID BEARING BEING NORTH 89°20'15" EAST, PER THE PALM BEACH COUNTY ENGINEERING DEPARTMENT. ALL BEARINGS ARE RELATIVE THERETO. SAID PALM BEACH COUNTY BEARINGS BASED ON 1972 FREE ADJUSTED FLORIDA STATE PLANE COORDINATE SYSTEM.
- NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS ARE REQUIRED FOR SUCH ENCROACHMENTS.
- THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- P.O.C. DENOTES POINT OF COMMENCEMENT  
D.E. DENOTES DRAINAGE EASEMENTS  
U.E. DENOTES UTILITY EASEMENTS  
P.O.B. DENOTES POINT OF BEGINNING  
C/L DENOTES CENTERLINE  
P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER  
O.R.B. DENOTES OFFICIAL RECORD BOOK  
FD. DENOTES FOUND  
CONC. DENOTES CONCRETE  
MON. DENOTES MONUMENT  
L.A.E. DENOTES LIMITED ACCESS EASEMENT  
O.S.O. DENOTES O'BRIEN SUITER & O'BRIEN  
P.C.P. DENOTES PERMANENT CONTROL POINT  
T.C.E.A. DENOTES TEMPORARY CONSTRUCTION EASEMENT AREA

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, RICHARD G. CHERRY, ESQUIRE, 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 JOHN L. DARMIN, AS TRUSTEE OF THE JOHN L. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990 AND AS TRUSTEE OF THE JEWELL S. DARMIN REVOCABLE TRUST DATED JANUARY 15, 1990 AND MANOR CARE OF BOYNTON BEACH, INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: June 12, 1997 BY: *Richard G. Cherry*  
RICHARD G. CHERRY

PET. 96.49  
5/3/3/K

### TABULAR DATA

PETITION NUMBER ..... CA-96-49  
ZONING CLASSIFICATION ..... RS/COND. USE A  
TOTAL ACREAGE ..... 16.61 ACRES  
TRACT "A" ..... 8.34 ACRES  
TRACT "B" ..... 8.27 ACRES  
NUMBER OF TRACTS ..... 2

### COUNTY APPROVAL

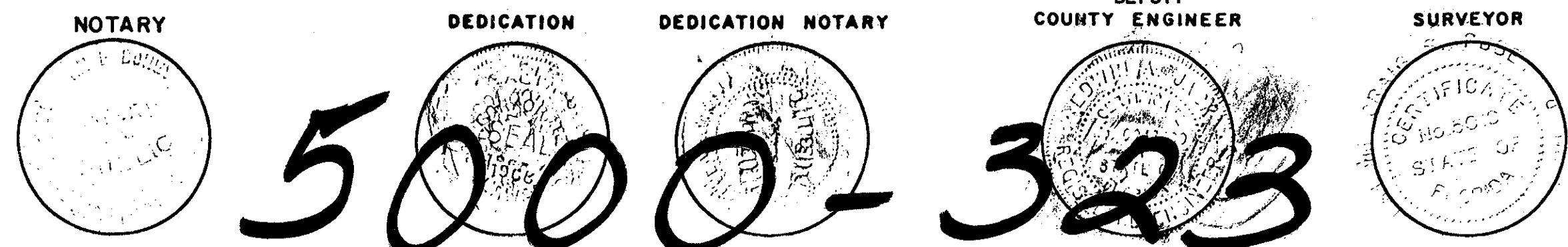
COUNTY ENGINEER:  
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 4th DAY OF August, 1997.  
*Edwin A. Jack*  
EDWIN A. JACK, DEPUTY COUNTY ENGINEER

### SURVEYOR'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) 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: June 13, 1997  
*Craig S. Pusey*  
CRAIG S. PUSEY, P.S.M.  
LICENSE NO. 5019  
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY JONATHAN T. GILBERT, P.S.M., UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

SUBDIVISION \* MANOR CARE  
BOOK 80 PAGE 102  
FLOOD MAP # 215A  
ZONING # 11  
ZIP CODE 33414



**Landmark Surveying & Mapping Inc.**  
1850 Forest Hill Boulevard  
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MANOR CARE