



" PENINSULA VILLAGE GREENS "

A REPLAT OF A PORTION OF "PENINSULA CORPORATE CENTER PLAT" AS RECORDED IN PLAT BOOK 83, PAGE 122-124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
SECTION 31, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

PREPARED BY:
KEITH AND SCHNARS, P.A.
ENGINEERS - PLANNERS - SURVEYORS
LB 1337
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(954) 776-1616
PROJECTS\15577\REPLAT\VILLAGE-GREENS\PLAT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD
AT 11:57 A.M. THIS 13TH DAY
OF May 2004 AND DULY
ON PAGES 6 THRU 13
DOROTHY H. WILKEN
CLERK CIRCUIT COURT
By: James M. Carr D.C.

DEDICATION

STATE OF FLORIDA
COUNTY OF MIAMI-DADE | SS
KNOWN ALL MEN BY THESE PRESENTS SJC INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS DESCRIBED HEREON AS BEING INCLUDED WITHIN THIS PLAT, HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED IN THE MANNER SHOWN HEREON, SAID PLAT TO BE KNOWN AS "PENINSULA VILLAGE GREENS", A REPLAT.

EASEMENTS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PURPOSES INDICATED UNLESS OTHERWISE NOTED
UTILITY AND RESTRICTED USE EASEMENT WITHIN LOT 110 AND LOT 111 SHOWN HEREON ARE HEREBY DEDICATED TO THE "FRENCH VILLAGE BY QUANTUM PROPERTY OWNERS ASSOCIATION, INC.", A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR PUBLIC AND PRIVATE UTILITY AND OPEN SPACE PURPOSES AND STRUCTURES ARE NOT PERMITTED AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE INDIVIDUAL LOT OWNER(S) WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

BLANKET OVERHANG EASEMENTS ON AND ACROSS LOTS 1 THROUGH 155, PARCEL R-4 AND PARCELS C-1 THROUGH C-9 ARE HEREBY DEDICATED TO THE OWNER OF THE LOT WHOSE UNIT'S ROOF/BALCONY OVERHANG ENDOACHES OVER AN ADJUTING LOT AND/OR PARCEL FOR OVERHANG AND OTHER PROPER PURPOSES WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

BLANKET ELECTRICAL/MECHANICAL EQUIPMENT EASEMENTS ON AND ACROSS PARCEL R-4 AND PARCELS C-1 THROUGH C-9 ARE HEREBY DEDICATED TO THE OWNER OF THE LOT WHOSE UNIT'S ELECTRICAL/MECHANICAL EQUIPMENT OVERHANG AND/OR ENCROACH OVER AN ADJUTING PARCEL FOR PROPER PURPOSES WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

PARCELS C-1, C-2, C-3, C-4, C-5, C-6, C-7, C-8, C-9 AND THE BUS SHELTER EASEMENT, AS SHOWN HEREON, ARE FOR OPEN SPACE, PUBLIC AND PRIVATE UTILITIES AND LANDSCAPING PURPOSES AND ARE HEREBY DEDICATED TO THE "FRENCH VILLAGE BY QUANTUM PROPERTY OWNERS ASSOCIATION, INC.", A FLORIDA CORPORATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. SUBJECT TO BLANKET OVERHANG EASEMENT AND BLANKET ELECTRICAL/MECHANICAL EQUIPMENT EASEMENT AS STATED HEREON.

PARCELS D-1 AND D-2, AS SHOWN HEREON, ARE FOR STORMWATER MANAGEMENT, DRAINAGE AND OPEN SPACE PURPOSES AND ARE HEREBY DEDICATED TO "FRENCH VILLAGE BY QUANTUM PROPERTY OWNERS ASSOCIATION, INC.", A FLORIDA CORPORATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. THE PENINSULA CORPORATE CENTER ASSOCIATION, INC. HAS FULL RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE BODY OF WATER IN A POLLUTION FREE AND WHOLESOME CONDITION. A NATIVELY VEGETATED AND FUNCTIONAL LITTORAL ZONE SHALL BE ESTABLISHED AND MAINTAINED AS REQUIRED BY THE BOCA RATON CODE OF ORDINANCES, SECTION 23-301(f).

PARCEL R-3, AS SHOWN HEREON, IS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS, UTILITIES AND DRAINAGE AND IS HEREBY DEDICATED TO THE "PENINSULA CORPORATE CENTER ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER PARCEL R-3 IS DEDICATED TO THE CITY OF BOCA RATON, FLORIDA AND OTHER APPROPRIATE GOVERNMENTAL AUTHORITIES AND PUBLIC UTILITIES FOR INGRESS AND EGRESS OVER, UPON AND UNDER SAID PRIVATE STREET AND ROAD FOR ALL GOVERNMENTAL PURPOSES AND SERVICES AND FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER AND OTHER UTILITY SYSTEMS DEEMED NECESSARY. HOWEVER, SUCH EASEMENT SHALL NOT BE DEEMED TO LIMIT THE ABILITY TO PLACE LANDSCAPING AND/OR BUILDING IMPROVEMENTS APPROVED BY THE CITY OF BOCA RATON, FLORIDA WITHIN PARCEL R-3.

PARCEL R-4, AS SHOWN HEREON, IS FOR PRIVATE ROAD PURPOSES, INCLUDING BUT NOT LIMITED TO INGRESS AND EGRESS, UTILITIES AND DRAINAGE AND IS HEREBY DEDICATED TO THE "FRENCH VILLAGE BY QUANTUM PROPERTY OWNERS ASSOCIATION, INC.", A FLORIDA CORPORATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. A PERPETUAL NON-EXCLUSIVE EASEMENT OVER, UPON AND UNDER PARCEL R-4 IS DEDICATED TO THE CITY OF BOCA RATON, FLORIDA AND OTHER APPROPRIATE GOVERNMENTAL AUTHORITIES AND PUBLIC UTILITIES FOR INGRESS AND EGRESS OVER, UPON AND UNDER SAID PRIVATE STREET AND ROAD FOR ALL GOVERNMENTAL PURPOSES AND SERVICES AND FOR THE INSTALLATION AND MAINTENANCE OF WATER, SEWER AND OTHER UTILITY SYSTEMS DEEMED NECESSARY. HOWEVER, SUCH EASEMENT SHALL NOT BE DEEMED TO LIMIT THE ABILITY TO PLACE LANDSCAPING AND/OR BUILDING IMPROVEMENTS APPROVED BY THE CITY OF BOCA RATON, FLORIDA WITHIN PARCEL R-4. SUBJECT TO BLANKET OVERHANG EASEMENT AND BLANKET ELECTRICAL/MECHANICAL EQUIPMENT EASEMENT AS STATED HEREON.

PARCEL L-3, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE "PENINSULA CORPORATE CENTER ASSOCIATION, INC.", ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA. THE OWNER HAS FULL RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE BODY OF WATER IN A POLLUTION FREE AND WHOLESOME CONDITION, A NATIVELY VEGETATED AND FUNCTIONAL LITTORAL ZONE SHALL BE ESTABLISHED AND MAINTAINED AS REQUIRED BY THE BOCA RATON CODE OF ORDINANCES, SECTION 23-301(f).

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA AND FRANCHISED UTILITIES FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER, TELEPHONE, GAS, CABLE TELEVISION AND ELECTRICAL UTILITIES. ALL UTILITY EASEMENTS AS SHOWN ARE ALSO DEDICATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS CABLE TELEVISION DEDICATION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THE CABLE TELEVISION CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

THE LAKE MAINTENANCE EASEMENTS WITHIN PARCELS D-1 AND D-2, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PENINSULA CORPORATE CENTER ASSOCIATION, INC. FOR ACCESS TO AND AROUND THE STORMWATER MANAGEMENT AND DRAINAGE FACILITY. FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO ALL MAINTENANCE OBLIGATIONS OF SAID ASSOCIATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

THE 6' DRAINAGE EASEMENT WITHIN PARCEL D-2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PENINSULA CORPORATE CENTER ASSOCIATION, INC., FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE FACILITIES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

THE 5' LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

THE 15' BICYCLE AND PEDESTRIAN EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA.

IN WITNESS WHEREOF, SJC INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THIS DEDICATION TO BE SIGNED IN ITS NAME THIS 25TH DAY OF March, A.D., 2004.

Witnesses:
Staudacher WITNESS
Claudia Siles PRINT NAME
Sanchez WITNESS
Abner Sanchez PRINT NAME
 BY: James M. Carr
 MANAGING MEMBER

CITY APPROVALS

THE APPROVAL AND ACCEPTANCE OF THIS PLAT SHOWING DEDICATIONS INFER NO OBLIGATION ON PART OF THE MUNICIPALITY FOR THE INSTALLATION OF IMPROVEMENTS. THE CITY HEREBY ACCEPTS ALL DEDICATED PROPERTY SHOWN AND DEPICTED ON THE PLAT.
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS ___ DAY OF ___ 200__
 THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR THE RECORD BY THE COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID COUNCIL, ON THIS ___ DAY OF ___ 200__
 THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

Steven L. Abrams - MAYOR
Maurice C. Morel P.E. - CITY CIVIL ENGINEER
Sharma Saranante - CITY CLERK
Jorge Camejo - DIRECTOR, DEVELOPMENT SERVICES

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE | SS
BEFORE ME PERSONALLY APPEARED
JAMES M. CARR

TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF SJC INVESTORS, LLC AND THEY ACKNOWLEDGED BEFORE ME HE EXECUTED SAID INSTRUMENT AS SUCH OFFICER AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID OFFICER, AND WHO IS PERSONALLY KNOWN TO ME OR PRODUCED IDENTIFICATION. WITNESS MY HAND AND SEAL
THIS 25TH DAY OF March, A.D., 2004.

MY COMMISSION EXPIRES: 7/8/2005 NOTARY PUBLIC
Jesusa G. Smutny

| CITY CLERK | SURVEYOR & MAPPER | "PENINSULA VILLAGE GREENS" | CHECKED BY | DATE |
|------------|-------------------|----------------------------|------------|-------|
| | | PRELIMINARY CHECK | DKL | 16/03 |
| | | FIELD BOUND SURVEY | DKL | 19/03 |
| | | CALCULATIONS | SW | 8/03 |
| | | PRM'S SET | DKL | 19/03 |
| | | FINAL CHECK | DKL | 12/03 |
| | | CITY COMMENTS | DKL | 3/04 |

DESCRIPTION

SEE SHEET 3 OF 8
 WHEREOF, RECORDED IN PLAT BOOK 83, PAGES 122-124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH
 PORTION OF "PENINSULA CORPORATE CENTER PLAT" ACCORDING TO THE PART THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 122-124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHEAST CORNER OF PARCEL 1 OF SAID PLAT, THENCE SOUTH 00° 5'44" EAST, ALONG THE EAST LINE OF SAID PARCEL 1 AND THE SOUTHERLY PROJECTION THEREOF, 180.91 FEET; THENCE SOUTH 01°38'32" WEST, 113.65 FEET; THENCE SOUTH 83° 49'51" EAST, 12.03 FEET TO THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE AS SHOWN IN THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR SECTION 10, 83220-2408, THENCE SOUTH 10°21'46" WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE, 53.63 FEET; THENCE SOUTH 81°00'08" WEST, ALONG THE NORTH LINE OF PARCEL L-1 OF SAID PLAT, 275.17 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 593.10 FEET (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 68°56'14" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WEST LINE OF SAID PARCEL L-1, THROUGH A CENTRAL ANGLE OF 14° 2'01", AN ARC DISTANCE OF 153.90 FEET, SAID POINT ALSO BEING THE NORTHEAST CORNER OF PARCEL 4 OF AFORESAID PLAT, THENCE SOUTH 77°02'09" WEST, ALONG THE NORTH LINE OF SAID PARCEL 4, A DISTANCE OF 241.13 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HOSPITALITY WAY (N.W. 8th AVENUE) AS SHOWN IN SAID PLAT, THENCE SOUTH 81°52'04" WEST, 40.12 FEET TO THE NORTHEAST CORNER OF PARCEL 7 OF SAID PLAT; THENCE THE FOLLOWING (THREE) COURSES ALONG THE NORTH LINE OF SAID PARCEL 7, (1) SOUTH 82°56'41" WEST, 338.10 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST (2) HAVING A RADIUS OF 300.00 FEET, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°45'09", AN ARC DISTANCE OF 77.24 FEET, (3) SOUTH 68°11'32" WEST, 209.50 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 15.00 FEET; (A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 68°11'20" WEST) SAID POINT ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF PENINSULA CORPORATE CIRCLE AS SHOWN IN AFORESAID PLAT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°16'30" AN ARC DISTANCE OF 256.25 FEET TO A POINT OF ANGENCY, THENCE SOUTH 89°54'50" WEST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF PENINSULA CORPORATE CIRCLE, 12.78 FEET; THENCE NORTH 00° 5'10" EAST 225.41 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF THE CANAL R-15" AS SHOWN ON THE SOUTH FLORIDA WATER MANAGEMENT RIGHT-OF-WAY MAP, DRAWING NUMBER C-15-5 LAST REVISED 05/14/81; THENCE SOUTH 89°25'07" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 1153.40 FEET TO THE POINT OF BEGINNING.
 ALL OF SAID LANDS LYING IN THE CITY OF BOCA RATON, FLORIDA, CONTAINING 17.9463 ACRES (104,744 SQUARE FEET) MORE OR LESS.

TITLE CERTIFICATION

WE, WHITE & CASE, LLP, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE FEE PROPERTY IS VESTED IN SJC INVESTORS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID AND ALL MORTGAGES ENCUMBERING THE FEE PROPERTY SHOWN HEREON.

DATE 3-25-04
 BY: Steven J. Vander, Esq.
 ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS RECENTLY SURVEYED, SUBDIVIDED AND PLATTED UNDER OUR RESPONSIBLE DIRECTION AND SUPERVISION. THAT THE SURVEY DATA SHOWN CONFORMS TO THE APPLICABLE REQUIREMENTS OF CHAPTER 177, PART 1 FLORIDA STATUTES, AND WITH THE APPLICABLE SECTIONS OF CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WERE SET IN ACCORDANCE WITH SECTION 177.081 OF SAID CHAPTER 177 ON THIS 1st DAY OF OCTOBER, 2003.

KEITH AND SCHNARS, P.A.
6500 N. ANDREWS AVENUE
FT. LAUDERDALE, FLORIDA 33309
CERTIFICATE OF AUTHORIZATION NUMBER: LB1337
Adolphus M. Lazonick
 ADOLPHUS M. LAZONICK
 PROFESSIONAL SURVEYOR AND MAPPER #4105
 STATE OF FLORIDA
 (FOR THE FIRM)