

00006-021

# MERIDIAN AT ONE NORTH OCEAN PLAT

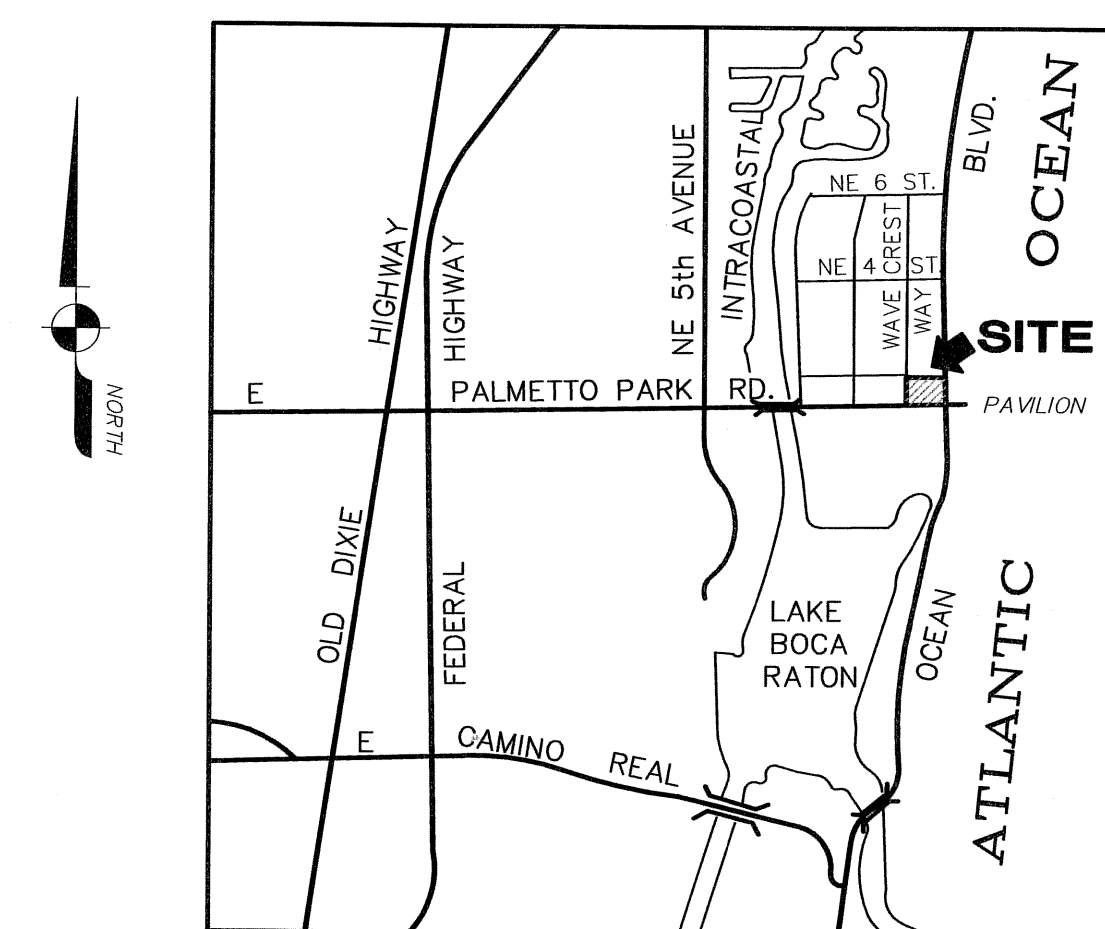
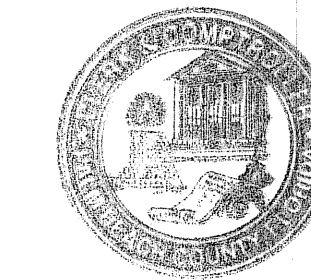
BEING A RE-PLAT OF LOTS 1 THROUGH 6 INCLUSIVE, LOT 55 AND LOT 56, TOGETHER WITH THE CONTIGUOUS ALLEYS, BLOCK 1, BOCA RATON RIVIERA, UNIT B, PLAT BOOK 20, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SITUATE IN SECTION 21, TOWNSHIP 47 S, RANGE 43 E, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 2:36 PM this 6 day of June, 2005, and duly recorded in Plat Book 105, Pages 38, through 39.

SHARON R. BOCK  
Clerk & Comptroller  
By: *Sharon Bock*

SHEET 1 OF 2



### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT ONE NORTH OCEAN, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA SHOWN HERON AS "MERIDIAN AT ONE NORTH OCEAN PLAT", BEING A REPLAT OF LOTS 1 THROUGH 6 INCLUSIVE, LOT 55 AND LOT 56, TOGETHER WITH THE CONTIGUOUS ALLEYS, BLOCK 1, BOCA RATON RIVIERA, UNIT B, PLAT BOOK 20, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SITUATE IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 6 INCLUSIVE, LOT 55 AND LOT 56, BLOCK 1, BOCA RATON RIVIERA, UNIT B, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 20, PAGE 50, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

TOGETHER WITH:

ALL THAT PART OF A 20 FOOT WIDE NORTH-SOUTH ALLEY, LYING NORTH OF THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 56 AND LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 55, ALL OF BLOCK 1, AS SHOWN ON SAID PLAT

TOGETHER WITH:

ALL THAT PART OF A 15 FOOT WIDE EAST-WEST ALLEY, LYING NORTH OF SAID LOTS 1 THROUGH 4 AND WEST OF THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 1 AND LYING EAST OF THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 4, SAID ALLEY BEING COINCIDENT WITH THE SOUTH LINE OF SAID LOT 5 AND LOT 56, ALL OF BLOCK 1, AS SHOWN ON SAID PLAT

LESS AND EXCEPTING:

THAT PART OF LOT 1, BLOCK 1 ACCORDING TO SAID PLAT, LYING IN THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC THAT IS TANGENT TO THE SOUTH AND EAST LINES OF SAID LOT 1, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2585, PAGE 1724 OF SAID PUBLIC RECORDS

AND

THAT PART OF LOT 4, BLOCK 1 ACCORDING TO SAID PLAT, LYING IN THE EXTERNAL AREA FORMED BY A 25.00 FOOT RADIUS ARC THAT IS TANGENT TO THE SOUTH AND WEST LINES OF SAID LOT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2585, PAGE 1724 OF SAID PUBLIC RECORDS

SAID LANDS LYING AND BEING IN SECTION 21, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA CONTAINING 78,918 SQUARE FEET (1.81 ACRES) MORE OR LESS.

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

#### 1. UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. SUCH, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE 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.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12 DAY OF April, 2005.

ONE NORTH OCEAN, L.L.C.  
DELAWARE LIMITED LIABILITY COMPANY  
By: *Joseph J. Rauenhorst*  
JOSEPH J. RAUENHORST  
PRESIDENT

WITNESS: *Dewise S. Johnson*  
PRINT NAME: DEWISE S. JOHNSON

WITNESS: *Audrey G. Placencia*  
PRINT NAME: AUDREY G. PLACENCIA

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JOSEPH J. RAUENHORST, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ONE NORTH OCEAN, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF April, 2005.

MY COMMISSION EXPIRES: December 11, 2006

JILL C. SPENCER  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # 0011188  
MY COMMISSION EXPIRES DEC. 11, 2006  
(NOTARY SEAL)

*Jill C. Spencer*  
NOTARY PUBLIC

### MORTGAGEE

STATE OF FLORIDA  
COUNTY OF PINELLAS } SS

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 RECORDS BOOK 17370 AT PAGE 1445 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CHARTERED BANK, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 11 DAY OF April, 2005.

AMSOUTH BANK  
AN ALABAMA STATE CHARTERED BANK  
By: *Robert D. Kramer*  
ROBERT D. KRAMER  
SENIOR VICE-PRESIDENT

WITNESS: *Jurida M. Broschart*  
PRINT NAME: JURIDA M. BROSCHART

WITNESS: *Lynette Rumora*  
PRINT NAME: LYNETTE RUMORA

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PINELLAS } SS

BEFORE ME PERSONALLY APPEARED ROBERT D. KRAMER, SENIOR VICE PRESIDENT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF AMSOUTH BANK, AN ALABAMA STATE CHARTERED BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID STATE CHARTERED BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID STATE CHARTERED BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID STATE CHARTERED BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF April, 2005.

MY COMMISSION EXPIRES: August 23, 2007

IRENE S. PORCELLO  
MY COMMISSION # 0020983  
EXPIRES August 23, 2007  
(NOTARY SEAL)

*Irene S. Porcello*  
NOTARY PUBLIC

### TITLE CERTIFICATION

I, DANIEL M. MACKLER AS 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 IN ONE NORTH OCEAN, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DANIEL M. MACKLER, ESQ.  
FLORIDA BAR NO. 0870366  
*Daniel M. Mackler*  
DANIEL M. MACKLER

DATED: 4/12/05

### APPROVALS

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 10th DAY OF May, 2005.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

By: *Steven L. Abrams*  
STEVEN L. ABRAMS, MAYOR

By: *Jorge A. Camejo*  
JORGE A. CAMEJO, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR

By: *Shirma Carannante*  
SHIRMA CARANNANTE, CITY CLERK

By: *Maurice C. Morel*  
MAURICE C. MOREL, P.E., CITY CIVIL 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") AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.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 THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

DATED: April 13, 2005

*Keith M. Chee*  
KEITH M. CHEE-A-TOW, P.L.S.  
FLORIDA REGISTRATION NO. 5328  
AVIROM & ASSOCIATES, INC.  
L.B. NO. 3300

THIS INSTRUMENT WAS PREPARED BY:  
KEITH M. CHEE-A-TOW, P.L.S.  
AVIROM & ASSOCIATES, INC.  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
APRIL, 2005

