

00000-023

QUALITY CARE PLAT

20050531737

A REPLAT OF A PORTION OF LOT 20, BLOCK 21, BOCA RATON HILLS SECTION 2, RECORDED IN PLAT BOOK 23, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 43 EAST, 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 pm this 23rd day of August, 2005, and duly recorded in Plat Book 106, Pages 198, through 199.

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

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PHYSICIANSMART OFFICE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS QUALITY CARE PLAT, A REPLAT OF A PORTION OF LOT 20, BLOCK 21, BOCA RATON HILLS SECTION 2, RECORDED IN PLAT BOOK 23, PAGE 58 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING IN THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

PARCEL I:

ALL THAT PART OF LOT TWENTY (20) OF BLOCK TWENTY-ONE (21) OF BOCA RATON HILLS, AS RECORDED IN PLAT BOOK 23, AT PAGE 58, PALM BEACH COUNTY RECORDS DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 160 FEET IN WIDTH AND 100 FEET IN LENGTH MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE) ACCORDING TO SAID ABOVE DESCRIBED PLAT, WHICH STRIP OF LAND IS BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF SAID 9TH AVENUE (NOW KNOWN AS 2ND AVENUE), BOUNDED ON THE WEST BY A LINE RUNNING PARALLEL WITH AND 160 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE), BOUNDED ON THE SOUTH BY A LINE AT RIGHT ANGLES TO SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE) AND LOCATED 100 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF LOT 19, BLOCK 21, PLAT BOOK 23, PAGE 58, DESCRIBED ABOVE, BOUNDED ON THE NORTH BY A LINE AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE) AND LOCATED 200 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 19, BLOCK 21, DESCRIBED ABOVE, SAID 200 FEET BEING MEASURED ALONG AND COINCIDENT WITH THE SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE).

PARCEL II:

ALL THAT PART OF LOT 20 OF BLOCK 21 OF BOCA RATON HILLS, AS RECORDED IN PLAT BOOK 23, AT PAGE 58, PALM BEACH COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND 160 FEET IN WIDTH AND 50 FEET IN LENGTH MEASURED ALONG THE WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE) ACCORDING TO SAID ABOVE DESCRIBED PLAT, WHICH STRIP OF LAND IS BOUNDED AS FOLLOWS:

BOUNDED ON THE EAST BY THE WESTERLY RIGHT OF WAY LINE OF SAID 9TH AVENUE (NOW KNOWN AS 2ND AVENUE) BOUNDED ON THE WEST BY A LINE RUNNING PARALLEL WITH AND 160 FEET WESTERLY MEASURED AT RIGHT ANGLES FROM THE SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE), BOUNDED ON THE SOUTH BY A LINE AT RIGHT ANGLES TO SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE) AND LOCATED 200 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY LINE OF LOT 19, BLOCK 21, PLAT BOOK 23, PAGE 58, DESCRIBED ABOVE, BOUNDED ON THE NORTH BY A LINE AT RIGHT ANGLES TO THE SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE) AND LOCATED 250 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 19, BLOCK 21, DESCRIBED ABOVE, SAID 250 FEET BEING MEASURED ALONG AND COINCIDENT WITH THE SAID WESTERLY RIGHT OF WAY LINE OF 9TH AVENUE (NOW KNOWN AS 2ND AVENUE).

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA CONTAINING 23,135.84 SQUARE FEET (0.531 ACRES) MORE OR LESS.

HAVE 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.

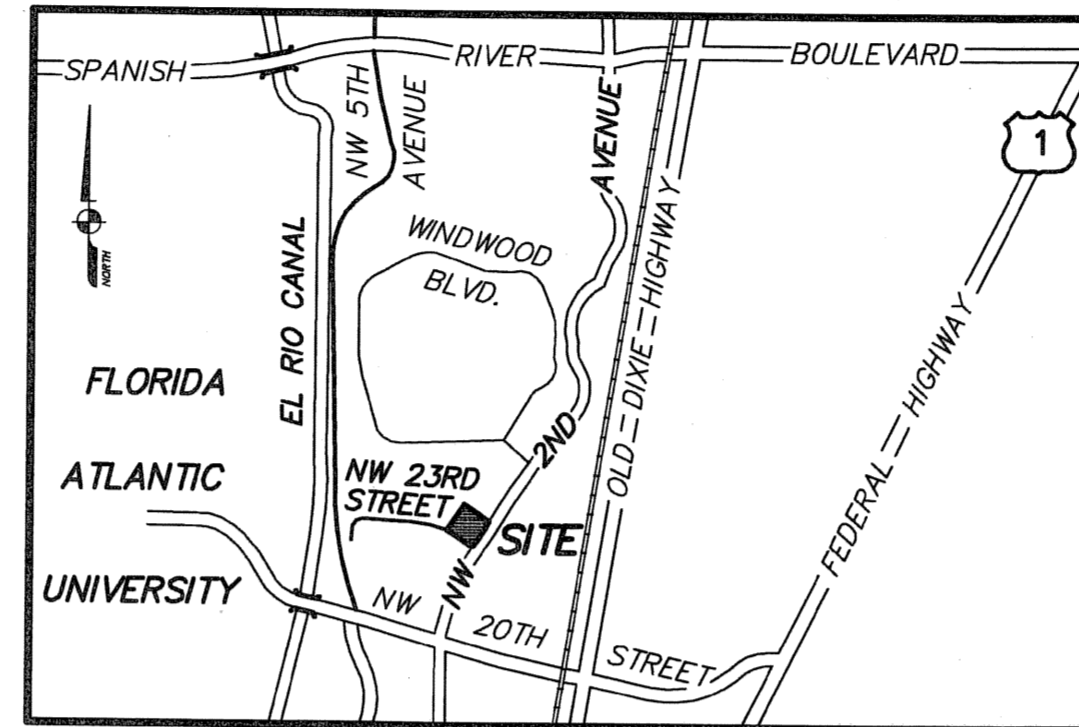
IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 3rd DAY OF December, 2004.

PHYSICIANSMART OFFICE, LLC.
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Greg Korneluk
PRINT NAME: GREG KORNELEK
WITNESS: Oswaldo Torres-Silva
PRINT NAME: OSWALDO TORRES-SILVA

BY: Brita Hess
BRITA HESS, MANAGER/MEMBER



LOCATION SKETCH

NOT TO SCALE

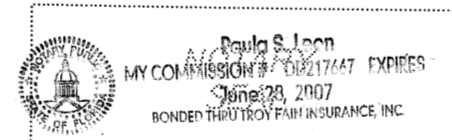
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED BRITA HESS WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MGR/MEM OF PHYSICIANSMART OFFICE, LLC., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 3 DAY OF December, 2004.

MY COMMISSION EXPIRES:



Paula Shaw
NOTARY PUBLIC

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
OCTOBER, 2004

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

TITLE CERTIFICATION:

I, ROGER C. STANTON 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 PHYSICIANSMART OFFICE, LLC., A FLORIDA LIMITED LIABILITY COMPANY; 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.

WARD, DAMON & POSNER, P.A.
4420 BEACON CIRCLE, SUITE 100
WEST PALM BEACH, FLORIDA 33407

DATED: December 16, 2004

BY: R.C. Stanton
ROGER C. STANTON, P.A.
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA REGISTRATION NO. 0066303

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 23 DAY OF February, 2005.

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.

BY: Steven L. Abrams
STEVEN L. ABRAMS, MAYOR
BY: Jorge A. Camejo
JORGE A. CAMEJO, A.I.C.P. DEVELOPMENT SERVICES DIRECTOR
BY: Shanna Carannante
SHANNA 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. 177.081(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.

DATE: JANUARY 12, 2005

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

