

DEDICATION (CONTINUED FROM SHEET 1)

2. UTILITY EASEMENT

THE UTILITY EASEMENT, 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 EASEMENT. 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.

CALUSA ESTATES
PORTION OF SECTION 6, TOWNSHIP 47 SOUTH, RANGE 43 EAST
PORTION OF PARCEL 1, CONGRESS CORPORATE CENTER, PLAT BOOK 55, PAGE 123,
PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

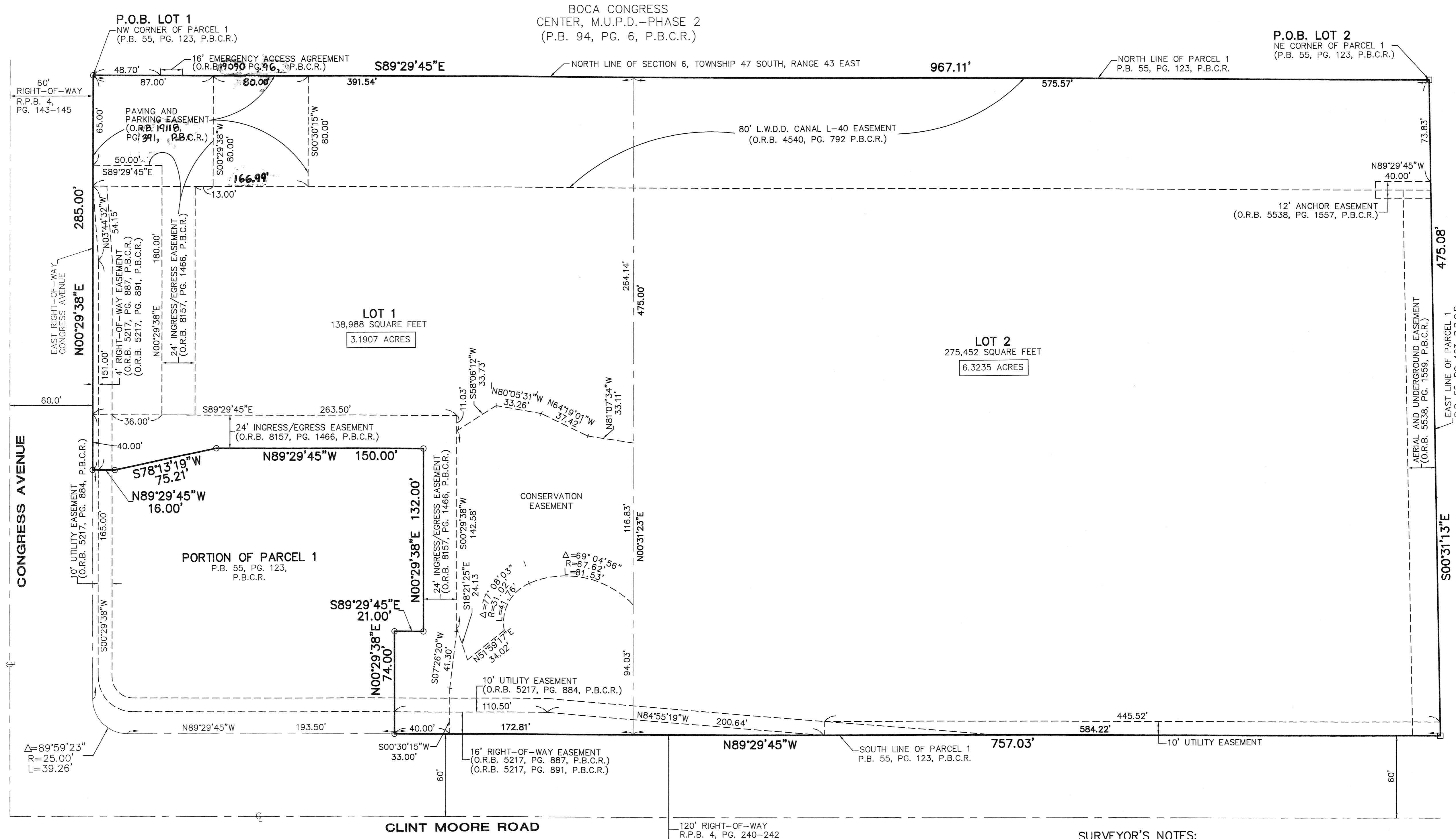
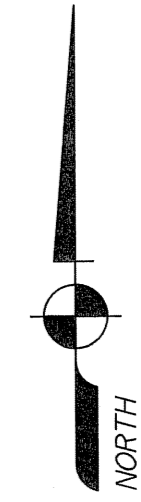
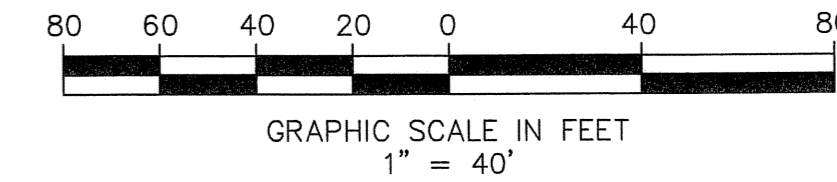
THIS INSTRUMENT WAS PREPARED BY:
 JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
 SURVEYING & MAPPING
 50 S.W. 2nd AVENUE, SUITE 102
 BOCA RATON, FLORIDA 33432
 (561) 392-2594
 JULY, 2005

201

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 This plat was filed for record
 at _____ this _____
 day of _____, 2005,
 and duly recorded in Plat Book
 _____, Pages _____ through

SHARON R. BOCK
 Clerk and Comptroller
 By: _____

SHEET 2 OF 2



CITY OF BOCA RATON
 CANAL E-4
 DEED BOOK 865, PG. 84.

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.

| AREA TABULATION: | |
|------------------|---|
| LOT 1 | 138,988 SQUARE FEET (3.1907 ACRES) |
| LOT 2 | 275,452 SQUARE FEET (6.3235 ACRES) |
| TOTAL | 414,440 SQUARE FEET (9.5142 ACRES) |

- SURVEYOR'S NOTES:**
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
 - BEARINGS SHOWN HEREON ARE BASED ON THE PLAT, WITH NORTH LINE OF SAID PLAT HAVING A BEARING OF S89°29'45"E.
 - BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
 - IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES WITHIN THESE AREA OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES.
 - DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
 - ABBREVIATION LEGEND: C = CENTERLINE; FND = FOUND; ID = IDENTIFICATION; I.R. = IRON ROD; L.B. = LICENSED BUSINESS; L.W.D.D. = LAKE WORTH DRAINAGE DISTRICT; MS. = MEASURED; N/D = NAIL & DISC; O/S = OFFSET; P.B. = PLAT BOOK; PG. = PAGE; P.O.B. = POINT OF BEGINNING; O.R.B. = OFFICIAL RECORDS BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL LAND SURVEYOR; Δ = CENTRAL ANGLE; R = RADIUS; R.P.B. = ROAD PLAT BOOK; U.E. = UTILITY EASEMENT; W/CAP = WITH SURVEYORS CAP; P.R.M. = PERMANENT REFERENCE MONUMENT.
 - INDICATES SET PERMANENT REFERENCE MONUMENT - 4"x4"x24" CONCRETE MONUMENT, WITH BRASS DISK STAMPED, L.B. #3300, O INDICATES SET NAIL WITH BRASS DISK STAMPED, P.R.M. LB# 3300.