

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THIS PLAT WAS FILED FOR RECORD AT 11:55 P.M.
THIS 25 DAY OF January A.D. 2015 AND DULY RECORDED
IN PLAT BOOK 121 ON PAGES 22 THROUGH 23.
SHARON R. BOCK CLERK AND COMPTROLLER
BY: Sharon R. Bock DEPUTY CLERK
SHEET 1 OF 2 SHEETS

5766-001

TRI-COUNTY HUMANE SOCIETY

BEING A REPLAT OF BOCA RATON HUMANE SOCIETY INC. ANIMAL CARE CENTER AND PET CEMETERY, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 36, PAGE 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH TRACT 33, BLOCK 79, " THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, 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
JANUARY 28, 2015

CERTIFICATE OF DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

KNOW ALL MEN BY THESE PRESENTS THAT THE CITY OF BOCA RATON, A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON AS TRI-COUNTY HUMANE SOCIETY, BEING A REPLAT OF BOCA RATON HUMANE SOCIETY INC. ANIMAL CARE CENTER AND PET CEMETERY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 36, AT PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH TRACT 33, BLOCK 79, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING AND SITUATE IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BOCA RATON HUMANE SOCIETY INC. ANIMAL CARE CENTER AND PET CEMETERY, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGE 36, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, A PORTION OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; BEING A REPLAT OF A PORTION OF BLOCK 79 OF THE PALM BEACH FARMS CO. PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGE 45 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PARCEL OF LAND LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT 33, BLOCK 79, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY.

LESS AND EXCEPT THE PROPERTY CONTAINED IN THAT RIGHT-OF-WAY WARRANTY DEED IN FAVOR OF PALM BEACH COUNTY RECORDED IN O.R. BOOK 9685, PAGE 1367, O.R. BOOK 2350, PAGE 1253, AND O.R. BOOK 23261, PAGE 1687, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS LYING AND SITUATED IN PALM BEACH COUNTY, FLORIDA AND CONTAINING 605,858 SQUARE FEET (13.9086 ACRES) MORE OR LESS.

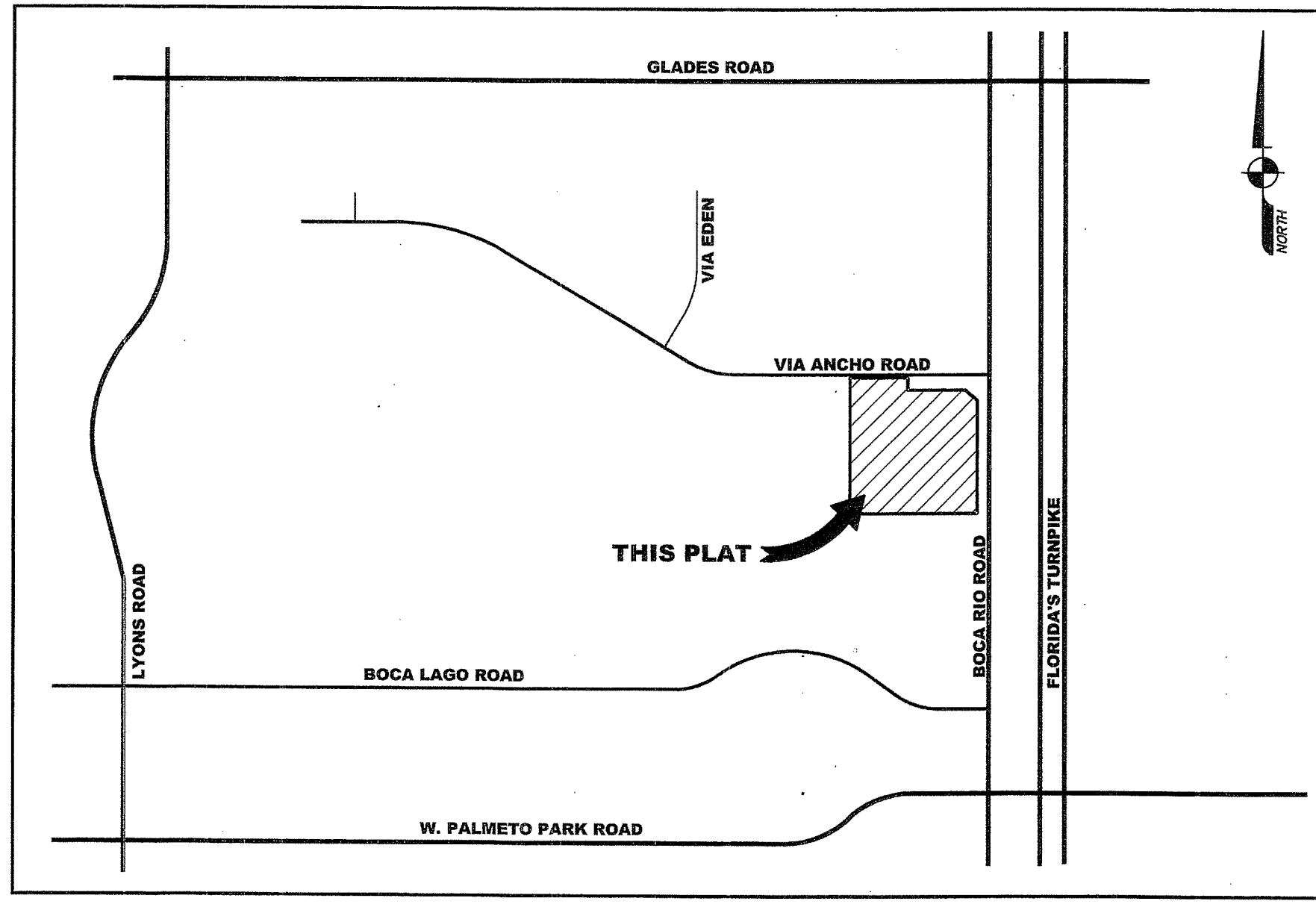
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "F-1", AS SHOWN HEREON IS HEREBY RESERVED BY THE CITY OF BOCA RATON A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATIONS OF SAID CITY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PODS 1 THROUGH 8, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS, AS A PET CEMETERY FOR THE INTERMENT OF SMALL ANIMALS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY, ITS 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.
- THE UTILITY EASEMENT AS SHOWN HEREON IS 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.
- TRACTS RW-1 AND RW-2, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE OWNER, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIMES AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA AS LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSE. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER, UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.
- 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, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED CITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CITY MANAGER AND THEIR SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COUNCIL.

THIS 24th DAY OF November 2015

WITNESS: Neil M. Medina
GAIL M. MEDINA (PRINT NAME)
WITNESS: Susan S. Saxton
SUSAN S. SAXTON (PRINT NAME)
CITY OF BOCA RATON, A MUNICIPAL CORPORATION IN THE STATE OF FLORIDA
BY: Leif Ahnell CITY MANAGER



LOCATION SKETCH NOT TO SCALE

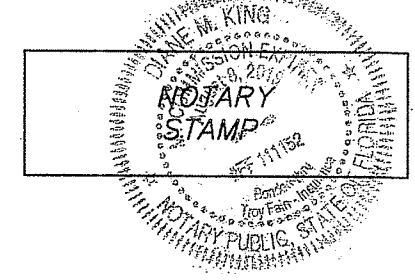
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED LEIF J. AHNELL WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE CITY MANAGER OF THE CITY OF BOCA RATON, FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS CITY MANAGER OF SAID CITY OF BOCA RATON, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CITY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CITY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CITY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 24th DAY OF November 2015

MY COMMISSION EXPIRES: August 8, 2018 (DATE)



Diane M. King
NOTARY PUBLIC
PRINT NAME: Diane M. King
COMMISSION NUMBER: FE111152

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

I, Maria P. Spilopoulos 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 THE CITY OF BOCA RATON; THAT THE CURRENT TAXES (IF APPLICABLE) HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS HAVE BEEN PAID, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATE: 12/11/2015

BY: Maria P. Spilopoulos
MARIA P. SPILOPOULOS (PRINT NAME)
LICENSED IN FLORIDA
FLORIDA BAR NO. 0969036

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), F.S., THIS 25th DAY OF January 2015 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
PALM BEACH COUNTY, FLORIDA

SURVEYOR'S NOTES:

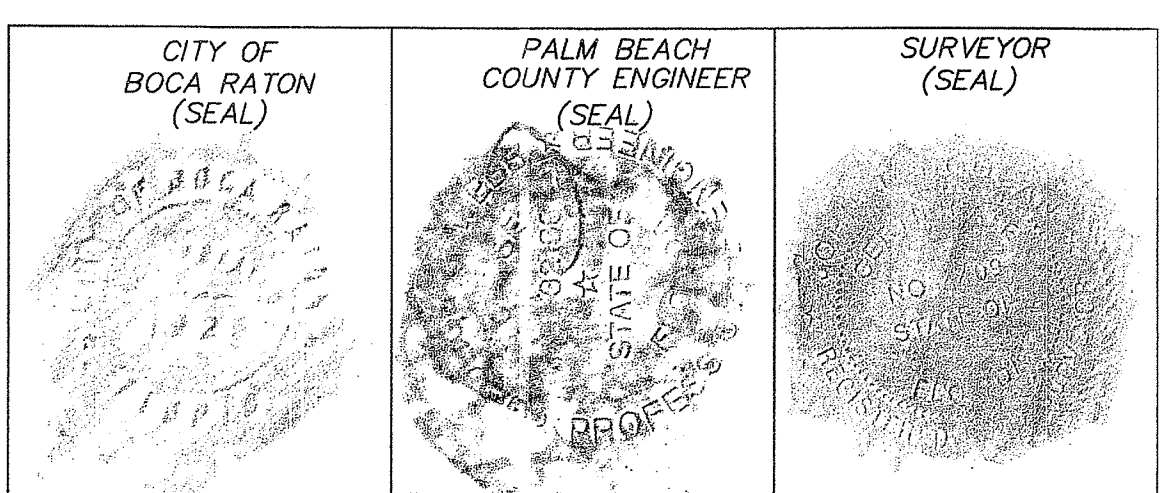
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.
- BEARINGS SHOWN HEREON ARE ASSUMED N00°42'52"W AND BASED ON THE EAST LINE OF BOCA RATON HUMANE SOCIETY INC. ANIMAL CARE CENTER AND PET CEMETERY, PLAT BOOK 36, PAGE 36 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- THE COORDINATE VALUES SHOWN HEREON ARE STATE PLANE COORDINATES (TRANSVERSE MERCATOR PROJECTION), FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD) 1983, (1990 ADJUSTMENT). CONTROL MEASUREMENTS MEET OR EXCEED CLOSURE FOR COMMERCIAL HIGH RISK: LINEAR: 1 FOOT IN 10,000 FEET HORIZONTALLY AND WERE VERIFIED THROUGH A REDUNDANCY OF MEASUREMENTS. ALL DISTANCES ARE GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
SCALE FACTOR = 1.000025571
GRID DISTANCE = (GROUND DISTANCE) X (SCALE FACTOR)
ROTATION EQUATION:
N 00°42'52" W (PLAT BEARING)
N 01°04'25" W (GRID BEARING) = 00°21'33" COUNTER CLOCKWISE
- 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.
- THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS, AS REQUIRED FOR SUCH ENCROACHMENT.
- THE BUILDING SETBACKS SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.

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"), PERMANENT CONTROL POINTS ("P.C.P.'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 PALM BEACH COUNTY, FLORIDA.

DATE: Nov. 10, 2015

John T. Doogan
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300



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