

CFN 20230090983 PL BK 135 PG 133

# REVE DEL MIZNER PLAT

BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 8, RICKARD'S SURVEY OF BOCA RATON, FLORIDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

133

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 11:30 A.M.

THIS 20 DAY OF March A.D. 2023 AND DULY RECORDED

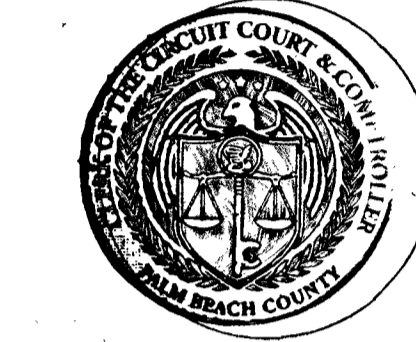
IN PLAT BOOK 135 ON PAGES 133 THROUGH 134

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT & COMPTROLLER

BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2 SHEETS

CLERK OF THE CIRCUIT COURT & COMPTROLLER



### LAND DESCRIPTION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

#### PARCEL 1:

BEGINNING AT THE NORTHWEST CORNER OF LOT 8, BLOCK 8, RICKARD'S SURVEY OF BOCA RATON, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUCH BEGINNING POINT BEING AT THE CENTER OF THE ROAD; RUNNING THENCE SOUTH ALONG THE CENTER OF THE ROAD 110 FEET TO A STAKE; RUNNING THENCE EAST 105 FEET TO A STAKE; RUNNING THENCE SOUTH 55 FEET TO THE CENTER OF THE ALLEY; RUNNING THENCE EAST ALONG THE CENTER OF THE ALLEY 50 FEET; RUNNING THENCE NORTH 165 FEET TO THE CENTER OF THE ROAD; RUNNING THENCE WEST ALONG THE CENTER OF THE ROAD 155 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY IS LOCATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED AND RECORDED IN DEED BOOK 311, AT PAGE 311, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

#### PARCEL 2:

BEGINNING AT A POINT 110 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 8, BLOCK 8, RICKARD'S SURVEY OF BOCA RATON, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 34, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SUCH BEGINNING POINT BEING AT THE CENTER OF THE ROAD; RUNNING THENCE SOUTH ALONG THE CENTER OF THE ROAD 55 FEET TO THE CENTER OF THE ALLEY; RUNNING EAST ALONG THE CENTER OF THE ALLEY 105 FEET TO A STAKE; THENCE NORTH 55 FEET TO A STAKE; THENCE RUNNING WEST AND PARALLEL TO THE CENTER OF THE ALLEY 105 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF BOCA RATON BY ORDER OF TAKING RECORDED IN O.R. BOOK 6423, PAGE 903, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF LOT 8, BLOCK 8, T.M. RICKARD'S PLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 34, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 20; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, NORTH 88°58'21" EAST A DISTANCE OF 1,319.68 FEET; THENCE NORTH 01°44'16" WEST A DISTANCE OF 164.88 FEET; THENCE NORTH 88°15'44" EAST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 8, NORTH 01°44'16" WEST A DISTANCE OF 145.13 FEET; THENCE ALONG THE NORTH LINE OF SAID LOT 8, NORTH 88°57'22" EAST A DISTANCE OF 40.24 FEET; THENCE SOUTH 42°51'52" WEST A DISTANCE OF 38.64 FEET; THENCE SOUTH 03°13'38" EAST, A DISTANCE OF 117.37 FEET; THENCE SOUTH 88°57'51" WEST A DISTANCE OF 16.15 FEET TO THE POINT OF BEGINNING.

LESS RIGHTS-OF-WAY FOR EAST BOCA RATON ROAD AND NE MIZNER BOULEVARD.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 17,118 SQUARE FEET (0.3930 ACRES) MORE OR LESS.

### DEDICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

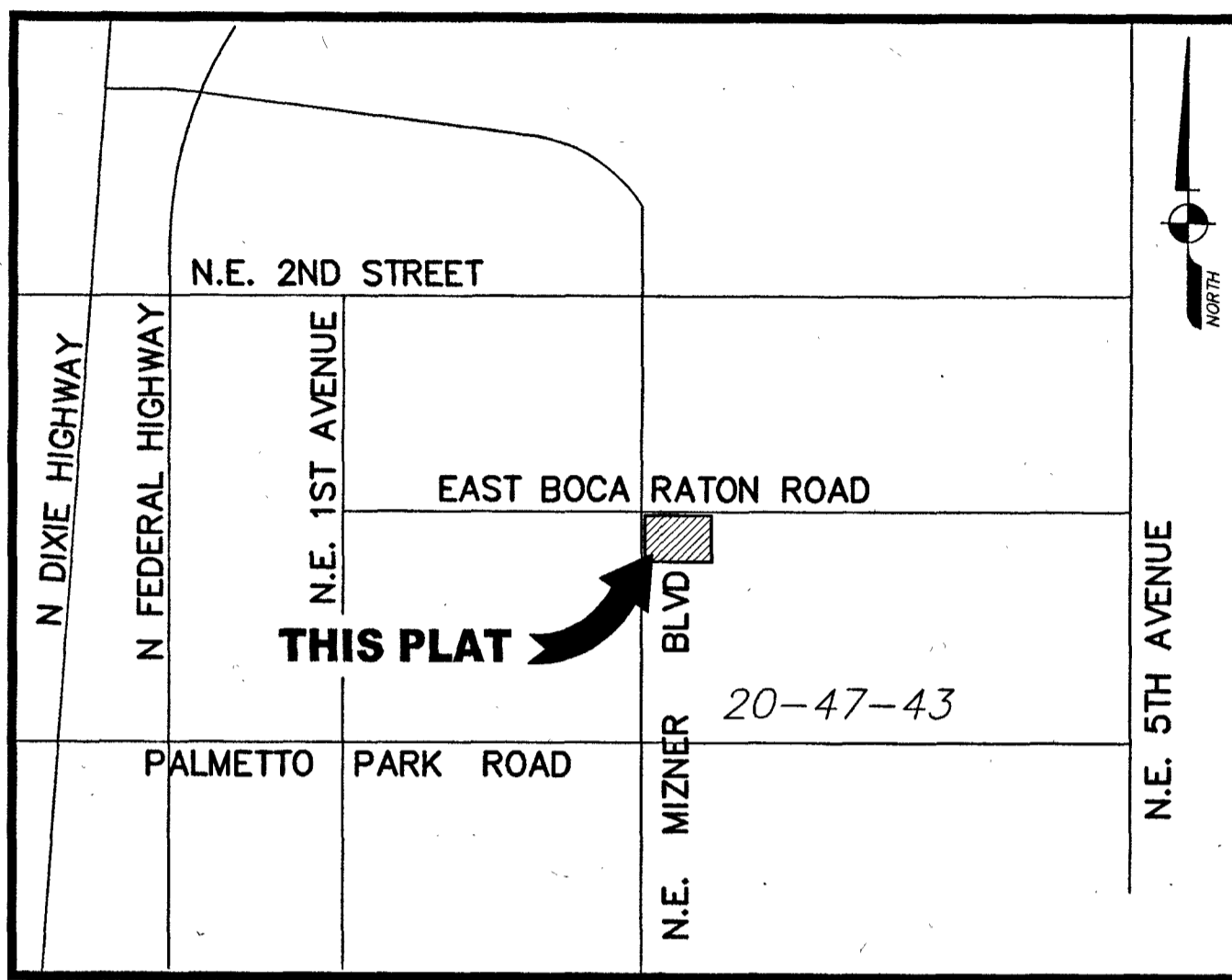
KNOW ALL MEN BY THESE PRESENTS THAT LA REVE, LLC, AS OWNER OF THE LAND SHOWN HEREON AS REVE DEL MIZNER PLAT, BEING A REPLAT OF A PORTION OF LOT 8, BLOCK 8, RICKARD'S SURVEY OF BOCA RATON, FLORIDA ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 7, PAGE 34 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- LOTS 1 THROUGH 5, INCLUSIVE, ARE HEREBY RESERVED BY LA REVE, LLC, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- TRACT 'B', AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, AS PUBLIC RIGHT-OF-WAY FOR STREET AND UTILITY PURPOSES.
- TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED TO LA REVE, LLC, ITS SUCCESSORS AND ASSIGNS, FOR COMMON AREA PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, THE ABOVE NAMED LA REVE, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS MANAGER, THIS 9th DAY OF March, 2023

LA REVE, LLC  
BY: [Signature]  
NICHOLAS J. NETTA, MANAGER

WITNESS: [Signature]  
PRINT NAME: Bonnie Miskel  
WITNESS: [Signature]  
PRINT NAME: Ruth McGlynn



LOCATION SKETCH NOT TO SCALE

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 2023

### 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 9th DAY OF March, 2023

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: [Signature] SCOTT SINGER, MAYOR  
BY: [Signature] GEORGE S. BROWN, DEPUTY CITY MANAGER  
BY: [Signature] MARY SIDDONS, CITY CLERK  
BY: [Signature] LAUREN BURACK, P.E., CITY CIVIL ENGINEER

### 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 ASSUMED BASED ON THE WEST LINE OF LOT 1, P.B. 87, PG 48, P.B.C.R., HAVING A BEARING OF S0°03'34"E.
- 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: CL = CENTERLINE; L.B. = LICENSED BUSINESS; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG(S). = PAGE(S); P.L.S. = PROFESSIONAL LAND SURVEYOR; PRM = PERMANENT REFERENCE MONUMENT.
- - INDICATES SET PERMANENT REFERENCE MONUMENT, A 5/8"x18" IRON ROD WITH A CAP STAMPED "PRM AVIROM LB 3300"
- - INDICATES SET NAIL & DISC, STAMPED "PRM AVIROM LB 3300".
- - INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH CAP STAMPED "PRM L.B. 6456".

### 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 SECTION 177.091(9), FLORIDA STATUTES, 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: March 8, 2023

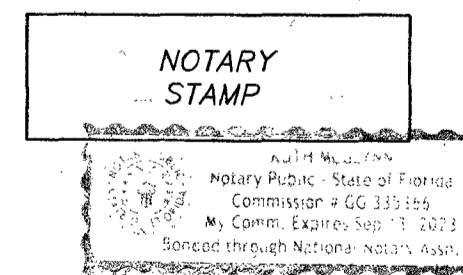
[Signature]  
JOHN T. DOOGAN, P.L.S.  
FLORIDA REGISTRATION NO. 4409  
AVIROM & ASSOCIATES, INC.  
50 SW 2ND AVENUE, BOCA RATON, FL. 33432  
CERTIFICATE OF AUTHORIZATION NUMBER 3300

### ACKNOWLEDGMENT:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED NICHOLAS J. NETTA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED [Signature] AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF LA REVE, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER 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 9th DAY OF March, 2023  
MY COMMISSION EXPIRES: 9/13/2023 (DATE)



[Signature]  
NOTARY PUBLIC  
PRINT NAME: Ruth McGlynn  
COMMISSION NUMBER: 66335366

### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, San C. Caliendo, 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 LA REVE, LLC., 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.

DATE: 3-9-2023

BY: [Signature]  
ATTORNEY-AT-LAW IN FLORIDA  
BAR NO. 110518

CORPORATE SEAL LA REVE, LLC	CITY CLERK	SURVEYOR'S SEAL	AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING 50 S.W. 2ND AVENUE, SUITE 102 BOCA RATON, FLORIDA 33432 TEL. (561) 392-2594, FAX (561) 394-7125 WWW.AVIROM-SURVEY.COM ©2021 AVIROM & ASSOCIATES, INC. All rights reserved. This sketch is the property of AVIROM & ASSOCIATES, INC. and should not be reproduced or copied without written permission.
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