

LAND DESCRIPTION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

FEE SIMPLE PARCEL:

LOT 8 OF LAGO MAR SHORES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 16, TOWNSHIP 47 SOUTH, RANGE 43 EAST, BOCA RATON, PALM BEACH COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF STATE ROAD A-1-A, AND THE SOUTH LINE OF THE NORTH 2800.00 FEET OF SAID SECTION 16; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 2800.00 FEET OF SAID SECTION 16, A DISTANCE OF 100.00 FEET TO A POINT, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE ALONG THE AFOREMENTIONED SOUTH LINE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 75.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 75.00 FEET OF THE NORTH 2800.00 FEET OF SECTION 16; THENCE WITH AN INCLUDED ANGLE OF 90°00'00" ALONG THE AFOREMENTIONED NORTH LINE, A DISTANCE OF 100.00 FEET TO A POINT; THENCE WITH AN INCLUDED ANGLE OF 90°00'00", A DISTANCE OF 75.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 7,500 SQUARE FEET (0.1722 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT MICHAEL OSTER AND H. CRISTINA CHEN-OSTER, AS OWNER OF THE LAND SHOWN HEREON, AS OSTER PLAT, BEING A PORTION OF SECTION 16, TOWNSHIP 47 SOUTH, RANGE 43 EAST, LYING IN 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:

- LOT 1 IS HEREBY RESERVED BY MICHAEL OSTER AND H. CRISTINA CHEN-OSTER, 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.
- 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, 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 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.
- THE PEDESTRIAN ACCESS EASEMENT, AS SHOWN HEREON, IS EXPRESSLY GRANTED FOR THE SOLE BENEFIT OF AND USE BY PEDESTRIANS WHO QUALIFY AS PROPERTY OWNERS (AND INVITEES OF SUCH PROPERTY OWNERS), OF ALL PROPERTIES FRONTING ON THE PRIVATE STREETS KNOWN AS LAGO MAR AND N.E. 24TH STREET. THIS EASEMENT IS ESTABLISHED TO ENSURE LIMITED PEDESTRIAN ACCESS (TO THE PEDESTRIANS SPECIFIED IN THE PRIOR SENTENCE) ALONG SAID ROADWAYS BUT DOES NOT CONFER PUBLIC ACCESS RIGHTS NOR CONVERT LAGO MAR LANE OR N.E. 24TH STREET INTO A PUBLIC RIGHT-OF-WAY. THE PEDESTRIAN ACCESS EASEMENT AND ANY SIDEWALK INSTALLED THEREIN IS THE PERPETUAL MAINTENANCE OBLIGATION OF EACH ADJACENT PROPERTY OWNER(S), THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, THE ABOVE NAMED MICHAEL OSTER HAS CAUSED THESE PRESENTS TO BE SIGNED BY HIM, THIS 1 DAY OF May, 2025

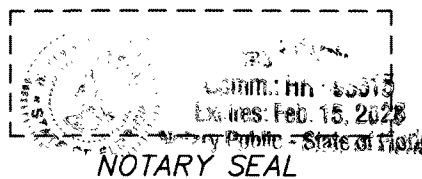
WITNESS: Sara Thompson BY: Michael Oster
PRINT NAME: Sara Thompson MICHAEL OSTER

WITNESS: Vershaun Smith
PRINT NAME: Vershaun Smith

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 1 DAY OF May, 2025 BY MICHAEL OSTER WHO IS ☐ PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED driver's license AS IDENTIFICATION.



Steven Kelly
(NOTARY PUBLIC)
PRINT NAME

MY COMMISSION EXPIRES: 02.15.28

COMMISSION NUMBER: 493315

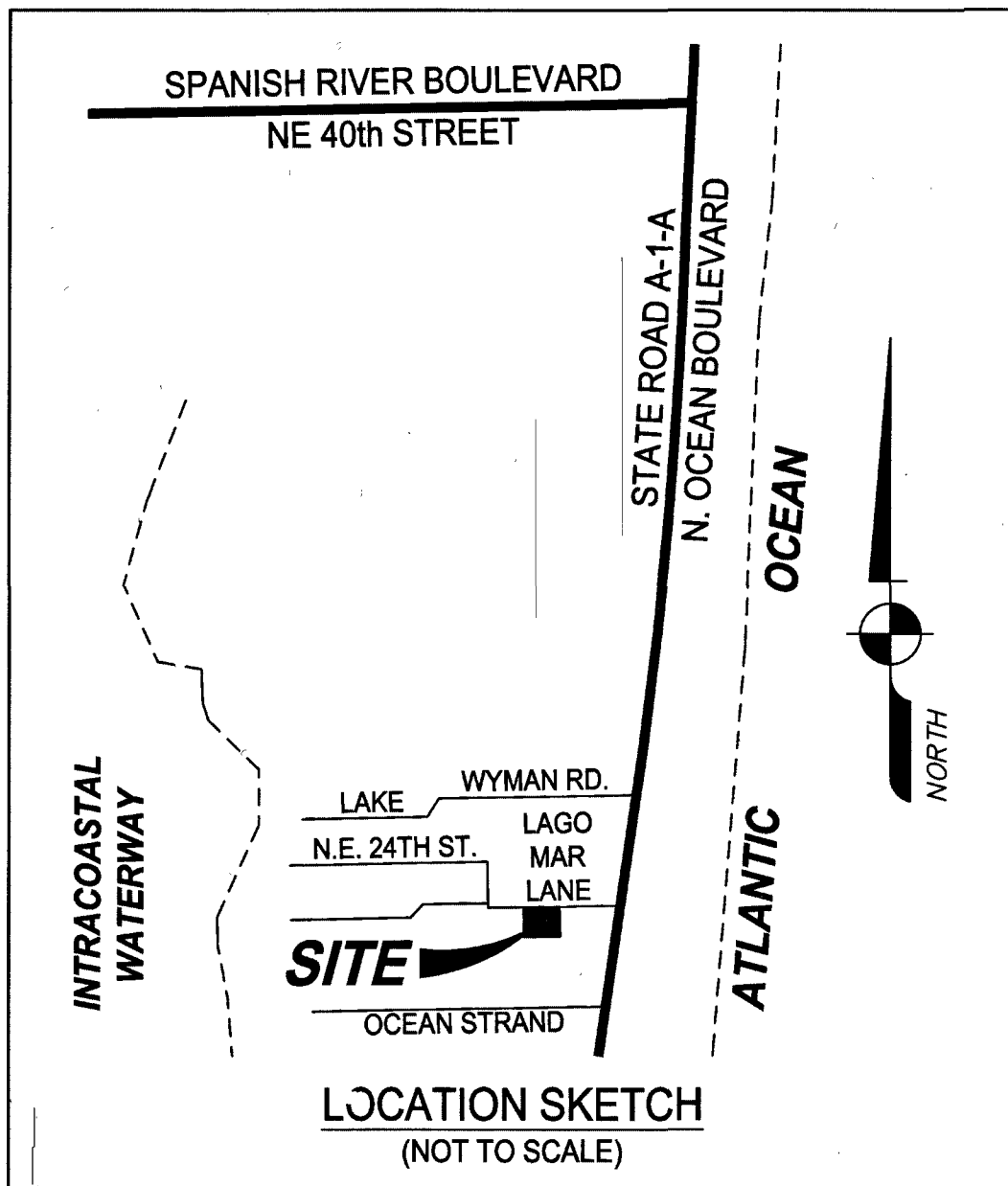
IN WITNESS WHEREOF, THE ABOVE NAMED H. CRISTINA CHEN-OSTER HAS CAUSED THESE PRESENTS TO BE SIGNED BY HER, THIS 1 DAY OF May, 2025

WITNESS: Jeffrey Schneider BY: H. Cristina Chen-Oster
PRINT NAME: Jeffrey Schneider H. CRISTINA CHEN-OSTER

WITNESS: Kelly G. Quinn
PRINT NAME: Kelly G. Quinn

OSTER PLAT

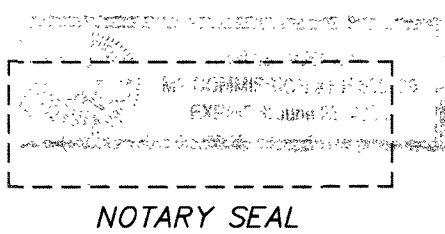
BEING A PORTION OF SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.



ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 12th DAY OF May, 2025 BY H. CRISTINA CHEN-OSTER WHO IS ☐ PERSONALLY KNOWN TO ME OR ☒ HAS PRODUCED FL Drivers License AS IDENTIFICATION.



Angela Letizia
(NOTARY PUBLIC)

Angela Letizia
PRINT NAME

MY COMMISSION EXPIRES: 6/28/2028

COMMISSION NUMBER: HH 535639

SURVEYOR'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- 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 SOUTH LINE OF THE NORTH 2800' OF SECTION 16-47-43 HAVING A BEARING OF N90°00'00"W.
- LAGO MAR SHORES, AS MENTIONED IN THE LAND DESCRIPTION HEREON IS AN UNRECORDED SUBDIVISION.
- 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.
- ☐ - INDICATES SET PERMANENT REFERENCE MONUMENT, 4"x4"x24" CONCRETE MONUMENT WITH A DISC STAMPED "PRM LB 3300"
☒ - INDICATES SET A PERMANENT REFERENCE MONUMENT (P.R.M.), A NAIL AND DISC STAMPED "PRM LB. 3300," UNLESS OTHERWISE STATED.
- ABBREVIATION LEGEND: (C) = CALCULATED; C.M. = CONCRETE MONUMENT; (D) = PER DEED; D.B. = DEED BOOK; F.S. = FLORIDA STATUTES; L.B. = LICENSED BUSINESS; M.S. = MEASURED; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; P.L.S. = PROFESSIONAL SURVEYOR & MAPPER; P.O.B. = POINT OF BEGINNING; P.O.C. = POINT OF COMMENCEMENT; P.R.M. = PERMANENT REFERENCE MONUMENT; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; R/W = RIGHT-OF-WAY.

NOTICE:

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, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
MARISHA M. KREITMAN, P.S.M.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
L.B. #3300

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THIS PLAT WAS FILED FOR
RECORD AT 12:30 P.M.
THIS 2 DAY OF June
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 136 THROUGH 137

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER

BY: Joseph Abruzzo
DEPUTY CLERK

SHEET 1 OF 2



TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I, ANDREW GROSS, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN MICHAEL OSTER AND H. CRISTINA CHEN-OSTER; 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: May 19, 2025

BY: Andrew Gross
ANDREW GROSS, ESQUIRE
ATTORNEY-AT-LAW IN FLORIDA
BAR NO. 827045

CITY OF BOCA RATON:

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 April, 2024.

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: Scott Singer
SCOTT SINGER, MAYOR

BY: Brandon R. Schaad
BRANDON R. SCHAAD, AICP, DEVELOPMENT SERVICES DIRECTOR

BY: Mary Siddons
MARY SIDDONS, CITY CLERK

BY: Lauren Burack
LAUREN BURACK, 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 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.

DATED: 4/29/2025

Marisha M. Kreitman
MARISHA M. KREITMAN, P.S.M.
FLORIDA REGISTRATION NO. 6555
AVIROM & ASSOCIATES, INC.,
L.B. NO. 3300
50 S.W. 2nd AVENUE, SUITE 102,
BOCA RATON, FLORIDA, 33432

