

BRISKEL POINTE AT BOCA HARBOUR
BEING A PORTION OF THE SOUTH 400 FEET OF TRACT 15 IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH
COUNTY FLORIDA, OF THE MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, ACCORDING
TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
CITY OF BOCA RATON, PALM BEACH COUNTY FLORIDA.

DESCRIPTION, DEDICATION AND RESERVATION

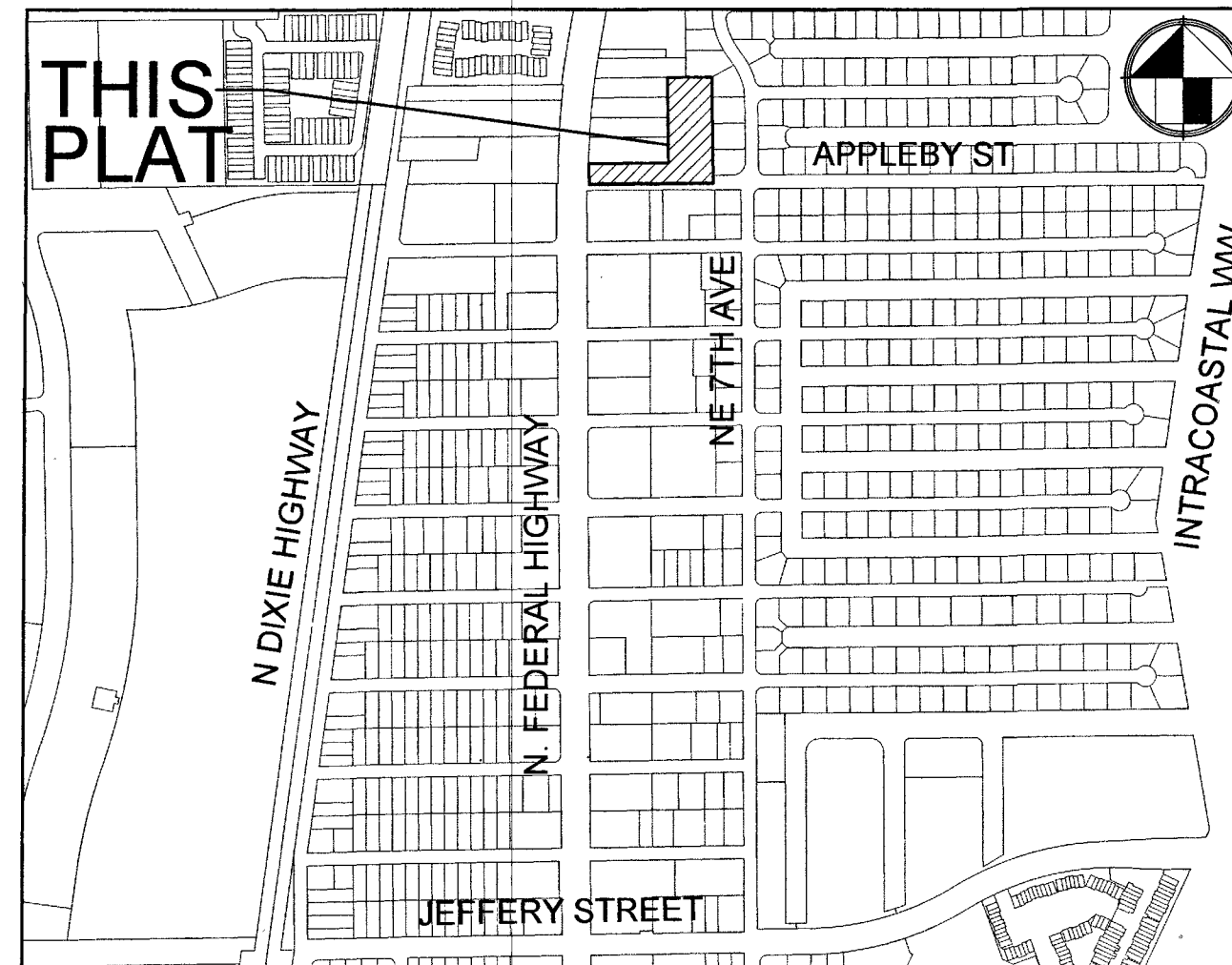
KNOW ALL MEN BY THESE PRESENTS THAT BRISKEL POINTE AT BOCA HARBOUR LLC, A FLORIDA LIMITED LIABILITY COMPANY AND STR 6800 LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LANDS SHOWN HEREON, BEING A PORTION OF THE SOUTH 400 FEET OF TRACT 15 IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY FLORIDA, OF THE MAP SHOWING SUBDIVISIONS OF PORTIONS OF TOWNSHIPS 45 AND 46 SOUTH, RANGE 43 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 4, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN AS BRISKEL POINTE AT BOCA HARBOUR AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 32 TOWNSHIP 46 SOUTH RANGE 43 EAST; THENCE SOUTH 89°55'05" WEST, ALONG THE SOUTH LINE OF SAID SECTION 32, A DISTANCE OF 800.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°55'05" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 479.78 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF NORTH FEDERAL HIGHWAY (STATE ROAD 5), ACCORDING TO RIGHT-OF-WAY MAP SECTION 9301-204, THENCE NORTH 00°05'10" EAST, ALONG SAID EAST LINE, A DISTANCE OF 9.88 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID EAST RIGHT OF WAY LINE, HAVING A RADIUS OF 2504.62 FEET AND A CENTRAL ANGLE OF 01°29'24", A DISTANCE OF 65.13 FEET; THENCE NORTH 89°55'05" EAST, ALONG A NON-RADIAL LINE, BEING 75.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 298.65 FEET; THENCE NORTH 00°07'47" WEST, A DISTANCE OF 325.00 FEET; THENCE NORTH 89°55'05" EAST, ALONG A LINE 400.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 32, A DISTANCE OF 180.00 FEET; THENCE SOUTH 00°07'47" EAST, ALONG THE WEST LINE OF "BOCA HARBOUR 8TH SECTION", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27 AT PAGE 82 OF SAID PUBLIC RECORDS, A DISTANCE OF 400.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAIN 2.168 ACRES, MORE OR LESS.

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

- TRACT R, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PUBLIC PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION, SAID TRACT R BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- TRACT B, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, PUBLIC SIDEWALK, DRAINAGE, WALL AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- TRACT C, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE, UTILITIES, PEDESTRIAN AND VEHICULAR ACCESS AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE, UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ACCESS TO LOTS 1, 2, 3 AND 4, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- TRACT E, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE, UTILITIES, PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS ACCESS TO LOTS 5, 6, 7 AND 8, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
- 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 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, THAT 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 SAFETY COMMISSION.
- THE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR PUBLIC PEDESTRIAN OR VEHICULAR ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- THE PEDESTRIAN ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.



LOCATION MAP
NOT TO SCALE

- THE 2' SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY PERPETUALLY AND EXCLUSIVELY DEDICATED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT), IN, OVER, UNDER, UPON AND THROUGH THE 2' SIDEWALK EASEMENT; TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AND CONSTRUCT AND MAINTAIN A PUBLIC SIDEWALK THEREON; WITH ALL SUCH FILLS, CUTS, DRAINS, DITCHES, ACCESS, INGRESS AND EGRESS AND OTHER INCIDENCES NECESSARY OR CONVENIENT IN CONNECTION THEREWITH, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE BRISKEL POINTE AT BOCA HARBOUR HOMEOWNER'S ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT R IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF October, 2025.

BRISKEL POINTE AT BOCA HARBOUR, LLC,
A FLORIDA LIMITED LIABILITY COMPANY,

BY: SFB EVOLUTION, INC., A FLORIDA CORPORATION
ITS MANAGER

WITNESS:
PRINT NAME William Denis
WITNESS:
PRINT NAME: SCOTT BRENNER, PRESIDENT

WITNESS:
PRINT NAME: RICHARD BRENNER

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23 DAY OF October, 2025, BY SCOTT BRENNER, AS PRESIDENT OF SFB EVOLUTION, INC., A FLORIDA CORPORATION, AS MANAGER FOR BRISKEL POINTE AT BOCA HARBOUR, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

MY COMMISSION EXPIRES: June 6, 2029
Terri Germain-Willis, NOTARY PUBLIC

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23 DAY OF October, 2025.

STR 6800 LLC,
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS:
PRINT NAME William Denis
WITNESS:
PRINT NAME: SCOTT BRENNER, MANAGER

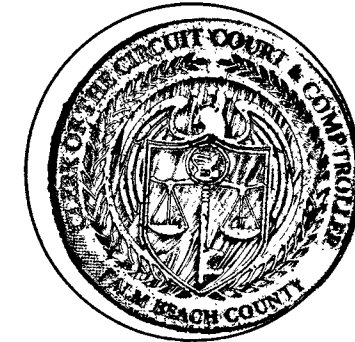
WITNESS:
PRINT NAME: RICHARD BRENNER

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ☒ PHYSICAL PRESENCE OR ☐ ONLINE NOTARIZATION, THIS 23 DAY OF October, 2025, BY SCOTT BRENNER, AS MANAGER FOR STR 6800 LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS ☒ PERSONALLY KNOWN TO ME OR HAS PRODUCED ☐ AS IDENTIFICATION.

MY COMMISSION EXPIRES: June 6, 2029
Terri Germain-Willis, NOTARY PUBLIC



CLERK AND
COMPTROLLER

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:12 A.M.
THIS 12 DAY OF November,
2025, AND DULY RECORDED
IN PLAT BOOK 140 ON PAGES
100 AND 101.
MICHAEL A. CARUSO, CLERK
AND COMPTROLLER

BY: DC

SHEET 1 OF 2

TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

I, Jeffrey Wolfe, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BRISKEL POINTE AT BOCA HARBOUR LLC, A FLORIDA LIMITED LIABILITY COMPANY AND STR-6800 LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT ALL TAXES HAVE BEEN PAID THROUGH THE YEAR 2024 ON SAID LANDS AS REQUIRED BY F.S.-192, AS AMENDED; 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.

OCTOBER 23, 2025
DATE

BY:
Jeffrey Wolfe, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR

NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 32-43 HAVING AN ASSUMED BEARING OF NORTH 89°55'05" EAST
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N-R.)
- 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.

CITY OF BOCA RATON APPROVAL OF PLAT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)

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, THIS 20 DAY OF October, 2025. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY:
SCOTT SINGER, MAYOR

BY:
MARK SOHMEY, CITY MANAGER

BY:
MARY SIDDONS, CITY CLERK

BY:
LAUREN BURACK, P.E., PUBLIC WORKS AND ENGINEERING DEPUTY DIRECTOR / 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") HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF SJ-17.051, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

10-22-2025
DATE

JEFF S. HODAPP,
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111
PERIMETER SURVEYING AND MAPPING, INC.
CERTIFICATE OF AUTHORIZATION •LB7264

SFB EVOLUTION, INC.		BRISKEL POINTE AT BOCA HARBOUR HOMEOWNERS ASSOCIATION, INC.		STR 6800 LLC		BRISKEL POINTE AT BOCA HARBOUR LLC		BRISKEL POINTE AT BOCA HARBOUR LLC CITY CLERK		SURVEYOR	