

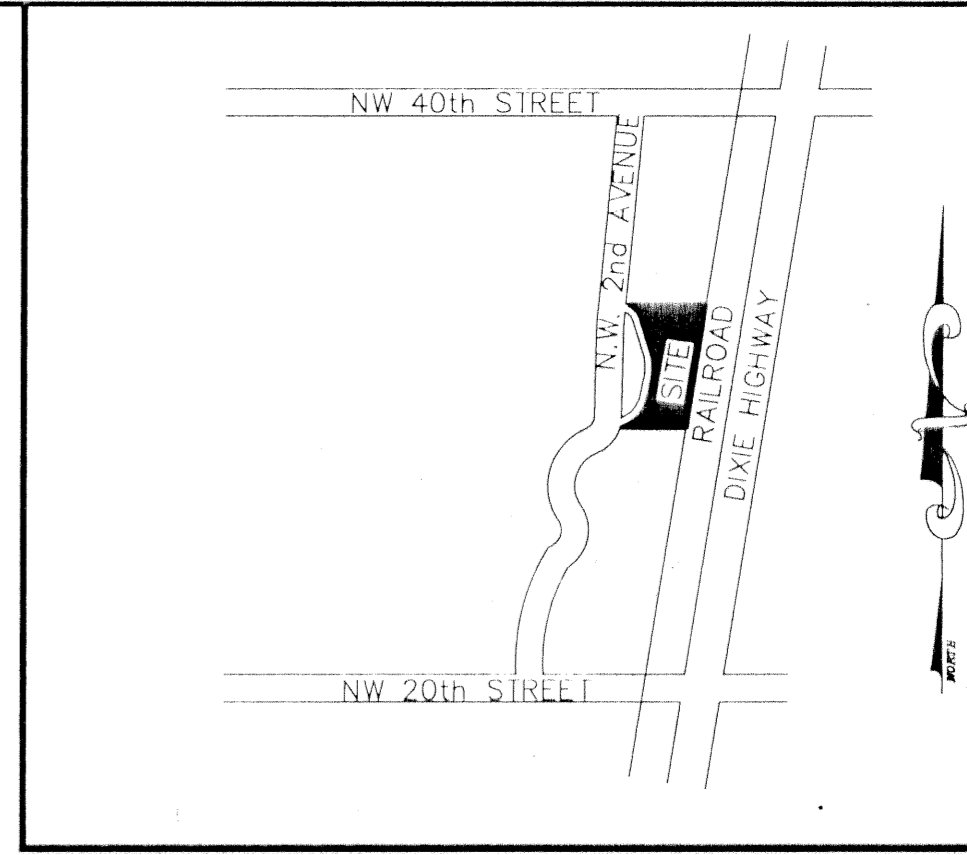
# JONES PROPERTY PLAT

BEING A REPLAT OF A PORTION OR PARCEL "T", "BOCA RATON HILLS, SECTION 3,  
AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87 OF THE PUBLIC RECORDS  
OF PALM BEACH COUNTY, FLORIDA, LYING IN  
SECTIONS 8 AND 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST,  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY

OF  
**CAULFIELD and WHEELER, INC.**

ENGINEERS - PLANNERS - SURVEYORS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (407)392-1991  
MAY - 1995



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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:45 A.M.  
THIS 19<sup>th</sup> DAY OF OCTOBER  
A.D. 1995 AND DULY RECORDED  
IN PLAT BOOK 23 ON  
PAGES 76 AND 87

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT

BY: *Dawn M. Matus*  
DEPUTY CLERK

LOCATION MAP N.T.S.

SHEET 1 OF 2



**DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS that Jones Boca Properties, Inc., a Florida corporation, and Timothy R. and Jeanette M. Lewis, Owners of the land shown hereon, being in Sections 8 and 17, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida, shown hereon as "JONES PROPERTY PLAT", being more particularly described as follows:

A portion of Parcel "T" of "BOCA RATON HILLS, SECTION 3", as shown on the plat thereof, as recorded in Plat Book 23, Pages 76 through 87, inclusive, of the Public Records of Palm Beach County, Florida, more fully described as follows:

BEGINNING at the intersection of a line parallel to and 73.81 feet South of, as measured at right angles to, the North line of Section 17, Township 47 South, Range 43 East, with the Easterly right-of-way line of Northwest Second Avenue; thence on an assumed bearing of North 62° 51' 42" East along said Easterly right-of-way line, a distance of 54.59 feet to a point of curvature; thence along the arc of a curve concave to the Northwest, having a central angle of 52° 06' 35", a radius of 336.34 feet, for an arc distance of 305.90 feet to a point of tangency; thence North 10° 45' 07" East, a distance of 178.45 feet to a point of curvature; thence along the arc of a curve concave to the West, having a central angle of 27° 58' 40", a radius of 411.27 feet, for an arc distance of 200.82 feet to a point of tangency; thence North 17° 13' 33" West, a distance of 288.53 feet to a point of curvature; thence along the arc of a curve concave to the Southwest, having a central angle of 46° 00' 44", a radius of 183.76 feet for an arc distance of 147.56 feet; thence North 2° 21' 15" East along a line which forms an included angle of 114° 24' 28" with the tangent of last described curve, a distance of 13.07 feet; thence due East a distance of 629.93 feet to a point on the Westerly right-of-way line of the Florida East Coast Railroad; thence South 8° 44' 24" West along said Westerly right-of-way line, a distance of 1045.75 feet; thence due West along aforesaid parallel line, being 73.81 feet South of the North line of said Section 17, a distance of 541.04 feet to the POINT OF BEGINNING.

Above described land containing 10.00 Acres / 435,632 Square Feet, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. Utility Easements:

The utility easements shown hereon are hereby dedicated to the public in perpetuity for the maintenance of utilities.

2. Non Access Easements:

The non access easements shown hereon are hereby dedicated to the City of Boca Raton in perpetuity for proper purposes.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 13<sup>th</sup> day of September, 1995.

Jones Boca Properties, a Florida Corporation, licensed to do business in Florida

WITNESS: *Jamie Haynes* BY: *Mark Jones*  
JAMIE HAYNES Mark Jones, President

WITNESS: *Gerald M. Wochina*  
Gerald M. Wochina

IN WITNESS WHEREOF, we Timothy R. and Jeanette M. Lewis due hereunto set our hands this 13<sup>th</sup> day of Sept. 1995.

WITNESS: *Timothy R. Lewis* BY: *Timothy R. Lewis*  
Timothy R. Lewis

WITNESS: *Sandra E. Newstead*  
SANDRA E. NEWSTEAD

WITNESS: *Jeanette M. Lewis* BY: *Jeanette M. Lewis*  
Jeanette M. Lewis

WITNESS: *Sandra E. Newstead*  
SANDRA E. NEWSTEAD

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Mark Jones, who is personally known to me, and who executed the foregoing instrument as President of Jones Boca Properties, Inc., a corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that is was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 13<sup>th</sup> day of Sept. 1995.

My commission expires: 8/19/99  
*Sula Zech*  
Notary Public

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Timothy R. and Jeanette M. Lewis who are personally known to me, and who executed the foregoing instrument, and acknowledged to and before me that they executed such instrument for the purposes expressed therein.

WITNESS my hand and official seal this 13<sup>th</sup> day of September 1995.

My commission expires: 10/3/96  
*Moussa Marina*  
Notary Public

**MORTGAGEE'S CONSENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

The undersigned hereby certifies that it is the holder of a mortgage, upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Records Book 8861 at Page 269 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 13<sup>th</sup> day of SEPTEMBER 1995.

WITNESS: *Joanne Dowell* BY: *Walter F. Mortimer*  
JOANNE DOWELL BANYAN BANK INC.  
Walter F. Mortimer

WITNESS: *Judy J. Stone*  
Judy J. Stone

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared WALTER F. MORTIMER, who is personally known to me, and who executed the foregoing instrument as PRESIDENT of BANYAN BANK, a corporation, and severally acknowledged to and before me that he executed such instrument as such officer of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 13<sup>th</sup> day of SEPTEMBER 1995.

My commission expires: 2-29-96  
*Joanne Dowell*  
Notary Public

**MORTGAGEE'S CONSENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage, which is recorded in Official Records Book 8861 at Page(s) 260 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, I Rodney K. Longman do hereunto set my hand this 12<sup>th</sup> day of September 1995.

WITNESS: *Russell Thompson* BY: *Rodney K. Longman*  
RUSSELL THOMPSON Rodney K. Longman  
WITNESS: *Jackie Karpen*  
Jackie Karpen

**ACKNOWLEDGEMENT:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME personally appeared Rodney K. Longman who is personally known to me, and who executed the foregoing instrument, and acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 12<sup>th</sup> day of September 1995.

My Commission Expires: 9/15/95  
*Antoinette M. Rodriguez*  
Notary Public

**CITY 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 19<sup>th</sup> day of September 1995.

By: *Carol G. Hanson*  
Carol G. Hanson, Mayor

By: *Sandra M. McGinn*  
Sandra M. McGinn  
Director of Development Services

By: *Candace C. Bridgewater*  
Candace C. Bridgewater, City Clerk

By: *Ronald M. Ash*  
Ronald M. Ash, P.E., City Civil Engineer

**TITLE CERTIFICATION:**

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, Patrick Sweeney, 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 to Jones Boca Properties, Inc., a Florida corporation, and Timothy R. and Jeanette M. Lewis, that the current taxes have been paid; that all mortgages not satisfied or released of record not otherwise terminated by law are shown hereon; and that there are no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATED: 9/14/95  
*Patrick Sweeney*  
Patrick Sweeney  
Attorney at Law  
Licensed in Florida

**NOTE:**

Cable television can use utility easements. The cable company is responsible for damages to utilities in the easements.

**NOTICE:**

There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

**SURVEY 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 Regulations.
- No buildings or any kind of construction or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Approval of landscaping on utility easement, other than water and sewer, shall be only with approval of all utilities occupying same.
- Bearings shown hereon are relative to assumed datum based upon the North line of Section 17, Township 47 South, Range 43 East bearing West.
- P.R.M. - indicates 4" x 4" x 24" Permanent Reference Monument marked No. 5005.
- U.E. - indicates utility easement.
- Lines intersecting curves are non-radial unless shown otherwise.
- There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of Palm Beach County.

**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, Florida Statutes, as amended, and the ordinances of the City of Boca Raton, Florida.

Date: 9-19-95  
*David P. Lindley*  
David P. Lindley, P.L.S.  
Reg. Land Surveyor #5005  
State of Florida

SUBDIVISION # Jones Property  
BOOK 76 PAGE 20  
FLOOD MAP #  
QUAD # ZONING  
SE ZIP CODE  
PUD NAME City of Boca Raton

