

BOCA RATON BOULEVARD OFFICE CENTER

A PLAT OF A PORTION OF SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 22 OF BOCA RATON HILLS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

125



COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 10:49 AM
This day of January 2001
and duly recorded in Plat Book No. 23
on page 125-127
DOROTHY H. WILKEY, Clerk of Circuit Court
D.C.

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

DESCRIPTION

PARCEL ONE

A PARCEL OF LAND BEING A PORTION OF LOT 20, BLOCK 22, BOCA RATON HILLS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 76 - 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

COMMENCE AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF NINTH AVENUE (NOW KNOWN AS NW 2ND AVENUE) AS SHOWN ON THE AFORESAID PLAT OF BOCA RATON HILLS SECTION 3 AND THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF 30TH STREET (NOW KNOWN AS NW 28TH STREET) AS SHOWN ON THE AFORESAID PLAT OF BOCA RATON HILLS SECTION 3; THENCE N.70°12'51"W., AN ASSUMED BEARING, 80.09 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE ALONG THE PREVIOUS COURSE, N.70°12'51"W., 119.91 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 55.60 FEET; THENCE FROM A TANGENT BEARING OF S.19°33'23"W., RUN SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°56'07", AN ARC LENGTH OF 6.73 FEET TO A POINT; THENCE S.26°29'30"W., ALONG THE PROPERTY LINE OF WINDWOOD UNIT II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 31, PAGES 204 - 206 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; 147.24 FEET TO A POINT OF CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 539.58 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°26'10", AN ARC LENGTH OF 135.95 FEET TO A POINT; THENCE S.40°55'40"W., 249.39 FEET TO A POINT; THENCE S.37°16'05"W., 75.29 FEET TO A POINT; THENCE LEAVING THE PROPERTY LINE OF WINDWOOD UNIT II, S.52°43'55"E., 200.00 FEET TO A POINT OF INTERSECTION WITH THE AFORESAID WEST RIGHT-OF-WAY LINE OF NINTH AVENUE, SAID POINT BEING 1500 FEET NORTHEASTERLY FROM THE NORTHEAST CORNER OF LOT 19, BLOCK 21 OF SAID PLAT OF BOCA RATON HILLS SECTION 3, AS MEASURED ALONG SAID WEST RIGHT-OF-WAY LINE; THENCE N.37°16'05"E., ALONG SAID WEST RIGHT-OF-WAY LINE, 68.90 FEET TO A POINT; THENCE N.40°55'40"E., 179.16 FEET TO A POINT LYING ON A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 1095.92 FEET, SAID CURVE BEING THE PROPOSED RELOCATED WEST RIGHT-OF-WAY LINE OF NORTHWEST 2ND AVENUE AS SHOWN ON THE CITY OF BOCA RATON ENGINEERING DEPARTMENT "SKETCH OF SURVEY FOR ACQUISITION PARCEL NO. 24, DATED 3-88"; THENCE FROM A TANGENT BEARING OF N.31°38'34"E., RUN NORTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 21°53'49", AN ARC LENGTH OF 418.83 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL.

ALSO DESCRIBED AS :

PARCEL A

THAT PART OF LOT 20, BLOCK 22, SECTION 3, BOCA RATON HILLS, AS RECORDED IN PLAT BOOK 23, PAGE 77, PALM BEACH COUNTY PUBLIC RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NINTH AVENUE, SAID POINT BEING 1500 FEET NORTHEASTERLY FROM THE NORTHEAST CORNER OF LOT 19, BLOCK 21, BOCA RATON HILLS SECTION 3, IN PLAT BOOK 23, PGS. 58 TO 66, MEASURED ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF NINTH AVENUE; THENCE NORTHWESTERLY, AT RIGHT ANGLES TO SAID WESTERLY RIGHT-OF-WAY LINE OF NINTH AVENUE, A DISTANCE OF 200 FEET; THENCE NORTHEASTERLY, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 75.29 FEET; THENCE CONTINUE NORTHEASTERLY DEFLECTING 3°39'35" TO THE RIGHT (EAST), A DISTANCE OF 112.77 FEET; THENCE SOUTHEASTERLY, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 200 FEET TO A POINT IN THE SAID WESTERLY RIGHT-OF-WAY LINE OF NINTH AVENUE; THENCE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, AT RIGHT ANGLES TO THE PRECEDING COURSE, A DISTANCE OF 106.38 FEET; THENCE CONTINUE SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE, DEFLECTING 3°39'35" TO THE LEFT (EAST) A DISTANCE OF 68.90 FEET TO THE POINT OF BEGINNING.

PARCEL B

PLUS A PART OF LOT 20, BLOCK 22, SECTION 3 OF BOCA RATON HILL, AS RECORDED IN PLAT BOOK 23, PGS. 77 THROUGH 80, PALM BEACH COUNTY PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT IN THE WESTERLY RIGHT-OF-WAY LINE OF N.W. 2ND AVENUE (FORMERLY 9TH AVENUE) SAID POINT BEING ON THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF N.W. 28TH STREET (FORMERLY 31ST STREET); THENCE RUN SOUTHWESTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF N.W. 2ND AVENUE (FORMERLY 9TH AVENUE) AS SHOWN ON THE AFORESAID PLATS OF BOCA RATON HILLS, A DISTANCE OF 500 FEET; THENCE RUN NORTHWESTERLY, AT RIGHT ANGLES TO SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 200 FEET; THENCE RUN NORTHEASTERLY, PARALLEL TO AND 200 FEET WESTERLY FROM SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 426.2 FEET; THENCE RUN SOUTHEASTERLY 200 FEET TO THE POINT OF BEGINNING.

LESS, THAT PORTION CONVEYED TO THE CITY OF BOCA RATON BY WARRANTY DEED RECORDED MAY 11, 1989 IN O.R. BOOK 6061, PG. 1827 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT SANTA CLARA PROPERTIES, LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 22 OF BOCA RATON HILLS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA RATON BOULEVARD OFFICE CENTER.

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

1. PARCEL ONE, AS SHOWN HEREON, IS HEREBY RESERVED TO SANTA CLARA PROPERTIES, LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR BUSINESS DEVELOPMENT PURPOSES.

2. UTILITY EASEMENT :

THE UTILITY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, 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 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 PUBLIC SERVICE COMMISSION.

3. NON-ACCESS LINES :

THE NON-ACCESS LINES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

SHEET 1 OF 3

OCTOBER 2000

INDEX OF SHEETS

SHEET NO. 1 & 2 TITLE SHEET AND CERTIFICATES
SHEET NO. 3 DETAIL SHEET

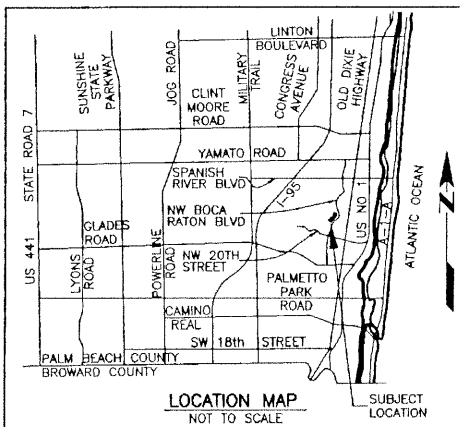
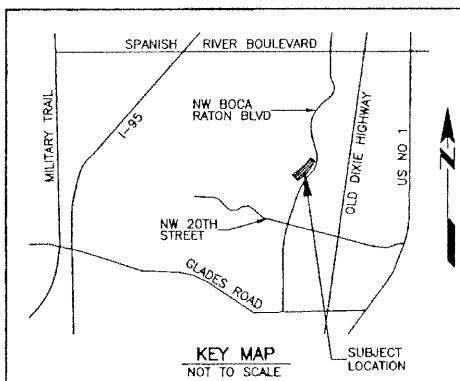
THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315

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 THIS COUNTY.

STATISTICAL DATA

TOTAL AREA THIS PLAT	2.585 AC.
AREA OF PARCEL ONE	2.585 AC.
LAND USE : LOCAL BUSINESS	

CASE NUMBER :



DEDICATION (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE-NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, ALAN BAYMAN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22 DAY OF December, A.D., 2000.

SANTA CLARA PROPERTIES, LIMITED LIABILITY COMPANY

WITNESS : James P. Fedele
SIGN
JAMES P. FEDELE
PRINT
John K. Fichter
SIGN
JOHN K. FICHTER
PRINT

BY : Alan Bayman
ALAN BAYMAN, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS
BEFORE ME PERSONALLY APPEARED ALAN BAYMAN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF SANTA CLARA PROPERTIES, LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 DAY OF December, A.D., 2000.

MY COMMISSION EXPIRES : CAROL BECKMAN
MY COMMISSION NUMBER : MY COMMISSION # CC 46760
EXPIRES Feb 1, 2002

Carol Beckman
NOTARY PUBLIC, STATE OF FLORIDA

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOCA RATON, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 22nd DAY OF January, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH CHAPTER 177.081 (1), F.S.

Robert J. Dichter
ROBERT J. DICHRISTOPHER, P.E., ACTING CITY CIVIL ENGINEER

THE APPROVAL AND ACCEPTANCE OF THIS PLAT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO IMPROVE ANY STREETS, OTHER THAN PROVIDED UNDER EXISTING CHARTER, NOR TO INSTALL WATER OR SEWER MAINS.

ACCEPTED AND APPROVED THIS 23rd DAY OF January, A.D., 2001.

Carmon Carannante
JORGE A. CAMEJO,
DIRECTOR-DEVELOPMENT SERVICES DEPARTMENT

Carol G. Hanson
CAROL G. HANSON, MAYOR

Sharma Carannante
SHARMA CARANNANTE, CITY CLERK

REVISED DATE : DECEMBER 21, 2000
DATE : OCTOBER 24, 2000
JOB NUMBER : JC-100-8571
FILE NAME : \\JAG7\CADD\068571\RECOPLAT\RECOPLAT.DWG
JLR