

20140428861

183

ROOMS TO GO REPLAT NO. 1

BEING A REPLAT OF PARCEL A, ROOMS TO GO, FLAT BOOK 73, PAGES 76 AND 77 AND A PORTION OF WEST 150.00 FEET OF TRACT 93, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

TABULAR DATA	
TOTAL AREA THIS PLAT	4.4106 ACRES
AREA OF LOT 1	1.1421 ACRES
AREA OF LOT 2	3.2685 ACRES
USE RETAIL	
ZONING MUPD	
CONTROL NO.	1985-00095

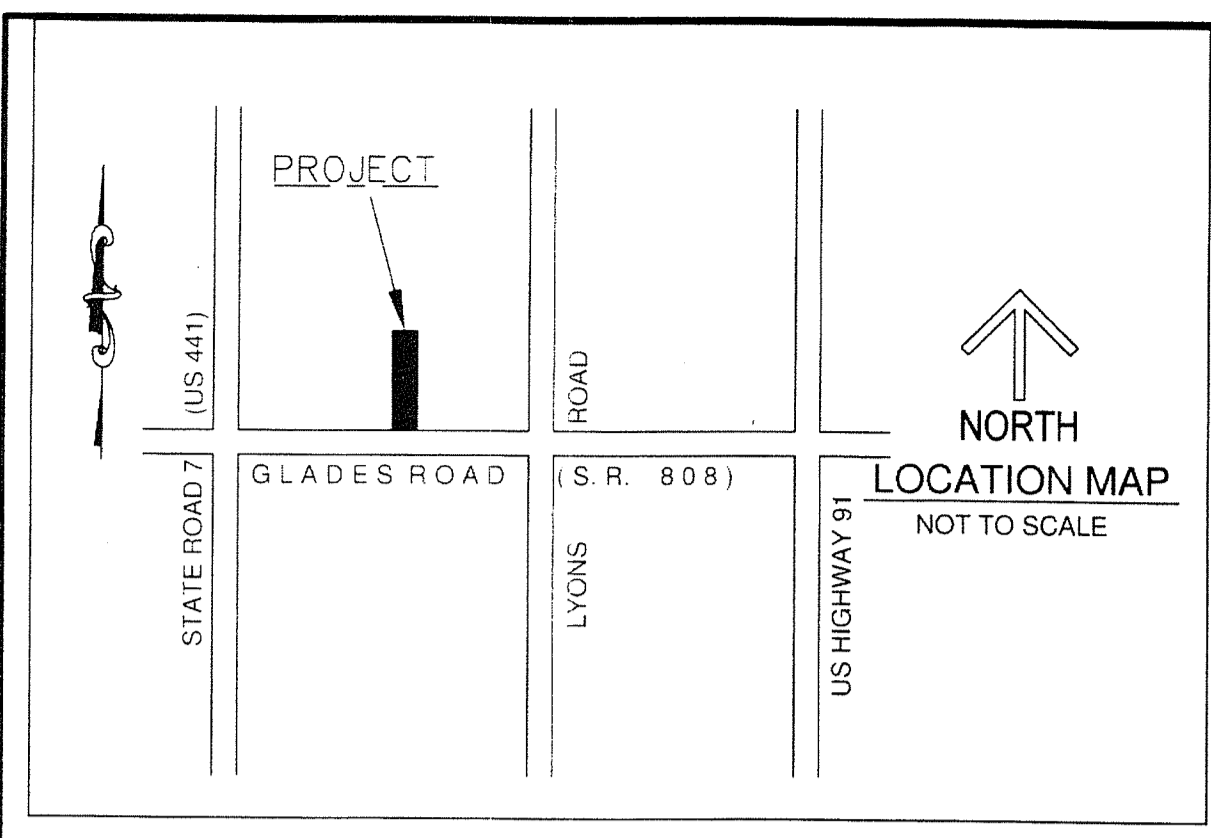
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:17 P.M.
THIS 18 DAY OF November
A.D. 2014 AND DULY RECORDED
IN PLAT BOOK 118 ON
PAGES 183 AND 184

SHARON R. ROCK
CLERK AND COMPTROLLER

BY: *[Signature]*
DEPUTY CLERK



SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT COMCAST OF FLORIDA/GEORGIA/PENNSYLVANIA, L.P. A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND LOIS REALTY CORP., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS ROOMS TO GO REPLAT NO. 1, BEING A REPLAT OF PARCEL A, ROOMS TO GO, PLAT BOOK 73, PAGES 76 AND 77 AND A PORTION OF WEST 150.00 FEET OF TRACT 93, BLOCK 77, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL A, RUN THENCE SOUTH 89°38'08" WEST ALONG THE SOUTH LINE OF SAID PARCEL A AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 497.50 FEET TO A POINT ON THE WEST LINE OF SAID TRACT 93, BLOCK 77; THENCE NORTH 00°21'52" WEST ALONG THE WEST LINE OF SAID TRACT 93, A DISTANCE OF 595.00 FEET TO THE NORTHWEST CORNER OF SAID TRACT 93; THENCE NORTH 89°38'08" EAST ALONG THE NORTH LINE OF SAID TRACT 93 AND THEN ALONG THE NORTH LINE OF SAID PARCEL A, A DISTANCE OF 223.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL A; THENCE SOUTH 00°21'52" EAST ALONG THE EAST LINE OF SAID PARCEL A, A DISTANCE OF 265.50 FEET; THENCE NORTH 89°38'08" EAST CONTINUING ALONG THE SAID EAST LINE OF PARCEL A, A DISTANCE OF 51.00 FEET; THENCE SOUTH 39°29'18" EAST, A DISTANCE OF 224.29 FEET; THENCE NORTH 89°38'08" EAST, A DISTANCE OF 20.84 FEET; THENCE SOUTH 55°51'52" EAST, A DISTANCE OF 2.59 FEET; THENCE SOUTH 00°21'52" EAST, A DISTANCE OF 71.03 FEET; THENCE NORTH 89°38'08" EAST, A DISTANCE OF 46.36 FEET; THENCE SOUTH 20°21'52" EAST, A DISTANCE OF 11.41 FEET; THENCE SOUTH 50°21'52" EAST, A DISTANCE OF 11.41 FEET; THENCE SOUTH 00°21'52" EAST, A DISTANCE OF 64.94 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, CONTAINING 192.127 SQUARE FEET OR 4.4106 ACRES, MORE OR LESS.

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

- UTILITY EASEMENTS
THE FIVE FOOT WIDE UTILITY EASEMENT SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- LIMITED ACCESS EASEMENTS
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- LOT 1
LOT 1, AS SHOWN HEREON IS HEREBY RESERVED FOR COMCAST OF FLORIDA/GEORGIA/PENNSYLVANIA, L.P. A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF COMCAST OF FLORIDA/GEORGIA/PENNSYLVANIA, L.P. A DELAWARE LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
- LOT 2
LOT 2, AS SHOWN HEREON IS HEREBY RESERVED FOR LOIS REALTY CORP., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF LOIS REALTY CORP., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, REAL ESTATE OF COMCAST CABLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PARNASSOS COMMUNICATIONS, L.P., A DELAWARE LIMITED PARTNERSHIP, GENERAL PARTNER OF COMCAST OF FLORIDA/GEORGIA/PENNSYLVANIA, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, THIS 27th DAY OF October, 2014.

COMCAST OF FLORIDA/GEORGIA/PENNSYLVANIA, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: PARNASSOS COMMUNICATIONS, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER

BY: COMCAST CABLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GENERAL PARTNER

BY: *[Signature]*
SERALD C. O'BRIEN
VICE PRESIDENT - REAL ESTATE

ACKNOWLEDGMENT:
STATE OF PENNSYLVANIA)
COUNTY OF PHILADELPHIA)

BEFORE ME PERSONALLY APPEARED GERALD C. O'BRIEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT - REAL ESTATE OF COMCAST CABLE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF PARNASSOS COMMUNICATIONS, L.P., A DELAWARE LIMITED PARTNERSHIP, GENERAL PARTNER OF COMCAST OF FLORIDA/GEORGIA/PENNSYLVANIA, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT-REAL ESTATE OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 27th DAY OF October, 2014.

MY COMMISSION EXPIRES Oct. 2, 2017

COMMISSION NUMBER: 1279274

[Signature]
NOTARY PUBLIC
THOMAS CHARLONE
PRINT NAME

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
JANUARY - 2014

IN WITNESS WHEREOF, LOIS REALTY CORP. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS V.P. THIS 4th DAY OF November 2014.

WITNESS: *[Signature]*
PRINTED NAME Terri Thiro

WITNESS: *[Signature]*
PRINTED NAME Michele Sage

LOIS REALTY CORP.
A FLORIDA CORPORATION

BY: *[Signature]*
PRINT NAME *[Signature]*

ACKNOWLEDGMENT:

STATE OF GEORGIA)
COUNTY OF GWINNETT)

BEFORE ME PERSONALLY APPEARED JEFFREY H. FINKEL, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF LOIS REALTY CORP., A FLORIDA CORPORATION AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS VICE PRESIDENT OF SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF November, 2014.

MY COMMISSION EXPIRES: 6/19/15

COMMISSION NUMBER: N/A

[Signature]
NOTARY PUBLIC
Jeanne A. Mirzck
PRINT NAME

MORTGAGEE'S CONSENT:

STATE OF Florida)
COUNTY OF Hillsborough)

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 REAL ESTATE MORTGAGE AND SECURITY AGREEMENT DATED MAY 10, 1995, AND RECORDED IN OFFICIAL RECORDS BOOK 8744, PAGE 343, AND COLLATERAL ASSIGNMENT OF RENTS AND LEASES DATED MAY 10, 1995 AND RECORDED IN OFFICIAL RECORDS BOOK 8744, PAGE 366, AS MODIFIED BY MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES AND NOTICE OF RECEIPT OF FUTURE ADVANCE DATED JANUARY 5, 2004, AND RECORDED IN OFFICIAL RECORDS BOOK 16470, PAGE 1438, AND BY MODIFICATION OF MORTGAGE AND ASSIGNMENT OF RENTS AND LEASES AND NOTICE OF RECEIPT OF FUTURE ADVANCE DATED NOVEMBER 10, 2011, AND RECORDED IN OFFICIAL RECORDS BOOK 24908, PAGE 1880, ALL 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 Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF November, 2014.

WITNESS: *[Signature]*
PRINT NAME David Singleton

WITNESS: *[Signature]*
PRINT NAME Brooke Tanner

BANK OF AMERICA, N.A.,
A NATIONAL BANKING ASSOCIATION,
AS SUCCESSOR BY MERGER TO NATIONAL BANK OF FLORIDA, N.A.

BY: *[Signature]*
NAME Cameron Carabro
TITLE SVP
SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida)
COUNTY OF Hillsborough)

BEFORE ME PERSONALLY APPEARED Cameron Carabro WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVP OF BOA, A national banking association AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SVP 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 7th DAY OF November, 2014.

MY COMMISSION EXPIRES: 8.30.17

COMMISSION NUMBER: FF 095576

[Signature]
NOTARY PUBLIC
Brooke Tanner
PRINT NAME

COMMONWEALTH OF PENNSYLVANIA
THOMAS CHARLONE, Notary Public
City of Philadelphia, Penn. County
My Commission Expires August 2, 2017

COMCAST OF FLORIDA/GEORGIA/PENNSYLVANIA, L.P. FLORIDA/GEORGIA/PENNSYLVANIA, L.P. NOTARY

LOIS REALTY CORP. LOIS REALTY CORP. NOTARY

MORTGAGEE MORTGAGEE NOTARY

COUNTY ENGINEER SURVEYOR

SEAL SEAL SEAL SEAL SEAL SEAL

[Signature]
DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591