

FLORESTA GROVE

BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

NOVEMBER 2015

DEDICATION

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS

KNOW ALL MEN BY THESE PRESENTS THAT HOME DYNAMICS FLORESTA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "FLORESTA GROVE", BEING A PORTION OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST, LYING AND BEING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 24, TOWNSHIP 47 SOUTH, RANGE 42 EAST; THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID SECTION 24 A DISTANCE OF 300.06 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY ALONG SAID EAST BOUNDARY LINE OF SAID SECTION 24 A DISTANCE OF 382.16 FEET; THENCE WESTERLY FROM THE PRECEDING COURSE AT AN ANGLE OF 90°03'20" MEASURED FROM SOUTH TO WEST A DISTANCE OF 389.00 FEET; THENCE IN A SOUTHERLY DIRECTION AT AN ANGLE OF 89°56'40" MEASURED FROM EAST TO SOUTH A DISTANCE OF 375.71 FEET; THENCE EASTERLY ALONG A LINE PARALLEL TO THE SOUTH BOUNDARY LINE OF SECTION 24 AND 300 FEET THEREFROM MEASURED AT RIGHT ANGLES, A DISTANCE OF 389.06 FEET TO THE POINT OF BEGINNING;

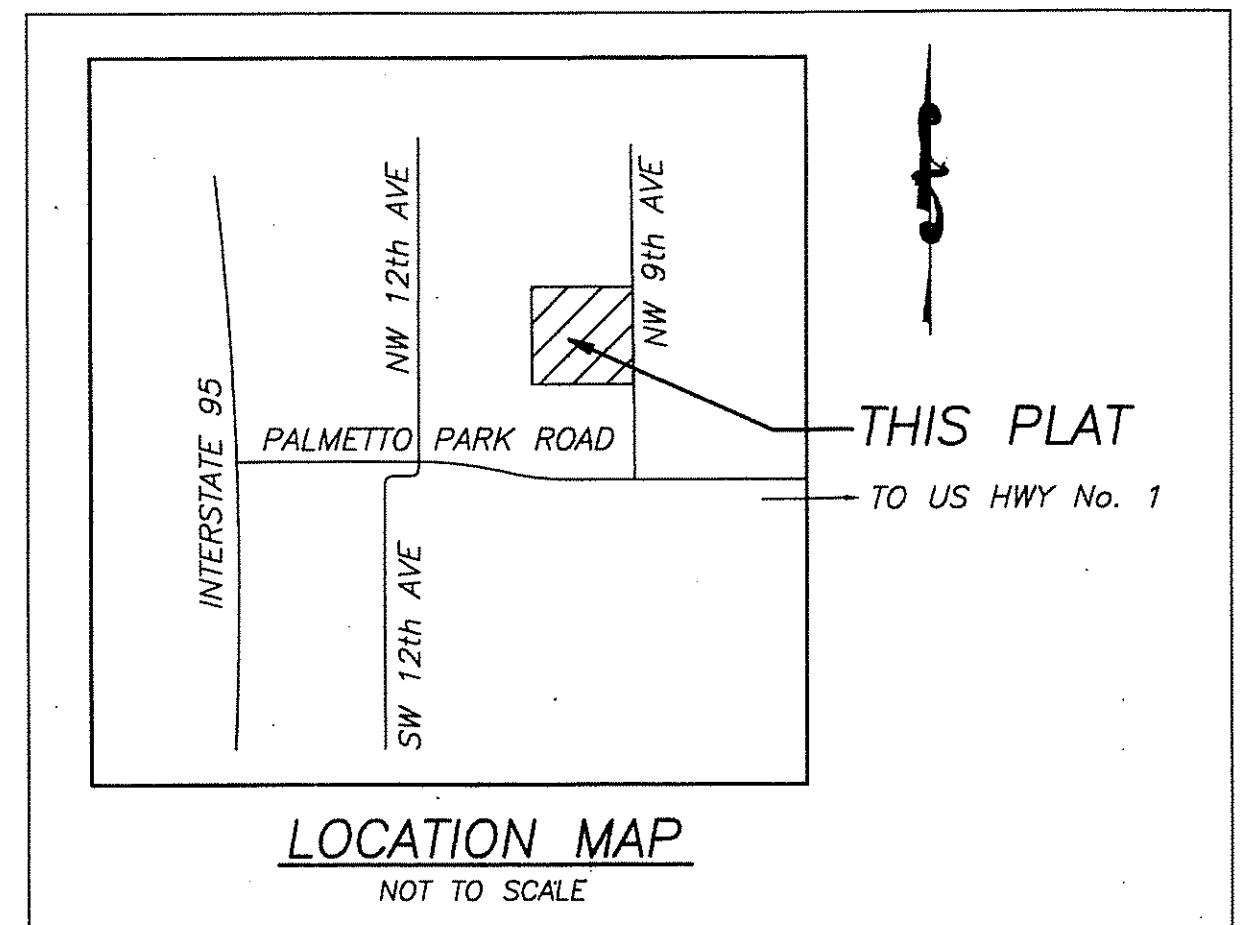
LESS: THE NORTH 40 FEET OF SAID TRACT HEREIN DESCRIBED;

ALSO LESS: THE EAST 20 FEET OF SAID TRACT AS PER THE RIGHT-OF-WAY DEED RECORDED IN OFFICIAL RECORDS BOOK 2398, AT PAGE 610 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

THE ROAD RIGHT-OF-WAY SHOWN ON THIS PLAT IS HEREBY DEDICATED TO THE PUBLIC FOR PROPER PURPOSES. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED 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 EASEMENT. 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 PUBLIC SERVICE COMMISSION.



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.

MORTGAGEE'S CONSENT:

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 28369, AT PAGE 760 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBJECT TO THE DEDICATION SHOWN HEREIN.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DULY AUTHORIZED OFFICER THIS 17 DAY OF JUNE, 2016

WITNESS: IBERIABANK, A LOUISIANA STATE-CHARTERED BANK
BY: JEFFREY S. WOLFE, SENIOR VICE PRESIDENT

WITNESS: Teresa Peterson
PRINT NAME

ACKNOWLEDGMENT:

STATE OF FLORIDA, COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED JEFFREY S. WOLFE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF IBERIABANK, A LOUISIANA STATE-CHARTERED BANK, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 17 DAY OF June, 2016
MY COMMISSION EXPIRES: 8/25/19
COMMISSION NUMBER: FF236478
NOTARY PUBLIC: Teresa Peterson



IN WITNESS WHEREOF, HOME DYNAMICS FLORESTA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED FOR AND ON ITS BEHALF BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE HERETO AFFIXED THIS 17 DAY OF JUNE, 2016 A.D.

WITNESS: HOME DYNAMICS FLORESTA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY
BY: DAVID SCHACK/MANAGER

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }SS
I HEREBY CERTIFY THAT ON THIS DAY PERSONALLY APPEARED BEFORE ME DAVID SCHACK, AS MANAGER OF HOME DYNAMICS FLORESTA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO EXECUTED THE FOREGOING PLAT AND INSTRUMENT OF DEDICATION. HE IS PERSONALLY KNOWN TO ME AND DID NOT TAKE AN OATH.

WITNESS MY SIGNATURE AND OFFICIAL SEAL AT THIS 17 DAY OF June, 2016, A.D.

MY COMMISSION EXPIRES: 8/25/19
NOTARY PUBLIC - STATE OF FLORIDA



TITLE CERTIFICATION:

STATE OF FLORIDA, COUNTY OF PALM BEACH
I, THOMAS F. STREIT, 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, AS DESCRIBED IN SAID TITLE, IS VESTED IN HOME DYNAMICS FLORESTA GROVE, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: JUNE 14, 2016 BY: Thomas F. Streit

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 26th DAY OF July, 2016.

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), FLORIDA STATUTES.

MAYOR: SUSAN HAYNIE
CITY CLERK: SUSAN SAXTON
CITY CIVIL ENGINEER: MAURICE C. MOREL, P.E.
DEPUTY CITY MANAGER: GEORGE S. BROWN



THIS PLAT PREPARED BY:

Radius
PROFESSIONAL SURVEYOR & MAPPER, LLC
30 PINEHURST LANE
BOCA RATON, FL 33431
(561)244-5153 (561)961-4066
LICENSED BUSINESS No. LB7733

PROJECT NO. 15375

SURVEYOR & MAPPER'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 THE PERMANENT REFERENCE MONUMENTS ("P.R.M.s"), PERMANENT CONTROL POINTS ("P.C.P.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, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

BY: MICHAEL D. KLIMKIEWICZ, PSM
PROFESSIONAL SURVEYOR & MAPPER
STATE OF FLORIDA REGISTRATION No. LS6611
DATE: 6-15-16

IBERIABANK A LOUISIANA STATE-CHARTERED BANK	HOME DYNAMICS FLORESTA GROVE, LLC A FLORIDA LIMITED LIABILITY COMPANY	CITY OF BOCA RATON	NOTARY PUBLIC	SURVEYOR
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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 3:54 PM, THIS 12th DAY OF August, A.D. 2016 AND DULY RECORDED IN PLAT BOOK 122 ON PAGES 30 AND 31
SHARON R. BOCK
CLERK & COMPTROLLER
BY: DEPUTY CLERK

SHEET 1 OF 2