

70 104

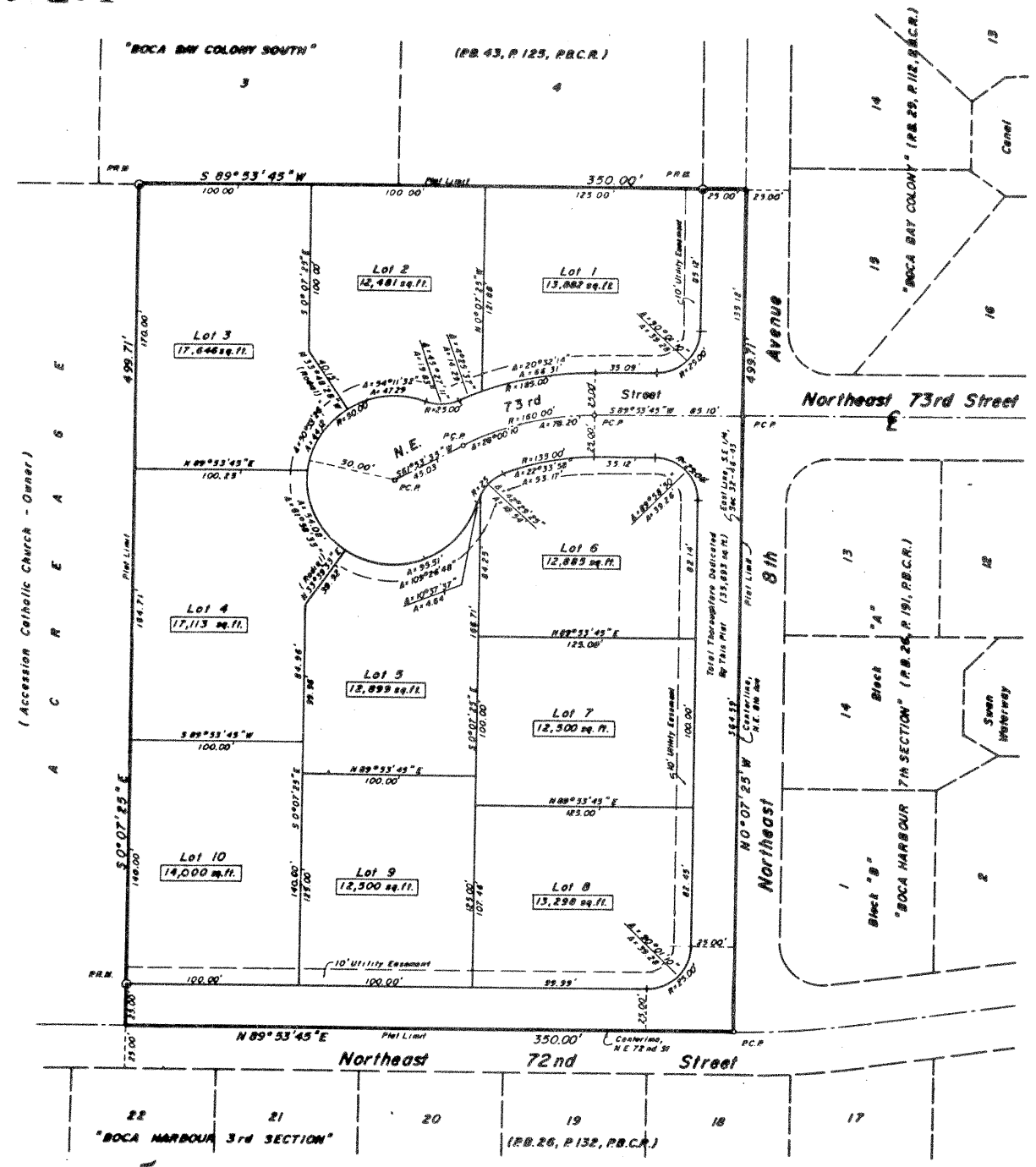
104

COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record at
the City of Boca Raton, Florida,
and duly recorded in the Public Records
of said County of Palm Beach, Florida,
in Book 113284, Page 104.
DOROTHY H. WELLS, Clerk of Circuit Court
by *[Signature]*



"BAY COLONY ESTATES"

A PORTION OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4),
SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST,
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



DESCRIPTION

THE EAST 350 FEET OF THE NORTH 500 FEET OF THE SOUTH 1800 FEET OF THE SOUTHEAST ONE-QUARTER (S.E. 1/4), OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, LYING EAST OF THE RIGHT-OF-WAY OF STATE ROAD NO. 5 (US HIGHWAY NO. 1).

CONTAINING 4.0151 ACRES MORE OR LESS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COMMERCIAL MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, THE OWNERS OF ALL LAND SHOWN HEREON AND DESCRIBED UNDER THE DESCRIPTION, TO BE KNOWN AS "BAY COLONY ESTATES", LYING IN A PORTION OF SECTION 32, TOWNSHIP 46 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, HAS CAUSED THIS LAND TO BE SURVEYED AND PLATTED AS SHOWN AND DO HEREBY DEDICATE AS FOLLOWS:

THE THOROUGHFARES AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES INCLUDING CABLE TELEVISION. IN WITNESS WHEREOF, COMMERCIAL MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE FIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25TH DAY OF JANUARY, 1993.

COMMERCIAL MANAGEMENT SERVICES, INC.

By *[Signature]*
HERBERT A. LAMPERT/PRESIDENT

ATTEST:

[Signature]
E. Stanford Eskridge II, Secretary
[Signature]
Robert A. Colavolpe, Witness

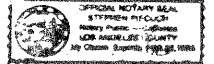
ACKNOWLEDGEMENT

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES

BEFORE ME PERSONALLY APPEARED HERBERT A. LAMPERT AND PRESIDENT AND SECRETARY, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT OF SAID COMMERCIAL MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 SEAL THIS 25TH DAY OF JANUARY, 1993.

BY COMMISSION EXPIRES FEB. 22, 1995



[Signature]
NOTARY PUBLIC-STATE OF CALIFORNIA
STEPHEN PRECOURT

NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF N.E. 8TH AVENUE, BEING NORTH 00°07'25" WEST, AS RECORDED BY THE PLAT OF BOCA BAY COLONY SOUTH, IN PLAT BOOK 43, PAGE 125, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE CITY OF BOCA RATON ZONING REGULATIONS.

NO BUILDINGS OR ANY KIND OF STRUCTURE SHALL BE PLACED ON DRAINAGE, UTILITY, OR WATER AND SEWER EASEMENTS WITHOUT CITY APPROVAL. "BUILDING CONSTRUCTION DOES NOT INCLUDE ENTRY DRIVES AND PARKING AREAS."

THIS INSTRUMENT PREPARED BY:

Robert C. McLaughlin
MCLAUGHLIN ENGINEERS CO.
400 N.E. 3rd AVENUE
PORT LAUDERDALE, FLORIDA 33301

CITY APPROVAL

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION ADOPTED BY SAID CITY COUNCIL ON THIS 30 DAY OF March 1993.

[Signature]
JESSE W. MOORE, DIRECTOR OF COMMUNITY DEVELOPMENT
[Signature]
EMIL F. DANCIU, MAYOR
[Signature]
CANDACE BRIDGWATER, CITY CLERK

SURVEYOR CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHERMORE THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON FOR THE REQUIRED IMPROVEMENTS AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

[Signature]
ROBERT C. MCLAUGHLIN
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3356

TITLE CERTIFICATE

STATE OF FLORIDA
COUNTY OF BROWARD

I, MICHAEL M. MELVIN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE INSURANCE POLICY ON THE HEREON DESCRIBED PROPERTY EFFECTIVE JANUARY 25, 1993, AT 3:18 P.M., AND BASED THEREON ONLY, THE PROPERTY IS VESTED IN COMMERCIAL MANAGEMENT SERVICES, INC., A CALIFORNIA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID, AND THAT THE PROPERTY IS FREE OF ENCUMBRANCES AS OF THAT EFFECTIVE DATE.

DATE: 2/8/93

[Signature]
MICHAEL M. MELVIN

NOTES

LANDSCAPING ON UTILITY OR DRAINAGE EASEMENTS SHALL BE PERMITTED ONLY WITH APPROVAL OF ALL UTILITIES HAVING THE RIGHT TO OCCUPY SAME.

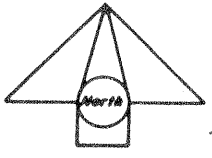
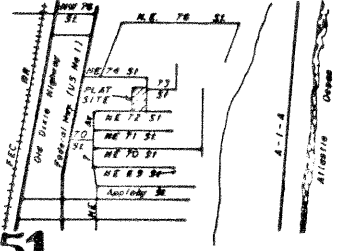
EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.

WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THE NAME AND ADDRESS OF THE SUBDIVIDER IS AS FOLLOWS:

COMMERCIAL MANAGEMENT SERVICES, INC.
4536 VAN NUYS BOULEVARD
SHERMAN OAKS, CALIFORNIA, 91405



11851 Location Map - R.L.S.