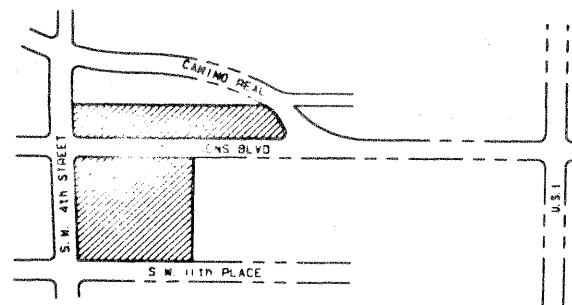


# BOCA PLAZA

BEING A REPLAT OF A PORTION OF "PLAT NO. 3 A SUBDIVISION BY THE MIZNER DEVELOPMENT CORPORATION" AS RECORDED IN PLAT BOOK 14, PAGE 50 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
IN PART OF SECTION 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA  
IN TWO SHEETS SHEET NO. 1

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
JANUARY 1993



KEY MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for  
record at 4:47 PM this day  
of April, 1993, and duly  
recorded in Plat Book No. 72  
on Pages 198 thru 199.  
DOROTHY MILKEN  
Clerk Circuit Court  
*Dorothy Milken* D.C.



### DESCRIPTION

The parcels of land being portions of "PLAT NO. 3 A SUBDIVISION BY THE MIZNER DEVELOPMENT CORPORATION" as recorded in Plat Book 14, Page 50 of the Public Records of Palm Beach County, Florida being in Section 30, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida and being more particularly described as follows:

#### PARCEL 1:

Commencing at the Southeast corner of "PLAT OF BOCA RATON SQUARE GATEWAY" as recorded in Plat Book 25, Page 239 of the said Public Records; thence South 89°40'30" West along the South line of said "PLAT OF BOCA RATON SQUARE GATEWAY", for 555.15 feet to the POINT OF BEGINNING of this description; thence Southeast along the arc of a non-tangent curve concave to the Southwest having a radius of 150.00 feet and a central angle of 24°04'00" (the radius point bearing South 29°27'01" West from the arc beginning); same line also being the Westerly Right-of-Way line of said Casino Real for 63.01 feet; thence continuing along the said Westerly Right-of-Way line of Casino Real along the arc of a compound curve concave to the Southwest having a radius of 300.00 feet and a central angle of 112°09'11" for 48.94 feet; thence Northeast along the East Right-of-Way line of Casino Gardens Boulevard, for 816.41 feet; thence Northeast along the East Right-of-Way line of S.W. 4th Avenue, along the arc of a tangent curve concave to the East along the said East Right-of-Way line of S.W. 4th Avenue and a line tangent to last described curve, for 116.41 feet to a point of intersection with the said South line of "PLAT OF BOCA RATON SQUARE GATEWAY"; thence North 89°40'30" East along the said South line of "PLAT OF BOCA RATON SQUARE GATEWAY", for 788.15 feet to the POINT OF BEGINNING of PARCEL 1;

PARCEL 1 containing 2.70 acres, more or less.

#### TOGETHER WITH PARCEL 2:

BEGINNING at the Southwest corner of "MARGRENS PLAT" as recorded in Plat Book 56, Page 21 of the said Public Records; thence South 89°49'29" West along the Westerly extension of the South line of said "MARGRENS PLAT", same line also being the North Right-of-Way line of S.W. 11th Place, for 464.78 feet; thence North 02°13'04" West along the said East Right-of-Way line of S.W. 4th Avenue, for 410.49 feet; thence continuing along the said East Right-of-Way line of S.W. 4th Avenue Northwesterly and Northeasterly along the arc of a tangent curve concave to the Southeast having a radius of 25.00 feet and a central angle of 92°53'34", for 40.53 feet; thence North 89°40'30" East along the South Right-of-Way line of said Casino Gardens Boulevard and a line tangent to last described curve, for 450.68 feet; thence South 00°18'18" East along the West line of said "MARGRENS PLAT" and the Northerly extension thereof, for 437.45 feet to the POINT OF BEGINNING of PARCEL 2.

PARCEL 2 containing 4.77 Acres, more or less.

### DEDICATION

STATE OF NEW JERSEY  
COUNTY OF ESSEX

KNOW ALL MEN BY THESE PRESENTS, that MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, the owner of the land described under the Description, to be known as BOCA PLAZA, being a replat of a portion of PLAT NO. 3 A SUBDIVISION BY THE MIZNER DEVELOPMENT CORPORATION, City of Boca Raton, Palm Beach County, Florida, has caused the same to be surveyed and platted as shown and do hereby dedicate as follows:

The sanitary sewer and utility easements as shown hereon are hereby dedicated to the City of Boca Raton, Florida, in perpetuity for the construction, installation, maintenance and operation of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction, installation, maintenance and operation of other utilities. Such construction, installation, maintenance and operation shall comply with the National Electrical Safety Code as adopted by the Florida Public Service Commission.

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its Senior Vice-President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 19th day of April, 1993.

MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY  
a New Jersey corporation, licensed to do business in Florida  
BY: *Andrew P. Galenas*  
Andrew P. Galenas, Senior Vice-President

WITNESS: *Thomas L. Martin*  
Thomas L. Martin, Assistant Secretary

### LAND USE

Commercial Lots ( 7 ) ----- 7.47 Acres  
Total ----- 7.47 Acres

### NOTES

- ----- denotes Permanent Reference Monument found (+3915)
- ----- denotes Permanent Reference Monument set (+4880)
- P.O.B. -- Indicates Point of Beginning
- P.O.C. -- Indicates Point of Commencement
- P.B. --- Indicates Plat Book
- O.R.B. -- Indicates Official Record Book
- S.F. --- Indicates Square Feet

Bearings shown hereon are relative to the South line of Plat of Boca Raton Square Gateway which bears North 89°40'30" East, as per Plat of Boca Raton Square Gateway.

Building Setback Lines shall be no less than required by City of Boca Raton Zoning Regulations.

No buildings or any kind of structure shall be placed on Utility, or Drainage Easements.

Landscaping on Utility Easements shall only be with the approval of all Utilities having the right to occupy the same.

Where Utility and Drainage easements cross, Drainage easements take precedence.

Dimensions shown hereon are in feet and decimal parts thereof and are based on the definition of a foot as adopted by the United States Bureau of Standards and refer to the horizontal plane.

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

### 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 19th day of April, 1993.

- by: *John T. Setth, Jr.*  
John T. Setth, Jr., Mayor
- by: *James W. Moore*  
James W. Moore, Director of Community Development
- by: *Constance C. Loggater*  
Constance C. Loggater, City Clerk
- by: *Henry G. Hillman, Jr.*  
Henry G. Hillman, Jr., P.E., R.L.S., City Engineer

### ACKNOWLEDGEMENT

STATE OF NEW JERSEY  
COUNTY OF ESSEX

BEFORE ME personally appeared Andrew P. Galenas, who is personally known to me, *by the undersigned* Vice-President of MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY, a corporation, and severally acknowledged to and before me that he executed such instrument as such 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 19th day of April, 1993.

My commission expires: 3/29/95  
*Diane C. Werenstny*  
Notary Public Diane C. Werenstny

### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF PALM BEACH

We, LAWYERS TITLE INSURANCE CORPORATION, a title insurance company, as duly licensed in the State of Florida, do hereby certify that we have examined the title to the herein described property; that we find the title to the property is vested to MUTUAL BENEFIT LIFE INSURANCE COMPANY IN REHABILITATION, SUCCESSOR TO THE MUTUAL BENEFIT LIFE INSURANCE COMPANY; that the current taxes have been paid; and that there are no mortgages of record; and that there are no other encumbrances of record.

Dated: 4-27-93

LAWYERS TITLE INSURANCE CORPORATION  
*Pete U. Hayes*

### 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") and Permanent Control Points ("P.C.P.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 Palm Beach County, Florida.

*William Curtis Archdeacon*  
William Curtis Archdeacon, P.E., P.L.S.  
Surveyor License No. 4880  
State of Florida

11945

COMPUTED *D. B. B...*  
DRAWN *D. B. B...*  
CHECKED *JAB*  
APPROVED *WJA*  
JOB NO. *92-288*

This instrument was prepared by:  
William Curtis Archdeacon, P.E., P.L.S.  
Gee & Jenson, Engineers, Architects, Planners, Inc.  
One Harvard Circle  
West Palm Beach, Florida 33409-1923

