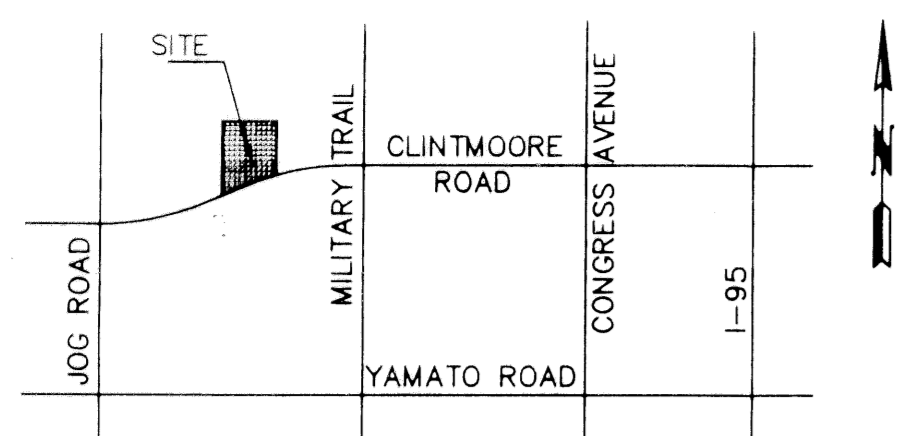




STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 4:17 P.M. this 20th day of April 1995, and duly recorded in Plat Book No. 74 on Pages 199 thru 200.
DOROTHY H. WILKEN
Clerk Circuit Court
By [Signature] D.C.

BROKEN SOUND PARCEL 24
IN PART OF SECTION 2, TOWNSHIP 47 SOUTH, RANGE 42 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA
SHEET NO. 1 OF 2
MICHAEL G. PURMORT & ASSOCIATES
DEERFIELD BEACH, FLORIDA
JANUARY 1995



SITE MAP
SCALE: NONE

DESCRIPTION

A portion of land lying in Section 2, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of said Section 2; thence North 89°35'20" West along the North line of said Section 2, a distance of 800.02 feet to the POINT OF BEGINNING of this description; thence South 00°00'41" East, a distance of 488.99 feet to a point on the arc of a circular curve to the left, whose radius point bears South 04°03'36" East, from the last described point; thence Westerly and Southerly, along the arc of said curve having a central angle of 34°08'07"; a radius of 648.00 feet, an arc distance of 386.06 feet to the Point of Tangency; thence South 51°48'17" West, a distance of 198.17 feet to the Point of Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve having a central angle of 24°52'28", a radius of 890.94 feet, an arc distance of 386.79 feet to the Point of Tangency; thence South 76°40'45" West, a distance of 100.00 feet, the last four courses described being coincident with the Northerly limits of Clint Moore Road as recorded in Official Record Book 6515, Page 412, inclusive, of the Public Records of Palm Beach County, Florida; thence North 00°24'40" East, a distance of 945.26 feet to a point on the North line of said Section 2; thence South 89°35'20" East, along said North line, a distance of 946.64 feet to the POINT OF BEGINNING.

Containing 15.63 Acres, more or less.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that BRCH PROPERTIES, INC., a Florida Corporation, the owners of the land shown hereon, described under Description, to be known as BROKEN SOUND PARCEL 24, being a parcel of land lying in Section 2, Township 47 South, Range 42 East, 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:

- 1. Parcel A, as shown, is hereby reserved to BRCH PROPERTIES, INC., for commercial development purposes.
2. Parcel B and the 20' Lake Maintenance Easement, as shown, is hereby reserved to BRCH PROPERTIES, INC., for purposes of open space and water management, and shall be the perpetual maintenance obligation of said Corporation, its successors and / or assigns, without recourse to the City of Boca Raton, Florida.
3. Parcel C (Preservation Area), as shown, is hereby declared to be a natural preservation area, and shall be maintained in its general natural state and is hereby reserved to BRCH PROPERTIES, INC., and shall not be released or modified without the permission of the City of Boca Raton, Florida.
4. Parcel D, as shown, is hereby reserved to BRCH PROPERTIES, INC., for purposes of open space, drainage and future parking as approved by the City of Boca Raton, Florida, and shall be the perpetual maintenance obligation of said Corporation, its successors and / or assigns, without recourse to the City of Boca Raton, Florida.
5. Parcel E, the Additional Thoroughfare Right-of-Way, as shown, is hereby dedicated to the City of Boca Raton, Florida, for proper purposes.
6. The utility easements, as shown, are hereby dedicated in perpetuity for the construction, installation, maintenance and operation of utility facilities, including cable television systems.
7. The 25' P.U.D. Buffer and the 30' Buffer, as shown, are hereby reserved to BRCH PROPERTIES, INC., its successors and / or assigns, for open space, landscaping, perimeter walls and fencing purposes and is the perpetual maintenance obligation of said corporation, its successors and / or assigns, without recourse to the City of Boca Raton, Florida.
8. The Non-Access Line, as shown, is hereby dedicated to the City of Boca Raton, Florida for the purpose of control and jurisdiction over access rights.

LAND USE

COMMERCIAL PARCEL (A) ----- 9.69 ACRES
OPEN SPACE (PARCELS B, C, D) ----- 5.80 ACRES
ADDITIONAL RIGHT-OF-WAY ----- 0.14 ACRES
TOTAL ----- 15.63 ACRES

NOTES

- Permanent Reference Monument (#2720)
Permanent Control Point (PCP)
P.O.B. Point of Beginning
P.O.C. Point of Commencement
C Centerline
R Radius
Delta
L Arc Length
T Tangent Length
CH Chord Length
CH.BG Chord Bearing
P.B. Plat Book
O.R.B. Official Record Book
Pg(S) Page(s)
S.F. Square Feet
----- Non Access Line

All bearings shown hereon are relative to the North line of the N.E. 1/4 of Section 2, which is assumed to bear North 89°35'20" West.

Building Setback Lines shall be as required by City of Boca Raton Zoning Regulations.

No buildings or any kind of construction shall be placed on Utility, Drainage, or Water and Sewer Easements without City of Boca Raton approval. Building Construction does not include entry drives, parking areas, and vehicular and pedestrian circulation areas.

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

Easements are for Public Utilities, unless otherwise noted.

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 11 day of April, 1995

- by: Carol G. Hanson, Mayor
by: Sandra M. McGinn, Director of Development Services
by: Candace O. Bridgewater, City Clerk
by: Ronald M. Ash, P.E., City Civil Engineer

MORTGAGEE'S CONSENT

STATE OF FLORIDA
COUNTY OF PALM BEACH }SS
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 Record Book 1896 at page 1889 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 [Vice] President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22nd day of February 1995.

WITNESS: [Signatures]
FIRST UNION NATIONAL BANK OF FLORIDA
BY: Albert Fils, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH }SS
I, BEFORE ME personally appeared Albert Fils who is personally known to me, or has produced [Signature] as identification, and who executed the foregoing instrument as [Vice] President of [CORPORATION NAME], a corporation, and severally acknowledged to and before me that [he] [she] 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 22nd day of February, 1995.
[Signature]
Notary Public

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH }SS
GOLD COAST TITLE COMPANY, INC., a duly licensed Title Insurance Company in the State of Florida does hereby certify that we have examined the title to the hereon described property; that we find the title to the property is vested to BRCH PROPERTIES, INC., a Florida Corporation; that the current taxes have been paid and that there are no encumbrances of record other than as stated herein.

By: [Signature]
Herman Dance
Date: 2-1-95

SURVEYOR'S CERTIFICATION

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") have been placed as required by law and that Permanent Control Points ("P.C.P.s") will be set under the guarantees posted with the City of Boca Raton, Florida for the Required Improvements; and, further, that the survey data complies with the requirements of Chapter 177 Part I, Florida Statutes, as amended, and the ordinances of the City of Boca Raton, Florida.

[Signature]
Michael G. Purmort, P.L.S.
License No. 2720
State of Florida

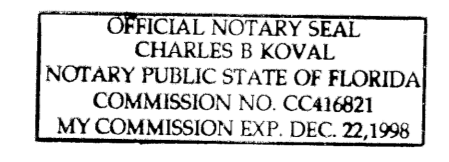
SUBDIVISION Broken Sound Parcel 24
BOOK 74 PAGE 199
FLOOD ZONE -
ROAD # -
SE -
ZIP CODE -
PUD NAME c/ Boca Raton

IN WITNESS WHEREOF, the said Corporation has caused these presents to be signed by its President this 28th day of February 1995.
Witness: [Signatures]
By: Randolph J. Pierce, Vice President

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH }SS
BEFORE ME personally appeared Randolph J. Pierce, who is personally known to me, and who executed the foregoing instrument as Vice President of BRCH PROPERTIES, INC., a corporation, 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 28th day of February, 1995.
[Signature]
Notary Public



THIS INSTRUMENT PREPARED BY
MICHAEL G. PURMORT, P.L.S.
MICHAEL G. PURMORT AND ASSOCIATES, INC.
843 S.E. 8th AVENUE
DEERFIELD BEACH, FLORIDA, 33441

COMPUTED
DRAWN D. BACHOR
CHECKED
APPROVED
JOB NO. 94-266

