

THE RICCIUTI PLAT
A PLAT OF A PORTION OF SECTION 18, TOWNSHIP 47 SOUTH, RANGE 43 EAST
AND ALSO BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 21 OF BOCA RATON HILLS SECTION 2 AS
RECORDED IN PLAT BOOK 23, PAGES 58-66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS that RICCIUTI CONSTRUCTION, INC. and RICCIUTI PROPERTIES, INC., both Florida corporations, owners of the land shown hereon, being in Section 18, Township 47 South, Range 43 East, Palm Beach County, Florida, shown hereon as THE RICCIUTI PLAT, being more particularly described as follows:

Two (2) Parcels of Land located in Palm Beach County, Florida, described as follows:

Parcel No. 1. All that part of Lot 20, Block 21, BOCA RATON HILLS, Section 2, as recorded in Plat Book 23, Page 65, Palm Beach County records, described as follows: Being a strip of land 160 feet in width and 50 feet in length measured along the Westerly R/W line of 9th Avenue (now N.W. Boca Raton Boulevard), according to said above described plat, which strip of land is bounded as follows: Bounded on the East by the Westerly R/W line of said 9th Avenue. Bounded on the West by a line running parallel with and 160 feet Westerly measured at right angles from said Westerly R/W line of 9th Avenue.

Bounded on the South by a line at right angles to said Westerly R/W line of 9th Avenue and located 250 feet North-Easterly at right angles from the North-Easterly lines of Lot 19, Block 21, Plat Book 23, page 65, described above.

Bounded on the North by a line at right angles to the said Westerly R/W line of 9th Avenue and located 300 feet North-Easterly of the North-Easterly line of said Lot 19, Block 21, described above, said 300 feet being measured along and coincident with the said Westerly R/W line of 9th Avenue.

Parcel No. 2. All that part of Lot 20, Block 21, BOCA RATON HILLS, Section 2, as recorded in Plat Book 23, at Page 65, Palm Beach County records, described as follows: Being a strip of land 160 feet in width and 50 feet in length measured along the Westerly R/W line of 9th Avenue (now N.W. Boca Raton Boulevard), according to said above described plat, which strip of land is bounded as follows:

Bounded on the East by the Westerly R/W line of said 9th Avenue. Bounded on the West by a line running parallel with and 160 feet Westerly measured at right angles from said Westerly R/W line of 9th Avenue.

Bounded on the South by a line at right angles to said Westerly R/W line of 9th Avenue and located 300 feet North-Easterly at right angles from the North-Easterly line of Lot 19, Block 21, Plat Book 23, Page 65, described above.

Bounded on the North by a line at right angles to the said Westerly R/W line of 9th Avenue and located 350 feet Northeastly of the Northeastly line of said Lot 19, Block 21, described above, said 350 feet being measured along and coincident with the said Westerly R/W 9th Avenue.

have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

1. 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. See CATV qualification note below location map. This note is intended to be a part of this dedication.

IN WITNESS WHEREOF, the said corporation, RICCIUTI CONSTRUCTION, INC., has caused these presents to be signed by its President, JOHN RICCIUTI, JR., and attested by its Vice President, DEBORAH RICCIUTI, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10th day of August, A.D. 1995.

RICCIUTI CONSTRUCTION, INC., a Florida corporation

ATTEST: Deborah Ricciuti, Vice President; John Ricciuti, Jr., President; Deborah Ricciuti, Vice President; John Ricciuti, Jr., President

IN WITNESS WHEREOF, the said Corporation, RICCIUTI PROPERTIES, INC., has caused these presents to be signed by its President, DEBORAH RICCIUTI, and properly witnessed, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 10 day of August, A.D., 1995.

RICCIUTI PROPERTIES, INC., a Florida corporation

ATTEST: Carol Bond, Witness; Ann Smith, Witness; Deborah Ricciuti, President

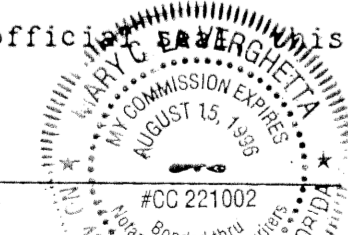
ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS Before me personally appeared JOHN RICCIUTI, JR. and DEBORAH RICCIUTI, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Vice President, respectively, of the above named RICCIUTI CONSTRUCTION, INC., a Florida corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, 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 10 day of August, A.D., 1995.

8-15-96

My Commission Expires



ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS Before me personally appeared DEBORAH RICCIUTI, to me well known, and known to me to be the individual described in and who executed the foregoing instrument as President of the above named RICCIUTI PROPERTIES, INC., a Florida corporation, and acknowledged to and before me that she executed such instrument as such officer of said corporation, that the seal affixed to the foregoing instrument is the corporate seal of said corporation, 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 10th day of August, A.D., 1995.

8-15-96

My Commission Expires



STATE OF FLORIDA ) I, ROBERT A. EISEN, a duly licensed attorney in the State of Florida, COUNTY OF PALM BEACH ) SS do hereby certify that I have examined the title to the property described hereon; that the title to the property is vested in RICCIUTI CONSTRUCTION, INC. and RICCIUTI PROPERTIES, INC., both Florida corporations; that the current taxes have been paid and that the said property is free of encumbrances.

Date: 7/21/95

ROBERT A. EISEN

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 (P.R.M.'s) Permanent Reference Monuments have been placed as required by law; 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 and Palm Beach County, Florida.

Date: Sept. 11, 1995

JOHN A. GRANT, JR. Registered Surveyor No. 1141 State of Florida

CITY APPROVAL
The approval and acceptance of this plat infers no obligation on the part of the municipality to improve any streets, other than provided under existing charter, nor to install water or sewer mains.

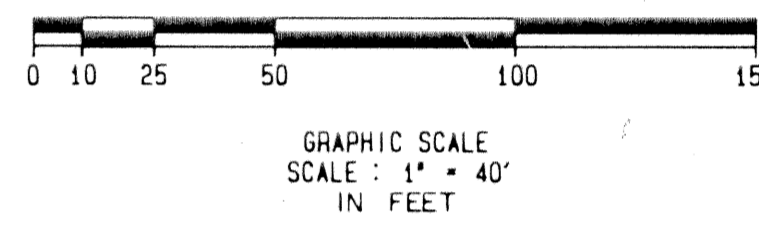
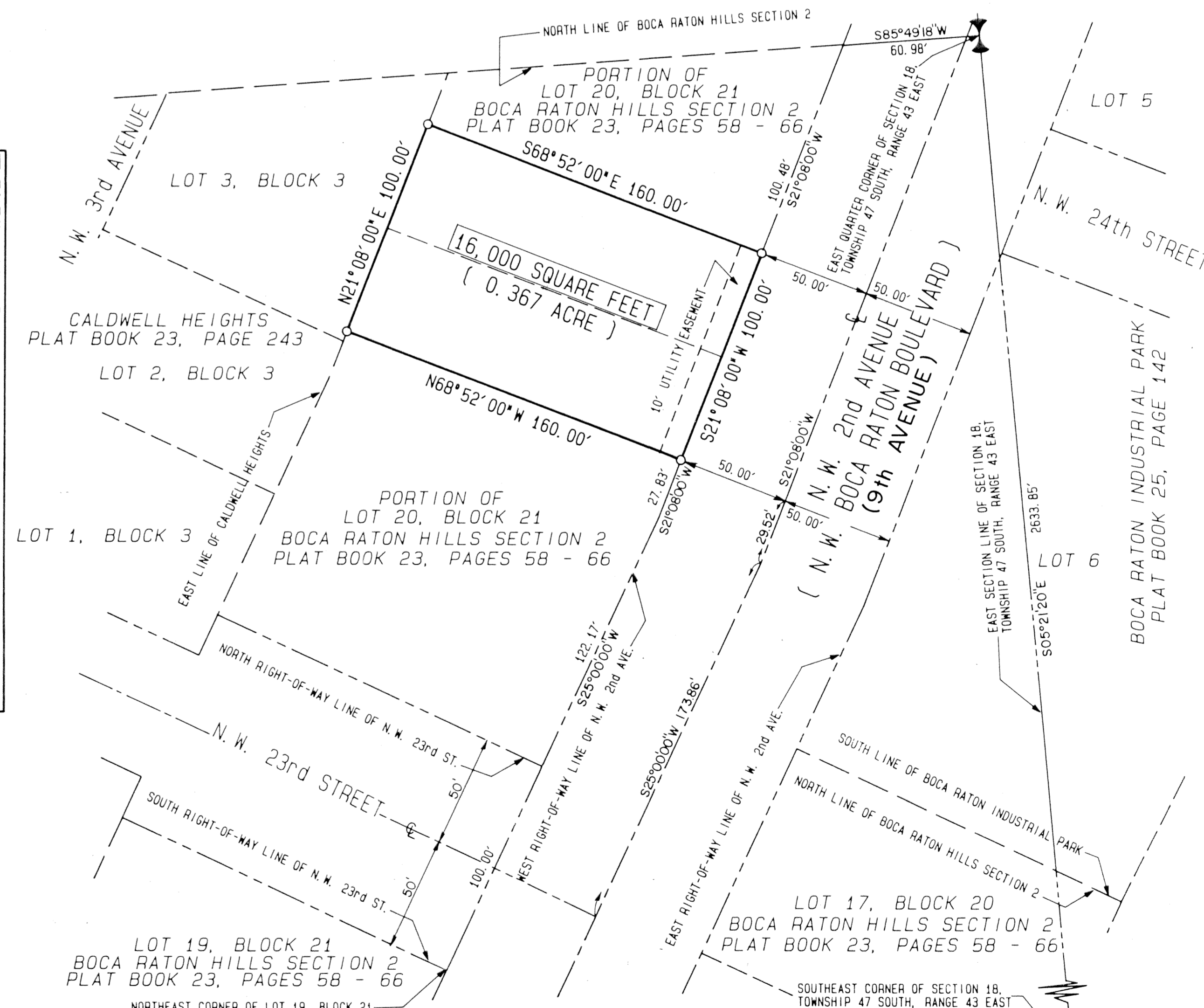
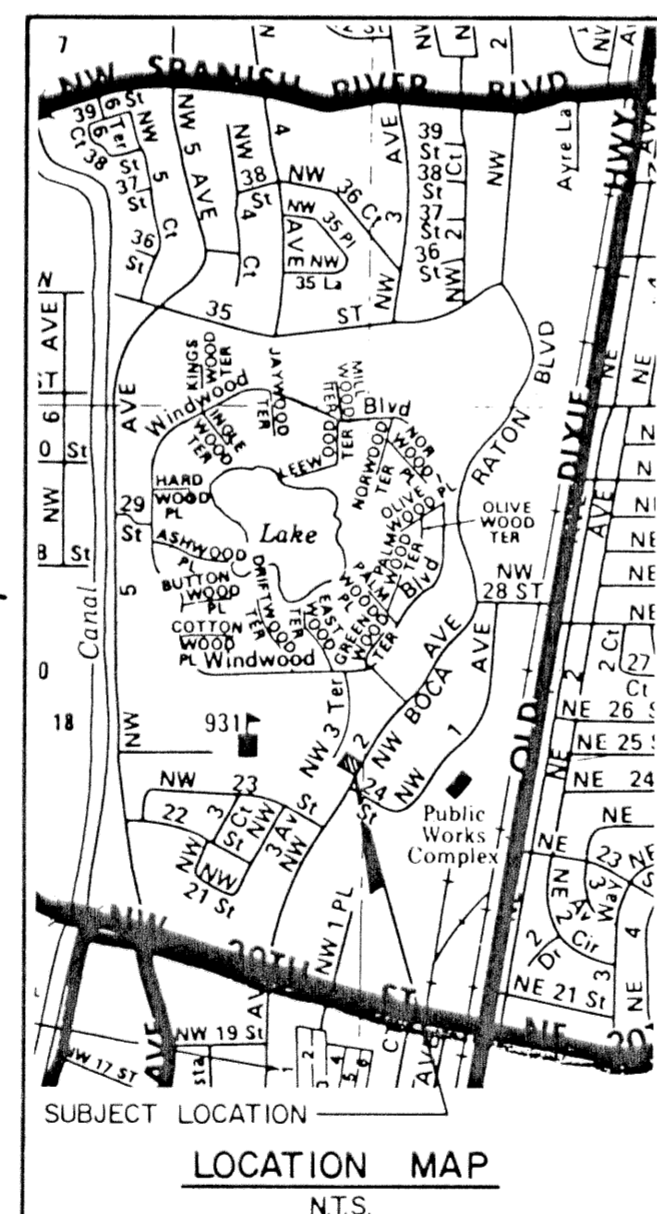
Accepted and approved this 12th day of December, A.D., 1995.

Sandra M. McGinn, Director - Development Services Department

CAROL G. HANSON, Mayor

Ronald M. Ash, PE, City Civil Engineer

CANDACE BRIDGWATER, City Clerk



NOTES:
Bearings shown hereon are based on an assumed bearing of S. 21°08'00"W. along the west right-of-way line of N.W. 2nd Avenue (N.W. Boca Raton Boulevard).
No buildings or any kind of structures shall be placed on utility easements.
Approval of landscaping on utility easements, shall be only with the approval of all utilities having the right to occupy same.
There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.

P.R.M. Indicates Permanent Reference Monument
P.C.P. Indicates Permanent Control Point
U.E. Indicates Utility Easement

This instrument was prepared by: John A. Grant, Jr., John A. Grant, Jr., Inc. 3333 North Federal Highway Boca Raton, Florida 33431

RICCIUTI CONSTRUCTION, INC. RICCIUTI PROPERTIES, INC. SURVEYOR CITY OF BOCA RATON

SUBDIVISION THE RICCIUTI PLAT
BOOK 76 PAGE 91
FLOOD MAP FLOOD ZONE
QUAD SE ZIP CODE
PUD NAME CITY OF BOCA RATON