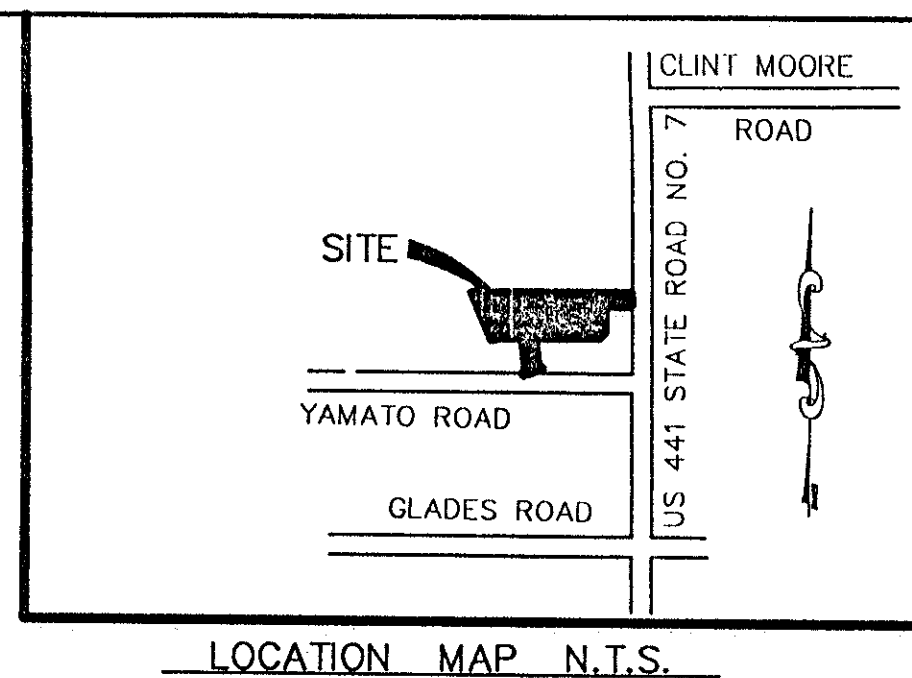


YAMATO ROAD COMMERCIAL CORNER

5000-324

PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (407)392-1991
SEPTEMBER - 1996

A MULTIPLE USE PLANNED DEVELOPMENT
BEING A REPLAT OF TRACTS "2-C", "U-1A", "3", "4", "6", PARCELS "A" AND "B" AND A PORTION OF TRACT "2-B",
"REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I, AS RECORDED IN PLAT BOOK 68, PAGES 101 THROUGH 103 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST,
PALM BEACH COUNTY, FLORIDA



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 12:44 P.M.
THIS 23 DAY OF September
A.D. 1996 AND DULY RECORDED
IN PLAT BOOK 80 ON
PAGES 196 AND 198

DOROTHY H. WILKEN
CLERK CIRCUIT COURT

By: *Debra A. Shalley*
DEPUTY CLERK

SHEET 1 OF 3

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Sembler E.D.P. Partnership #4, Ltd., a Florida General Partnership, Lakes At Boca Raton Commercial Property Owners' Association, Inc., a Florida Corporation and Lakes At Boca Raton Homeowners' Association, Inc., a Florida Corporation, the Owners of the land shown hereon as "YAMATO ROAD COMMERCIAL CORNER", being a replat of Tracts "2-C", "U-1A", "3", "4", "6", Parcels "A" and "B" and a portion of Tract "2-B", "REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I", as recorded in Plat Book 68, Pages 101 through 103 of the public records of Palm Beach County, Florida, lying in Section 1, Township 47 South, Range 41 East, Palm Beach County, being more particularly described as follows:

A parcel of land lying in Section 1, Township 47 South, Range 41 East, said parcel of land being a portion of the "REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I", as recorded in Plat Book 68, Page 103 of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Northeast corner of said "REPLAT OF LAKES AT BOCA RATON - PHASE I"; thence with a bearing of S 00° 57' 55" E, along the West right-of-way line of State Road 7, for a distance of 100.00 feet to a point; thence with a bearing of S 89° 34' 23" W, for a distance of 184.51 feet to a point; thence with a bearing of S 00° 19' 55" E, for a distance of 179.00 feet to a point; thence with a bearing of S 44° 37' 14" W, for a distance of 56.52 feet to a point; thence with a bearing of S 89° 34' 23" W, for a distance of 418.96 feet to a point; thence with a bearing of S 41° 09' 50" W, for a distance of 37.40 feet to a point; thence with a bearing of S 07° 14' 43" E, for a distance of 163.20 feet to a point; thence with a bearing of S 57° 14' 16" E, for a distance of 38.30 feet to a point on the North right-of-way line of Yamato Road; thence with a bearing of S 72° 46' 11" W, along said North right-of-way line of Yamato Road, for a distance of 132.00 feet to a point; thence with a bearing of N 32° 45' 44" E, for a distance of 32.14 feet to a point; thence with a bearing of N 07° 14' 43" W, for a distance of 201.56 feet to a point; thence with a bearing of N 48° 50' 10" W, for a distance of 33.19 feet to a point; thence with a bearing of S 89° 34' 23" W, for a distance of 149.24 feet to a point of curvature concave to the South; thence run Southwesterly along the arc of said curve, having a radius of 55.00 feet, and a central angle of 18° 29' 00", for an arc distance of 17.74 feet to a point of tangency; thence with a bearing of S 71° 05' 23" W, for a distance of 25.33 feet to a point on the Westerly boundary of aforesaid "REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I"; thence with a bearing of N 22° 58' 26" W, along said Westerly boundary of "REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I", for a distance of 357.17 feet to the Northwest corner of said "REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I"; thence with a bearing of N 89° 34' 23" E, for a distance of 1101.40 feet to the POINT OF BEGINNING.

Said lands situate in Palm Beach County, Florida. Containing 309,324 Square Feet / 7.10 Acres, more or less.

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

1. Water Management Tract:

Tract "W", as shown hereon, is hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Subject to restrictive covenant see Official Records Book 9783, Pages 251-260.

2. Drainage and Lake Maintenance Easements:

The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Lakes At Boca Raton Homeowners' Association, Inc., its successors and assigns, without recourse to Palm Beach County. The lake maintenance easements, as shown hereon, are hereby reserved for the Lakes At Boca Raton Homeowners' Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance, and lake maintenance access easements and private roads associated with said drainage system.

DEDICATION AND RESERVATIONS CONTINUED:

3. Parking tract

Tracts "R" and "R-1", as shown hereon, are hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., its successors and/or assigns, as a parking tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

4. Open Space/Landscape Buffer Tract:

Tracts "L", "L-1", and "L-2", as shown hereon, are hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

5. Utility Easements:

The utility easements as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.

6. Landscape Easements

Landscape easements as shown hereon, are hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., its successors and assigns, for buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. A maximum of five (5) foot encroachment by any easment may be permitted.

7. Roadway Construction Easement

The Roadway Construction as shown hereon is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of performing any and all construction activities associated with adjacent thoroughfare road.

8. Commercial Tracts

Tracts "A", "B" and "C" are hereby reserved to Sembler E.D.P. Partnership #4, Ltd., for purposes of commercial development, and are the perpetual maintenance obligation of said limited partnership, its successors or assigns, without recourse to Palm Beach County.

9. Open space

Tract "P", as shown hereon, is hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

IN WITNESS WHEREOF, Sembler Retail, Inc., as sole general partner of Sembler E.D.P. Partnership #4, Ltd., a Florida limited partnership has caused these presents to be signed by its President and attested by its 3rd Vice President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 20th day of May, 1997.

ATTEST: *Gregory S. Sembler*
PRINT Gregory S. Sembler
BY: *Craig H. Sher*
Craig H. Sher
President

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 20th day of May, 1997.

Lakes At Boca Raton Commercial Property Owners' Association, Inc., a Florida Corporation
WITNESS: *Alan M. Thomas*
PRINT Alan M. Thomas
BY: *Craig H. Sher*
Craig H. Sher
President
WITNESS: *Leatha Brummett*
PRINT Leatha Brummett

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 11th day of June, 1997.

Lakes At Boca Raton Homeowners' Association, Inc., a Florida Corporation
WITNESS: *Ruth M. Beatie*
PRINT Ruth M. Beatie
BY: *Daniel W. Luna*
Daniel W. Luna
President
WITNESS: *Joseph Cavalcose*
PRINT Joseph Cavalcose

NOTICE

THE UNDERLYING TRACTS AND LANDSCAPE EASEMENT ARE VACATED UPON THE RECORDING OF THIS PLAT. THE REMAINDER OF THE UNDERLYING EASEMENTS ARE ABANDONED BY RESOLUTION NO. 97-975, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF)

BEFORE ME personally appeared Craig H. Sher and Gregory S. Sembler who are personally known to me or has produced _____ as identification, and who executed the foregoing instrument as President and 3rd Vice Pres. respectively of Sembler Retail, Inc., a Florida corporation, as sole general partner of Sembler E.D.P. Partnership #4 Ltd., a Florida limited partnership, 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 official seal this 20th day of May, 1997.

My commission expires: _____

Janine M. Hess
Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF)

BEFORE ME personally appeared Craig H. Sher, who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument as President of Lakes At Boca Raton Commercial Property Owners' Association Inc., a Florida 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 20th day of May, 1997.

My commission expires: _____

Janine M. Hess
Notary Public

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF)

BEFORE ME personally appeared Daniel W. Luna who is personally known to me or has produced _____ as identification, and who executed the foregoing instrument as President of Lakes At Boca Raton Homeowners, Inc., a Florida 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 11th day of June, 1997.

My commission expires: _____

Jeffrey S. Gerow
Notary Public

SEMBLER NOTARY LABR CPOA LABR CPOA NOTARY LABR HOA LABR HOA NOTARY MORTGAGEE MORTGAGEE NOTARY COUNTY ENGINEER SURVEYOR

JEFFREY S. GEROW
Notary Public, State of Florida
My Comm. expires Apr. 10, 1999
No. CC451939
Bonded Through January 1, 1999
1-(800) 723-0121

5000-324

Date: 6-27-97
David P. Lindley, P.L.S.
Reg. Land Surveyor #5005
State of Florida

8/0/196

SUBDIVISION: Yamato Road Commercial Corner
BOOK: 80
FLOOD ZONE: B
QUAD: 68
SE: 1
PUD NAME: Yamato Road Commercial Corner
PAGE: 196
FLOOD MAP: 100B
ZONING: MURD
ZIP CODE: 33428

RET. 96-47
5/3/3/M