

PLAT OF HARBOUR DEVELOPMENT PROPERTY

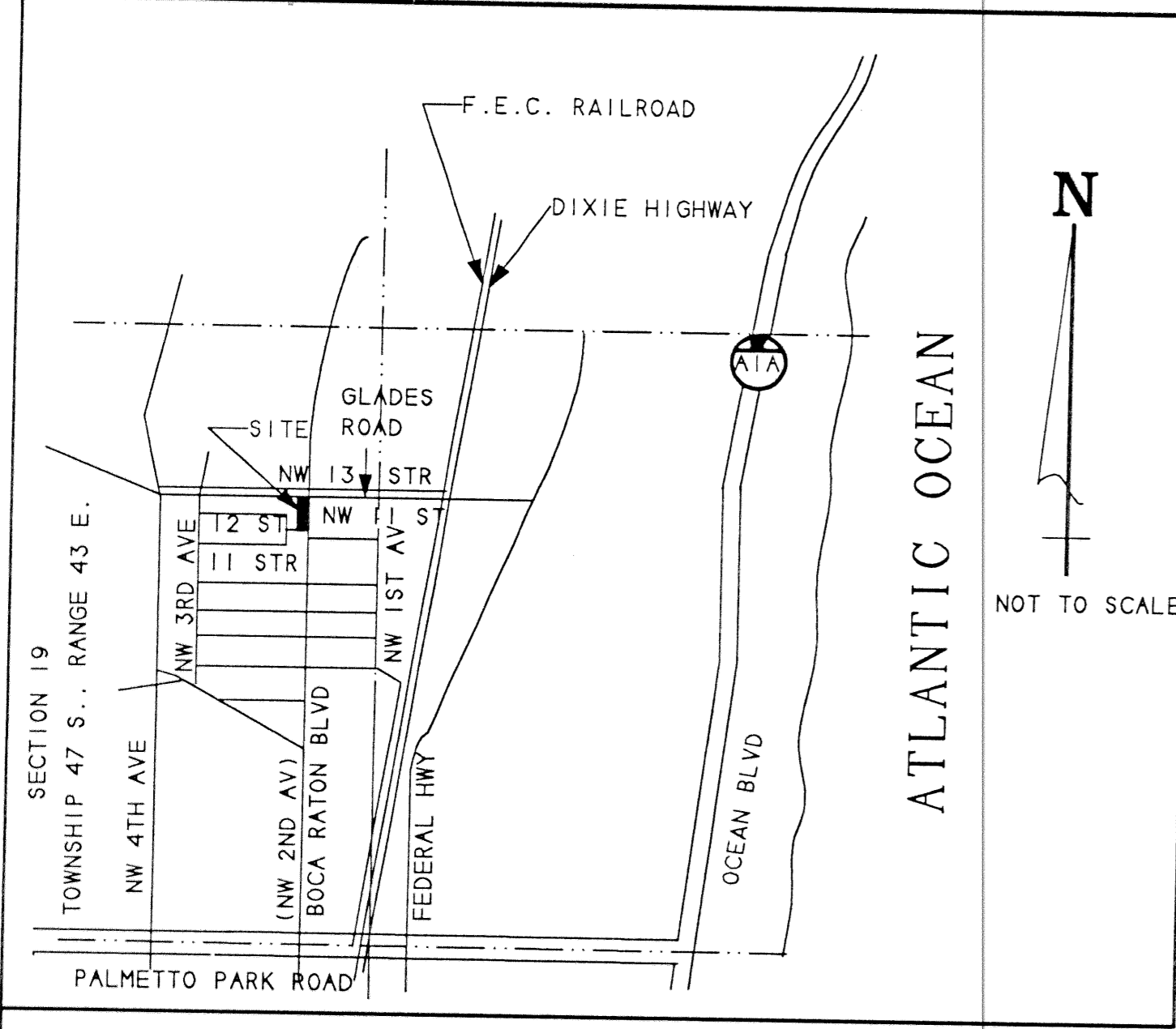
REPLAT OF LOT 31, LOT 32, THE NORTH 20.00 FEET OF LOT 33 AND THE SOUTH 50.01 FEET OF LOT 30, BLOCK 11, BOCA RATON HILLS, SECTION 2, P.B. 23, PAGES 58 TO 66.

SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

JULY, 1998

PAGE 1 OF 2

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:41A
this 23 day of October 1998
and duly recorded in Plat Book No. 83
on page 125-126
DOROTHY H. WILKEN, Clerk of Circuit Court
by *[Signature]* D.C.



LOCATION SKETCH

SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST BOCA RATON, PALM BEACH COUNTY, FLORIDA

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) KNOW ALL MEN BY THESE PRESENTS THAT HARBOUR OFFICE DEVELOPMENT GROUP, LIMITED, OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, SHOWN HEREON AS HARBOUR DEVELOPMENT PROPERTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 31, LOT 32, THE NORTH 20.00 FEET OF LOT 33 AND THE SOUTH 50.01 FEET OF LOT 30, BLOCK 11, BOCA RATON HILLS, SECTION 2, A SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGES 58 TO 66, IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY AS A 25 FOOT LANDSCAPE BUFFER, FOR LANDSCAPING AND STORM DRAINAGE PURPOSES RUNNING PARALLEL TO NW 11 TH. STREET, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
2. THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON AND FRANCHISE UTILITIES, FOR THE CONSTRUCTION AND MAINTENANCE OF WATER, WASTEWATER, TELEPHONE, GAS, CABLE TELEVISION AND ELECTRICAL UTILITIES. ALL UTILITY EASEMENTS AS SHOWN ARE ALSO HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES. PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS CABLE TELEVISION DEDICATION DOES NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY. THE CABLE TELEVISION CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
3. THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON TO CONTROL ACCESS TO ADJACENT ROADWAYS.
4. THE ADDITIONAL ROAD RIGHT-OF-WAY AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES AND DESCRIBED AS A TRIANGULAR SHAPED PARCEL AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE HERON DESCRIBED PROPERTY AND SAID TRIANGLE BEING FORMED BY A 25.00 FOOT TANGENT MEASURED FROM THE NORTHEAST CORNER AND THE SOUTHEAST CORNER AS SHOWN HEREON AND SAID TRIANGLE BASE AT EACH CORNER WOULD BE THE CHORD FORMED BY A 25.00 FOOT RADIUS AT EACH CORNER.

IN WITNESS WHEREOF, THE SAID OWNERS HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS 26th DAY OF August, 1998, A.D.

Diana Rivellino HARBOUR OFFICE DEVELOPMENT GROUP, LTD.
WITNESS *ARLENE LEIBMANN*
WITNESS *ARLENE LEIBMANN*
WITNESS *ARLENE LEIBMANN*

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED JACK LUPO, TO ME WELL KNOWN AND KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT FOR THE HARBOUR OFFICE DEVELOPMENT GROUP, LTD. AND HE ACKNOWLEDGED TO ME THAT THAT HE EXECUTED SUCH INSTRUMENT WITH DUE AUTHORITY.

IN WITNESS WHEREOF, I HAVE HEREIN SET MY HAND AND SEAL THIS 26 DAY OF August, 1998, A.D.

ARLENE LEIBMANN
CC 489838
EXPIRES AUG 20, 1999
STATE OF FLORIDA
NOTARY SEAL

ARlene Leibmann
CC 489838
EXPIRES AUG 20, 1999
STATE OF FLORIDA
NOTARY SEAL

ARlene Leibmann
CC 489838
EXPIRES AUG 20, 1999
STATE OF FLORIDA
NOTARY SEAL

CORPORATE SEAL

CITY OF BOCA RATON APPROVALS

THE APPROVAL AND ACCEPTANCE OF THIS PLAT SHOWING DEDICATIONS INFER NO OBLIGATION ON THE PART OF THE MUNICIPALITY FOR THE INSTALLATION OF IMPROVEMENTS. THE CITY HEREBY ACCEPTS ALL DEDICATED PROPERTY SHOWN AND DEPICTED ON THIS PLAT. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, IN ACCORDANCE WITH CHAPTER 177.071 (1) FLORIDA STATUTES.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 23 DAY OF September 1998.

[Signature]
JORGE A. CAMEJO
DIRECTOR DEVELOPMENT SERVICES

[Signature]
CANDACE BRIDGWATER
CITY CLERK

[Signature]
MAURICE C. MOREL, P.E.
CITY CIVIL ENGINEER

[Signature]
CAROL G. HANSON
MAYOR

MORTGAGE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH) THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE HERON DESCRIBED PROPERTY AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LANDS DESCRIBED IN THE DEDICATION HERETO, BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE SHALL BE SUBORDINATED TO THE DEDICATION AS SHOWN HEREON. IN WITNESS WHEREOF THE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS.

[Signature]
WITNESS KATHRYN JULIANO

[Signature]
WITNESS ROSEMARY LABADIE

ADMIRALITY BANK
[Signature]
BY JOHN OLIVER, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) BEFORE ME PERSONALLY APPEARED JOHN OLIVER, TO ME WELL KNOWN AND KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE ABOVE NAMED ADMIRALITY BANK, AND HE ACKNOWLEDGED TO ME HE EXECUTED SUCH INSTRUMENT AS SUCH OF SAID CORPORATION AND 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. WITNESS MY HAND AND SEAL THIS 26 DAY OF August, 1998, A.D.

MY COMMISSION EXPIRES 8/20/99

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA

PREPARED BY: BURLISON A. GENTRY
GENTRY ENGINEERING AND LAND SURVEYING, INC
P.O. BOX 243
DELRAY BEACH, FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) I MITCHELL A. SHERMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE OF THE HERON DESCRIBED PROPERTY, THAT I FIND TITLE TO THE PROPERTY IS VESTED IN HARBOR OFFICE DEVELOPMENT GROUP, LIMITED, AND THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS ENCUMBERED BY A MORTGAGE.

[Signature]
MITCHELL A. SHERMAN, P.A.

SURVEYORS 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), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO CHAPTER 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATED AT DELRAY BEACH, FLORIDA, THIS 26 DAY OF August, 1998, A.D.

[Signature]
BURLISON A. GENTRY
REGISTERED FLORIDA SURVEYOR AND MAPPER
NO. 2580, LB NO. 2322
STATE OF FLORIDA

CITY SEAL

SURVEYOR'S SEAL

SUBDIVISION: Harbour Development
BOOK: 83
PAGE: 125
FLOOD ZONE: -
ZONING: -
QUAD #: -
SE: 625
TAZ: 625
FUD NAME: City of Boca Raton