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# ALAMANDA PARK

A PORTION OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 42 EAST, AND ALSO BEING A REPLAT OF A PORTION OF BLOCKS 49 THROUGH 52, AND 69 THROUGH 72, 'PALM BEACH FARMS Co., PLAT NO. 10 OF NORTH DEERFIELD,' AS RECORDED IN PLAT BOOK 6, PAGES 11 THROUGH 14, AND A REPLAT OF A PORTION OF BLOCKS 551 THROUGH 554, AND 564 THROUGH 567 OF 'HILLSBORO PARK ADDITION, PLAT NO. 9,' PLAT BOOK 14, PAGES 5 THROUGH 7, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WEST OF I-95.

CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

SURVEY DIVISION MUNICIPAL SERVICES DEPARTMENT CITY OF BOCA RATON, FLORIDA  
SHEET 1 OF 2

DEDICATION:  
STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOWN ALL MEN BY THESE PRESENTS THAT THE CITY OF BOCA RATON, A FLORIDA MUNICIPAL CORPORATION, OWNER OF THE LAND SHOWN HEREON BEING IN BLOCKS 551 THROUGH 554, AND BLOCKS 564 THROUGH 567, HILLSBORO PARK ADDITION PLAT NO. 9, PLAT BOOK 14, PAGES 5 THROUGH 7 AND BLOCKS 49 THROUGH 52, AND 69 THROUGH 72, PALM BEACH FARMS Co., PLAT NO. 10 OF NORTH DEERFIELD, PLAT BOOK 6, PAGES 11 THROUGH 14, THE AFOREMENTIONED PLATS BEING RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 36, TOWNSHIP 47 SOUTH, RANGE 42 EAST, SHOWN HEREON AS 'ALAMANDA PARK,' BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 42 EAST, IN PALM BEACH COUNTY, FLORIDA, BOUNDED ON THE NORTH BY A LINE BEING 125 FEET SOUTHERLY OF AND PARALLEL WITH THE CENTERLINE OF SOUTHWEST 18TH STREET, (AS IT NOW EXISTS), BOUNDED ON THE EAST BY A LINE BEING 60 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY LIMITED ACCESS LINE FOR STATE ROAD 9 (I-95), SAID LIMITED ACCESS LINE BEING 150 FEET WESTERLY OF THE BASELINE OF SURVEY (CENTERLINE OF CONSTRUCTION) FOR SAID STATE ROAD 9, AND BOUNDED ON THE SOUTH BY THE NORTHERLY CANAL RIGHT OF WAY LINE FOR THE HILLSBORO CANAL AND BOUNDED ON THE WEST BY THE EASTERLY EXISTING RAILROAD RIGHT OF WAY LINE FOR THE SEABOARD COAST LINE RAILROAD A/K/A CSX RAILROAD.

ALL AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP NUMBERED 93220-2411.

ALSO KNOWN AS

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 47 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 36; THENCE SOUTH 02° 25' 45" EAST, ALONG THE WEST LINE OF SAID SECTION 36, A DISTANCE OF 2772.24 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 36; THENCE SOUTH 89° 42' 01" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER OF SECTION 36, A DISTANCE OF 139.58 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF THE CSX RAILROAD (A.K.A. SEABOARD COAST LINE RAILROAD); THENCE NORTH 01° 12' 11" WEST, 88.00 FEET, ALONG THE SAID EAST RIGHT-OF-WAY LINE OF THE CSX RAILROAD TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01° 12' 11" WEST, 1228.80 FEET, ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 18TH STREET; THENCE NORTH 89° 00' 03" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SOUTHWEST 18TH STREET A DISTANCE OF 728.43 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NUMBER 9 (A.K.A. I-95); THENCE SOUTH 04° 17' 56" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 9, A DISTANCE OF 1229.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL; THENCE SOUTH 89° 04' 29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL A DISTANCE OF 792.86 FEET TO THE POINT OF BEGINNING

CONTAINING 932,303.68 SQUARE FEET OR 21.40 ACRES MORE OR LESS, LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

HAVE CAUSED THESE LANDS TO BE SURVEYED AND PLATTED AND DO HEREBY DEDICATE:

THE UTILITY EASEMENTS AS SHOWN ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSE OF 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 UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

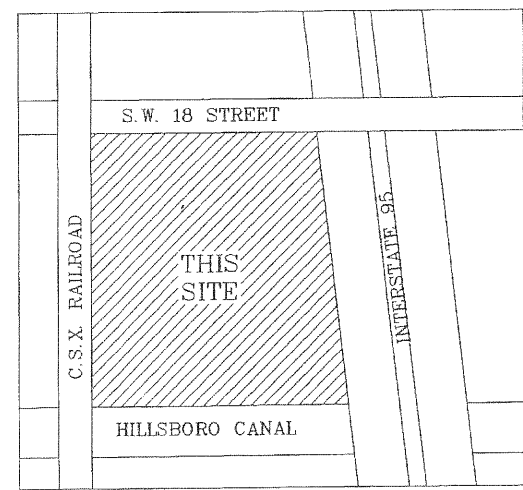
IN WITNESS WHEREOF, THE SAID CITY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND CITY CLERK, RESPECTIVELY, AND ITS CORPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS CITY COUNCIL, THIS 29th DAY OF March, 2000.

*Carol G. Hanson* MAYOR  
*Sharma Cornwell* CITY CLERK

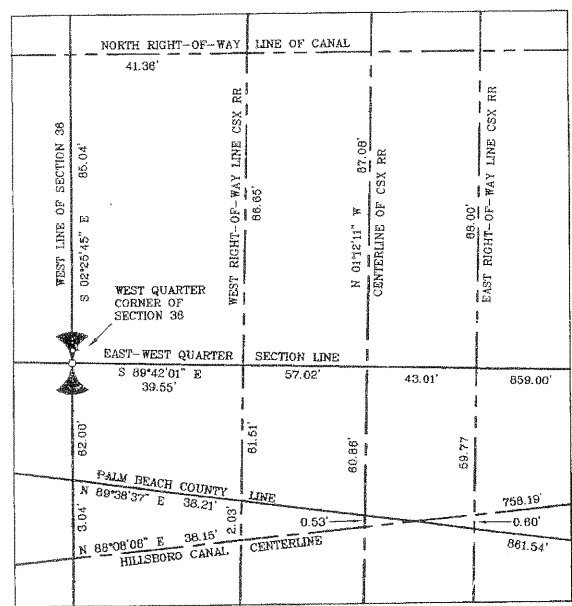
NOTICE: THE SOUTH FLORIDA WATER MANAGEMENT DISTRICT SHALL HAVE ACCESS THROUGH THE PROPERTY DESCRIBED HEREON TO ITS PROPERTY LOCATED BETWEEN THE INTERSTATE 95 AND THE CSX RAILROAD RIGHT-OF-WAY LINES

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY: CHRISTOPHER A. CORNELL, SURVEY SECTION CHIEF, SURVEY DIVISION, MUNICIPAL SERVICES DEPARTMENT, CITY OF BOCA RATON, 201 WEST PALMETTO PARK ROAD, BOCA RATON, FLORIDA, 33432.



LOCATION MAP  
NOT TO SCALE



DETAIL 'A' FOR SHEET 2  
NOT TO SCALE

ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Carol G. Hanson AND Sharma Cornwell MAYOR AND CITY CLERK, RESPECTIVELY, OF THE CITY OF BOCA RATON TO ME WELL KNOWN AND KNOWN TO ME TO BE THE PERSONS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND THEY ACKNOWLEDGE TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT FOR THE PURPOSES THEREIN EXPRESSED

WITNESSE MY HAND AND OFFICIAL SEAL, THIS 29th DAY OF March 2000.  
Diane M. King  
NOTARY PUBLIC,  
STATE OF FLORIDA AT LARGE

TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, James M. Hankins, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO SAID PROPERTY IS VESTED IN THE CITY OF BOCA RATON, AND THAT I FIND THAT THERE ARE NO ENCUMBRANCES OF RECORD EFFECTING SAID PROPERTY.

DATE: 12-28-1999  
James M. Hankins  
ATTORNEY AT LAW  
STATE OF FLORIDA  
FLORIDA BAR NO. 147150

CITY APPROVAL:

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 March 21 DAY OF 2000.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1) F.S.

*Carol G. Hanson*  
MAYOR  
CAROL G. HANSON

*Sharma Cornwell*  
CITY CLERK

*M.C.R.*  
CITY CIVIL ENGINEER  
MAURICA C. MOREL, P.E.

*Jorge A. Camejo*  
DEVELOPMENT SERVICES DIRECTOR  
JORGE A. CAMEJO

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 THE PERMANENT REFERENCE MONUMENTS ("P.R.M.S"), PERMANENT CONTROL POINTS ("P.C.P.S"), AND MONUMENTS ACCORDING TO SECTION 177.091 (9), F.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 THE CITY OF BOCA RATON, FLORIDA.

*Enrique G. Vidaurreta*  
ENRIQUE G. VIDAURRETA, P.L.S.  
LICENSE NO. 4587  
STATE OF FLORIDA  
201 WEST PALMETTO PARK ROAD  
BOCA RATON, FLORIDA, 33432

