



197

YAMATO CROSSING

A PLAT OF A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF A PORTION OF TRACT T OF BOCA RATON HILLS SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

SHEET 1 OF 3
JULY 2000

COUNTY OF PALM BEACH)
STATE OF FLORIDA)
This Plat was filed for record at 11:00 AM
This day of March 2000
and duly recorded in Plat Book No. 23
on page 197-89
DOROTHY H. WILKEN, Clerk of Circuit Court
by *Gregory K. Talbott* D.C.

DESCRIPTION

That portion of Tract T, of BOCA RATON HILLS SECTION 3, Boca Raton, Florida, as shown on Plat recorded in Plat Book 23, pages 76 to 87, of the Public Records of Palm Beach County, Florida, described as follows:

COMMENCE at the Northeast corner of said Tract T and run thence South 89° 41' 55" West, along the North boundary of said Tract T, a distance of 847.78 feet; thence South 0° 18' 05" East, a distance of 20.00 feet to a POINT OF BEGINNING; thence South 45° 18' 05" East, a distance of 35.36 feet to an intersection with the Westerly right-of-way line of Northwest 2nd Avenue, as described in Official Records Book 1801, page 351, of the Public Records of Palm Beach County, Florida; thence South 0° 18' 05" East along said Westerly right-of-way line, a distance of 227.55 feet; thence Southeast along said Westerly right-of-way line and a curve to the right having a radius of 1,859.86 feet, a central angle of 9° 05' 12", an arc of 294.98 feet, and a chord which bears South 4° 14' 31" West, a distance of 294.85 feet; thence South 89° 41' 55" West parallel with the North boundary of said Tract T, a distance of 407.28 feet to an intersection with the East boundary of University Gardens as shown on the Plat recorded in Plat Book 25, page 191, Public Records of Palm Beach County, Florida; thence North along said East boundary, a distance of 546.28 feet; thence North 89° 41' 55" East, 20.00 feet South of and parallel with the North boundary of said Tract T, a distance of 402.75 feet to the POINT OF BEGINNING.

LESS AND EXCEPT THE SOUTH 130 FEET THEREOF.

ALSO LESS AND EXCEPT that certain property conveyed to The City of Boca Raton in Right-of-Way Warranty Deed dated March 17, 1982 and recorded March 5, 1983 in Official Records Book 7613, page 650, described as follows:

A strip of land 5.00 feet in width lying in a portion of Parcel T, BOCA RATON HILLS, SECTION 3, according to the Plat thereof, as recorded in Plat Book 23, pages 76 through 87, inclusive, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

COMMENCE at the South Quarter corner of Section 5, Township 47 South, Range 43 East; thence South 89° 17' 13" West, along the South line of said Section 5, a distance of 1,294.36 feet; thence South 00° 42' 47" East, 70.00 feet to the POINT OF BEGINNING and a point on the South right-of-way line of Northwest 51 Street (also known as Yamato Road); thence North 89° 17' 13" East, along said South right-of-way line 185.00 feet to a point of curvature of a curve concave to the Southwest, having a radius of 25.00 feet and a central angle of 36° 52' 12"; thence Southeast along the arc of said curve for an arc distance of 16.09 feet to a point on said curve; thence South 89° 17' 13" West along a line 5.00 feet South of and parallel with said South right-of-way line 180.00 feet; thence North 00° 42' 27" West, 5.00 feet to the POINT OF BEGINNING.

Property subject to a blanket easement agreement concerning utilities and ingress-egress as recorded in Official Records Book 7932, page 1855, Palm Beach County, Florida.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT PETER PAN ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF A PORTION OF TRACT T OF BOCA RATON HILLS, SECTION 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 76 THROUGH 87, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS YAMATO CROSSING.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED TO PETER PAN ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR COMMERCIAL DEVELOPMENT PURPOSES.

2. UTILITY EASEMENTS:

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS 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 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 INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

3. LANDSCAPE BUFFER EASEMENTS:

THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO PETER PAN ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

4. SIDEWALK EASEMENT:

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR SIDEWALK PURPOSES.

5. BUS SHELTER EASEMENT:

THE BUS SHELTER EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR BUS SHELTER PURPOSES.

6. NON-ACCESS LINES:

THE NON-ACCESS LINES, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

INDEX OF SHEETS

SHEET NO. 1 & 2 TITLE SHEET AND CERTIFICATES
SHEET NO. 3 DETAIL SHEET

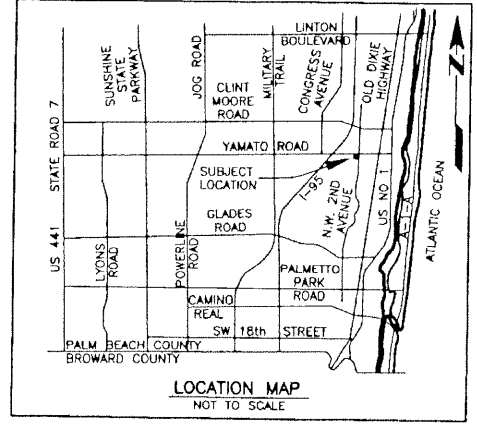
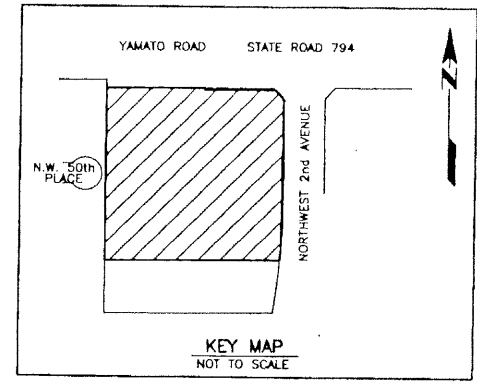
THIS INSTRUMENT WAS PREPARED BY:
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY 33431
BOCA RATON, FLORIDA
PHONE NUMBER: (561) 395-3333
FAX NUMBER: (561) 395-3315
LICENSED BUSINESS NO.: LB-50

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 THIS COUNTY.

STATISTICAL DATA

TOTAL AREA THIS PLAT	4.063 AC.
AREA OF PARCEL A	4.063 AC.
LAND USE: BANK AND RETAIL	

CASE NUMBER: UC 99-02



IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, PETER PAN ASSOCIATES, INC., BY GREGORY K. TALBOTT, PRESIDENT, THIS 2nd DAY OF November, A.D., 2000.

PETER PAN ASSOCIATES, LTD.,
A FLORIDA LIMITED PARTNERSHIP

WITNESS: *Heather S. Bond*
SIGN

Heather S. Bond
PRINT

WITNESS: *Joan K. Johnson*
SIGN

Joan K. Johnson
PRINT

BY: *Gregory K. Talbott*
GREGORY K. TALBOTT, PRESIDENT
PETER PAN ASSOCIATES, INC.
A FLORIDA CORPORATION
AS GENERAL PARTNER FOR
PETER PAN ASSOCIATES, LTD.

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED GREGORY K. TALBOTT WHO IS PERSONALLY KNOWN TO ME, OR HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PETER PAN ASSOCIATES, INC., A FLORIDA CORPORATION AS GENERAL PARTNER FOR PETER PAN ASSOCIATES, LTD., A FLORIDA LIMITED PARTNERSHIP, 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 2nd DAY OF November, A.D., 2000.

MY COMMISSION EXPIRES: 11-9-2000
MY COMMISSION NUMBER: CC 599868

Notary Seal
NOTARY PUBLIC, STATE OF FLORIDA

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOCA RATON, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 13th DAY OF February, 2001, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH CHAPTER 177.081 (1), F.S.

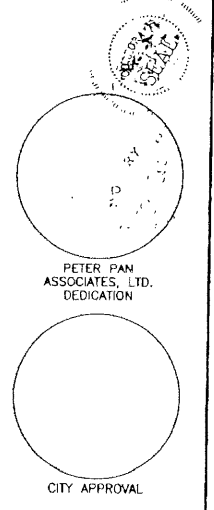
Robert D. Christ
ROBERT DI CHRISTOPHER, P.E. ACTING CITY CIVIL ENGR.

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 13th DAY OF February, A.D. 2001.

Jorge A. Camejo
JORGE A. CAMEJO,
DIRECTOR-DEVELOPMENT SERVICES DEPARTMENT

Carol G. Hanson
CAROL G. HANSON, MAYOR
Sharma Carannante
SHARMA CARANNANTE, CITY CLERK



DATE: JULY 26, 2000
JOB NUMBER: JG-100-7470
FILE NAME: \\AG7\CADD\JG7470\RECORD\RECOPLAT.DWG