

DGS PROPERTIES

BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 22, BOCA RATON HILLS, SECTION 3, (P.B. 23, PGS. 76 - 87, P.B.C.R.) SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST, IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DGS PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS DGS PROPERTIES, BEING A REPLAT OF A PORTION OF LOT 20, BLOCK 22, BOCA RATON HILLS, SECTION 3, (P.B. 23, PGS. 76-87, P.B.C.R.) SECTION 17, TOWNSHIP 47 SOUTH, RANGE 43 EAST, IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 19, BLOCK 21, PLAT OF BOCA RATON HILLS ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23, PAGE 57, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N 32°23'53" E, ALONG THE WEST RIGHT-OF-WAY OF 9th AVENUE (NW BOCA RATON BOULEVARD), 222.17 FEET; THENCE N 28°31'53" E, 228.31 FEET; THENCE N 28°31'53" E, 290.09 FEET TO A TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 639.53 FEET, A CENTRAL ANGLE OF 23°00'40" AND AN ARC DISTANCE OF 236.85 FEET TO A POINT OF TANGENCY; THENCE N 51°32'33" E, 178.66 FEET TO A TANGENT CURVE; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 886.09 FEET, A CENTRAL ANGLE OF 5°25'56" AND AN ARC DISTANCE OF 84.01 FEET; THENCE N 43°53'23" W, 19.69 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF NW BOCA RATON BOULEVARD AS LAID OUT AND CURRENTLY IN USE FOR THE FOLLOWING 2 COURSES: N 48°51'24" E, 178.80 FEET; N 41°46'28" E, 70.02 FEET; THENCE N 48°13'37" W, 160.00 FEET TO THE EAST RIGHT-OF-WAY LINE OF WINDWOOD BOULEVARD, AS DEPICTED ON THE PLAT OF WINDWOOD UNIT II, RECORDED IN PLAT BOOK 31, PAGE 202 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING 2 COURSES: S 41°46'23" W, 182.92 FEET TO A TANGENT CURVE; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 726.09 FEET, A CENTRAL ANGLE OF 4°20'14" AND AN ARC DISTANCE OF 54.96 FEET; THENCE S 43°53'23" E, 140.31 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

ALL OF THAT PART OF LOT 20, OF BLOCK 22, OF BOCA RATON HILLS, AS RECORDED IN PLAT BOOK 23 AT PAGE 76, PALM BEACH COUNTY RECORDS, DESCRIBED AS FOLLOWS:

BEING A STRIP OF LAND, 160 FEET IN WIDTH AND 100 FEET IN LENGTH MEASURED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE, ACCORDING TO SAID ABOVE DESCRIBED PLAT WHICH STRIP OF LAND IS BOUNDED AS FOLLOWS: BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF SAID 9TH AVENUE, BOUNDED ON THE WEST BY A LINE RUNNING PARALLEL WITH AND 160 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE SAID WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE, BOUNDED ON THE SOUTH BY A LINE AT RIGHT ANGLES TO SAID WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE AND LOCATED 1,350 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY 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 RIGHT-OF-WAY LINE OF 9TH AVENUE, AND LOCATED 1,350 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 19, BLOCK 21, DESCRIBED ABOVE, SAID 1,350 FEET BEING MEASURED ALONG AND COINCIDENT WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE.

TOGETHER WITH

ALL THAT PART OF LOT 20, OF BLOCK 22, OF BOCA RATON HILLS, AS RECORDED IN PLAT BOOK 23 AT PAGE 76, PALM BEACH COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEING A STRIP OF LAND 160 FEET IN WIDTH AND 150 FEET IN LENGTH MEASURED ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE ACCORDING TO SAID ABOVE DESCRIBED PLAT, WHICH STRIP OF LAND IS BOUNDED AS FOLLOWS: BOUNDED ON THE EAST BY THE WESTERLY RIGHT-OF-WAY LINE OF SAID 9TH AVENUE, BOUNDED ON THE WEST BY A LINE RUNNING PARALLEL WITH AND 160 FEET WESTERLY, MEASURED AT RIGHT ANGLES FROM THE SAID WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE, BOUNDED ON THE SOUTH BY A LINE AT RIGHT ANGLES TO SAID WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE AND LOCATED 1,350 FEET NORTHEASTERLY AT RIGHT ANGLES FROM THE NORTHEASTERLY 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 RIGHT-OF-WAY LINE OF 9TH AVENUE, AND LOCATED 1,500 FEET NORTHEASTERLY OF THE NORTHEASTERLY LINE OF SAID LOT 19, BLOCK 21, DESCRIBED ABOVE, SAID 1,500 FEET BEING MEASURED ALONG AND COINCIDENT WITH THE SAID WESTERLY RIGHT-OF-WAY LINE OF 9TH AVENUE.

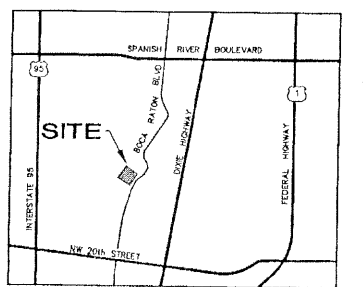
LESS

A PORTION OF LAND LYING IN LOT 20, BLOCK 22, SECTION 3, BOCA RATON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 76, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID PORTION ALSO LYING IN THE PROPERTY DESCRIBED IN THE OFFICIAL RECORDS BOOK 2201, PAGE 1637, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PROPERTY; THENCE N43°53'23"W, ALONG THE SOUTH LINE OF SAID PROPERTY, A DISTANCE OF 19.69 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF PROPOSED NW BOCA RATON BLVD. (AKA NW 2ND AVENUE, AKA NINTH AVENUE); THENCE N48°51'24"E, ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 179.80 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF SAID NW BOCA RATON BLVD. AND A POINT OF CURVE; THENCE S41°46'23"W, ALONG SAID EXISTING RIGHT-OF-WAY LINE, A DISTANCE OF 112.90 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 886.09 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID EXISTING RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 4°20'14", A DISTANCE OF 67.08 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 37,091 SQUARE FEET (0.85 ACRES) MORE OR LESS.

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

1. 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 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.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
APRIL, 2001



2. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING PARTNER AND ITS CORPORATE SEAL, TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2nd DAY OF MAY, 2001.

WITNESS: *[Signature]* DGS PROPERTIES, L.L.C.
PRINT NAME: JOSE FERNANDEZ A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: P. J. SLATTERY PAUL J. SLATTERY
MANAGING PARTNER

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED PAUL J. SLATTERY WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING PARTNER OF DGS PROPERTIES, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2nd DAY OF MAY, 2001.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE, UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 12440 AT PAGE 667 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS EXECUTIVE VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF MAY, 2001.

WITNESS: *[Signature]* ADMIRALTY BANK
PRINT NAME: ROSEMARY LABADIE A FLORIDA BANKING CORPORATION
WITNESS: *[Signature]* BY: *[Signature]*
PRINT NAME: DENNIS GAVIN DENNIS GAVIN
EXECUTIVE VICE-PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED DENNIS GAVIN WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE-PRESIDENT OF ADMIRALTY BANK, A FLORIDA BANKING 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 3rd DAY OF MAY, 2001.

MY COMMISSION EXPIRES: *[Signature]*
NOTARY PUBLIC

TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, EDGAR A. BENES, P.A., 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 THE PROPERTY IS VESTED TO DGS PROPERTIES, L.L.C., THAT THE CURRENT TAXES HAVE BEEN PAID, THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: May 9 2001 *[Signature]*
EDGAR A. BENES, P.A.
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 0948446

APPROVALS

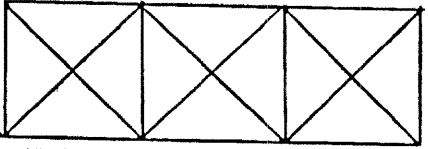
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION ADOPTED BY SAID CITY COUNCIL, ON THIS 12th DAY OF JUNE, 2001. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR, AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: *[Signature]*
STEVEN L. ABRAMS, MAYOR
BY: *[Signature]*
JUDGE A. GAMEJO, AICP, DEVELOPMENT SERVICES DIRECTOR
BY: *[Signature]*
SARMA CARANNANTE, CITY CLERK
BY: *[Signature]*
MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

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 PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") AND MONUMENTS ACCORDING TO SEC. 177.09(1)(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, PALM BEACH COUNTY, FLORIDA.

[Signature]
KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300



STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 2:43 pm this 29
day of May, 2001,
and duly recorded in Plat Book
91, Pages 19 and
20.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: *[Signature]*

SHEET 1 OF 2