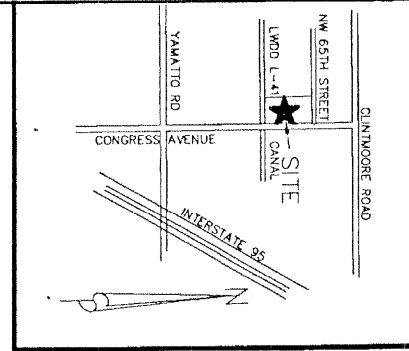


AMERICAN TECTONICS PLAT NO. 2

BEING A REPLAT OF A PORTION OF AMERICAN TECTONICS PLAT NO. 1, AS RECORDED IN PLAT BOOK 48, PAGE 188, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 6 TOWNSHIP 47 SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



53

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 11:36 A.M.
 THIS 17 DAY OF July
 A.D. 2001 AND DULY RECORDED
 IN PLAT BOOK 48 ON
 PAGES 53 AND 54

DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: *Millie Pen*
 DEPUTY CLERK

SHEET 1 OF 2

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT CATEXOR LIMITED PARTNERSHIP I, A FLORIDA LIMITED PARTNERSHIP ~~WITH GENERAL PARTNER CATEXOR, INC. A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS AMERICAN TECTONICS PLAT NO. 2 BEING A REPLAT OF A PORTION OF AMERICAN TECTONIC PLAT NO. 1 AS RECORDED IN PLAT BOOK 48, PAGE 188 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:~~

BEGINNING AT THE NORTHWEST CORNER OF SAID "AMERICAN TECTONICS PLAT NO. 1"; THENCE S 89° 30' 22" E ALONG THE NORTH LINE OF SAID "AMERICAN TECTONICS PLAT NO. 1", A DISTANCE OF 236.92 FEET TO A POINT ON A CURVE; THENCE SOUTHERLY AND EASTERLY ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS POINT BEARS S 89° 30' 14" E, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 132° 50' 00", AN ARC DISTANCE OF 115.92 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 42° 50' 00", AN ARC DISTANCE OF 18.69 FEET TO A POINT OF TANGENCY; THENCE S 89° 30' 22" E ALONG A LINE 60.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID "AMERICAN TECTONICS PLAT NO. 1", A DISTANCE OF 50.59 FEET; THENCE S 00° 29' 38" W, A DISTANCE OF 314.25 FEET; THENCE S 89° 30' 22" E, A DISTANCE OF 297.00 FEET; THENCE S 00° 29' 38" W, A DISTANCE OF 375.18 FEET; THENCE S 89° 30' 22" E, A DISTANCE OF 184.50 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID PLAT; THENCE S 00° 29' 38" W, ALONG SAID EAST LINE, A DISTANCE OF 524.00 FEET; THENCE S 00° 28' 38" W CONTINUING ALONG SAID EAST LINE, A DISTANCE OF 4.07 FEET TO THE SOUTHEAST CORNER OF SAID PLAT OF "AMERICAN TECTONICS PLAT NO. 1"; THENCE N 89° 14' 50" W ALONG THE SOUTH LINE OF SAID PLAT, A DISTANCE OF 870.01 FEET TO THE SOUTHWEST CORNER THEREOF; THENCE N 00° 29' 38" E, ALONG THE WEST LINE OF SAID PLAT, A DISTANCE OF 1343.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

CONTAINING 21.351 ACRES, MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- UTILITY, WATER AND SANITARY SEWER EASEMENTS**
 THE UTILITY, WATER AND SANITARY SEWER 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, 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 THEREON, 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.
- LIMITED ACCESS EASEMENTS:**
 THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- ROADWAY EASEMENT**
 THE ROADWAY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY.
- CROSS ACCESS:**
 CROSS ACCESS, BETWEEN AND AMONG PARCELS FROM AND TO THE PUBLIC RIGHT-OF-WAY FOR PEDESTRIANS AND VEHICLES SHALL AND WILL BE MAINTAINED IN PERPETUITY AS PROVIDED IN THIS PROPERTY OWNERS DOCUMENTS RECORDED IN ORB 12810, PAGE 1288.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CATEXOR INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THIS 8th DAY OF May, 2001.

A FLORIDA LIMITED PARTNERSHIP
 BY: CATEXOR, INC.,
 A FLORIDA CORPORATION,
 GENERAL PARTNER
 BY: STIG WENNERSTROM
 PRESIDENT

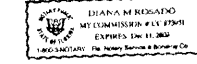
WITNESS
 PRINT: MELBAE A. WOLGAN
 PRINT: C. J. GARDY

ACKNOWLEDGMENT:
 STATE OF FLORIDA
 COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED STIG WENNERSTROM, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF CATEXOR, 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 8th DAY OF May, 2001.

MY COMMISSION EXPIRES: 12/11/03



MORTGAGEES CONSENT

STATE OF FLORIDA
 COUNTY OF POLK

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 RECORDS BOOK 11777, AT PAGE 1261 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 SENIOR MANAGING DIRECTOR AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29 DAY OF March, 2001.

WITNESS: *Rita Vaughn*
 NAME: Rita Vaughn

WITNESS: *James Reels*
 NAME: James Reels

BY: *Pat G. Halter*
 NAME: PAT G. HALTER, SENIOR MANAGING DIRECTOR - C.R.E.

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF POLK

BEFORE ME PERSONALLY APPEARED Pat G. Halter, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR MANAGING DIRECTOR OF CATEXOR LIMITED PARTNERSHIP I, 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 29th DAY OF March, 2001.

MY COMMISSION EXPIRES: August 14, 2003



THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
 CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 SEPTEMBER - 2000

CITY 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 DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 10th DAY OF July, 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: *Steven Abrams*
 STEVEN ABRAMS, MAYOR

BY: *George A. Camejo*
 GEORGE A. CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES

BY: *Sharma Carannante*
 SHARMA CARANNANTE, CITY CLERK

BY: *Maurice G. Morel*
 MAURICE G. MOREL, PE, CITY CIVIL ENGINEER

TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH)

I, NORMAN S. WEIDER, ESQ., 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 IN CATEXOR LIMITED PARTNERSHIP I, A FLORIDA LIMITED PARTNERSHIP, 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.

DATE: 5/17/01

Norman S. Weider
 NORMAN S. WEIDER, ESQ.
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

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) 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.

DATE: 5/21/01

David P. Lindley
 DAVID P. LINDLEY, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

CATEXOR CITY OF BOCA RATON MORTGAGEE MORTGAGEE NOTARY SURVEYOR

CATEXOR NOTARY

DIANA M. ROSATO
 NOTARY PUBLIC
 COMMISSION # 11,300
 EXPIRES DEC 11, 2003