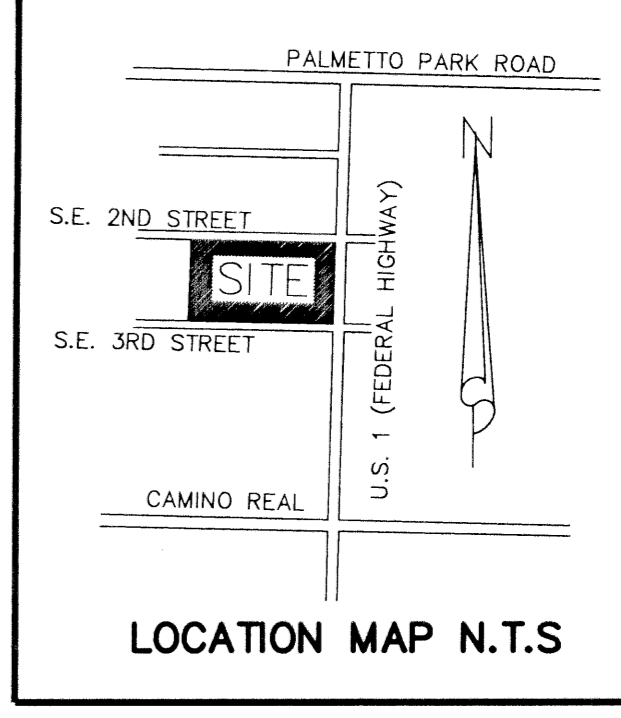


IF  
THER

# BOCA GRAND

BEING A REPLAT OF A PORTION OF BLOCK 10, PLAT NO. 1, SOUTHEAST COAST LAND CO., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 60 AND A PORTION OF LOTS B AND C, BLOCK 8, SPANISH RIVER LAND COMPANY, PLAT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 27 THROUGH 30, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 29 TOWNSHIP 47 SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



# 178

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:41 A.M.  
THIS 11th DAY OF MARCH  
A.D. 2002 AND DULY RECORDED  
IN PLAT BOOK 178 ON  
PAGES 178 AND 179

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

**SHEET 1 OF 2**



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THIRD STREET PARTNERS, LTD., A FLORIDA LIMITED PARTNERSHIP COMPRISED OF LEV-BRN, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS BOCA GRAND BEING A REPLAT OF A PORTION OF BLOCK 10, PLAT NO. 1, SOUTHEAST COAST LAND CO., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 60 AND A PORTION OF LOTS B AND C, BLOCK 8, SPANISH RIVER LAND COMPANY, PLAT "A", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGE 27 THROUGH 30, INCLUSIVE, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 29 TOWNSHIP 47 SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT B, BLOCK 8, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF N.E. 2ND STREET; THENCE N.88°56'43"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 230.00 FEET; THENCE N.74°53'36"E., A DISTANCE OF 20.59 FEET; THENCE N.88°56'43"E., A DISTANCE OF 116.20 FEET; THENCE S.01°19'12"E., A DISTANCE OF 3.20 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.50°06'27"W., A RADIAL DISTANCE OF 22.00 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 38°34'21", A DISTANCE OF 14.81 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF FEDERAL HIGHWAY (U.S. 1, STATE ROAD 5); THENCE S.01°19'12"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 216.00 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 22.00 FEET AND A CENTRAL ANGLE OF 42°35'16"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 16.35 FEET; THENCE S.01°19'12"E., A DISTANCE OF 1.41 FEET; THENCE S.88°40'48"W., A DISTANCE OF 1.42 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.43°31'05"W., A RADIAL DISTANCE OF 22.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 42°27'17", A DISTANCE OF 16.30 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF N.E. 3RD STREET; THENCE S.88°56'12"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 348.90 FEET; THENCE N.01°19'12"W., A DISTANCE OF 250.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 93,272 SQUARE FEET OR 2.141 ACRES, MORE OR LESS.  
AND DO HEREBY DEDICATE AS FOLLOWS:

- 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.
- 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.
- BUS RIDER SHELTER EASEMENT:**  
THE BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THIRD STREET PARTNERS, LTD., FOR THE PURPOSE OF A BUS RIDER SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID THIRD STREET PARTNERS, ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- ADDITIONAL RIGHT-OF-WAY: (TRACT RW)**  
TRACT RW AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF PUBLIC RIGHT-OF-WAY.

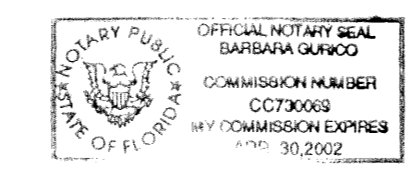
### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF DADE)

BEFORE ME PERSONALLY APPEARED ELLIOTT WIENER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF LEV-BRN, 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 1st DAY OF March, 2002.

MY COMMISSION EXPIRES: 4-30-02 *[Signature]*  
NOTARY PUBLIC



### MORTGAGEES CONSENT

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
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 12241, AT PAGE 182 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 DAY OF March, 2002.

WITNESS: *[Signature]* NAME ALTERA LYNN-SUE  
WITNESS: *[Signature]* NAME Letitia Preddy  
BY: *[Signature]* NAME Mario Facella VICE PRESIDENT

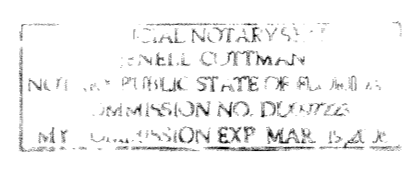
### ACKNOWLEDGMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED MARIO FACELLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BANK OF AMERICA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 20th DAY OF March, 2002.

MY COMMISSION EXPIRES: 3-19-06 *[Signature]*  
NOTARY PUBLIC



### 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 23rd DAY OF March, 2002. 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]* JORGE A. CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES  
BY: *[Signature]* SHARMA CARANNANTE, CITY CLERK  
BY: *[Signature]* MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, HENRY B. HANDLER, 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 THIRD STREET PARTNERS, 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.

DATED: 3/1/02 *[Signature]*  
HENRY B. HANDLER, 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: March 1st, 2002 *[Signature]*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, LEV-BRN, INC., A FLORIDA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, THIS 1 DAY OF MARCH, 2002.

THIRD STREET PARTNERS, LTD.,  
A FLORIDA LIMITED PARTNERSHIP  
BY: *[Signature]* LEV-BRN, INC.,  
A FLORIDA CORPORATION,  
GENERAL PARTNER  
BY: *[Signature]* ELLIOTT WIENER  
PRESIDENT  
WITNESS: *[Signature]* PRINT KATHRYN LADNIAK  
WITNESS: *[Signature]* PRINT KATHRYN LADNIAK

