

MICHELLE'S PLAT

BEING A REPLAT OF ALL OF LOT "C", BLOCK 17, OF PLAT "A", SPANISH RIVER LAND CO., (P.B. 16, PG. 27 AND 28, P.B.C.R.) AND LOTS 1, 2, 7, 15, 16, 17, 18, 19, 20 AND 21, BLOCK 17, OF BLAKE'S RESUB., (P.B. 20, PG. 24, P.B.C.R.) SITUATE IN SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record at 12:56 pm this 11th day of December, 2002, and duly recorded in Plat Book 96, Pages 172 through 173.

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

SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT FIVE FIVE FIVE REALTY HOLDINGS, INC., A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA SHOWN HERON AS "MICHELLE'S PLAT", BEING A REPLAT OF ALL OF LOT "C", BLOCK 17, OF PLAT "A", SPANISH RIVER LAND CO., (P.B. 16, PG. 27 AND 28, P.B.C.R.) AND LOTS 1, 2, 7, 15, 16, 17, 18, 19, 20 AND 21, BLOCK 17, OF BLAKE'S RESUB., (P.B. 20, PG. 24, P.B.C.R.) SITUATE IN SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT C, BLOCK 17, OF PLAT A, SPANISH RIVER LAND CO., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 16, PAGE 27 AND 28.

TOGETHER WITH

LOTS 1, 2, 7, 15, 16, 17, 18, 19, 20 AND 21, BLOCK 17, OF BLAKE RESUB., ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 20, PAGE 24.

LESS AND EXCEPTING THE LANDS CONVEYED IN THAT CERTAIN RIGHT-OF-WAY WARRANTY DEED TO THE CITY OF BOCA RATON AS RECORDED IN OFFICIAL RECORD BOOK 6460, PAGE 694, CORRECTIVE RIGHT-OF-WAY WARRANTY DEED AS RECORDED IN OFFICIAL RECORD BOOK 6738, PAGE 199, AND SECOND CORRECTIVE RIGHT-OF-WAY WARRANTY DEED AS RECORDED IN OFFICIAL RECORD BOOK 6882, PAGE 697.

LESS AND EXCEPTING THE LANDS IN THAT CERTAIN ORDER OF TAKING AS RECORDED IN OFFICIAL RECORD BOOK 6915, PAGE 532 AND CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION AS RECORDED IN OFFICIAL RECORD BOOK 7091, PAGE 1426.

SAID LANDS LYING AND BEING IN SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA CONTAINING 96,469.33 SQUARE FEET (2.215 ACRES) MORE OR LESS.

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

1. 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.

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.

2. NON-VEHICULAR ACCESS LINE

THE NON-VEHICULAR ACCESS LINE 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.

3. PARCEL "B" (BUS SHELTER EASEMENT)

PARCEL "B" AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR BUS SHELTER AND RELATED PURPOSES. THE OWNER(S) OF PARCEL "A", THEIR SUCCESSORS AND/OR ASSIGNS, AGREE TO MAINTAIN INTO PERPETUITY THE PUBLIC BUS SHELTER AT THE OWNER(S) OF PARCEL "A", THEIR SUCCESSORS AND/OR ASSIGNS' EXPENSE.

IN WITNESS WHEREOF, THE ABOVE NAMED CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF October, 2002.

FIVE FIVE FIVE REALTY HOLDINGS, INC.,
A FLORIDA CORPORATION

BY: *[Signature]*
JAMES P. KING, PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Robert A. Brooks

WITNESS: *[Signature]*
PRINT NAME: CHARLES SHANE

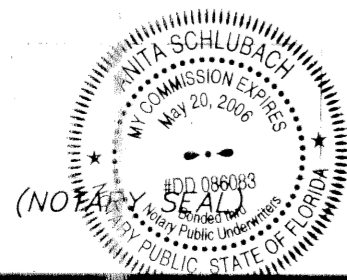
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JAMES P. KING, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED via AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIVE FIVE FIVE REALTY HOLDINGS, 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 20th DAY OF October, 2002.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

FIVE FIVE FIVE REALTY HOLDINGS, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID COMPANY AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 20th DAY OF October, 2002.

WITNESS: *[Signature]*
PRINT NAME: Robert A. Brooks

FIVE FIVE FIVE REALTY HOLDINGS, INC.,
A FLORIDA CORPORATION

WITNESS: *[Signature]*
PRINT NAME: CHARLES SHANE

BY: *[Signature]*
JAMES P. KING, PRESIDENT

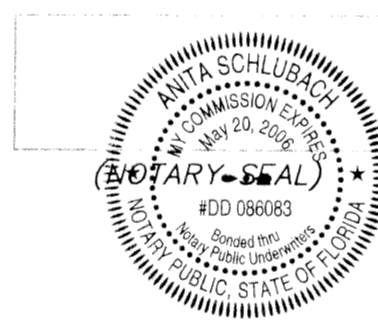
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED JAMES P. KING, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED via AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF FIVE FIVE FIVE REALTY HOLDINGS, 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 20th DAY OF October, 2002.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC

MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF BROWARD) 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 RECORDS BOOK 13158 AT PAGE 541 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND BY ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF October, 2002.

COMERICA BANK
A MICHIGAN BANKING CORPORATION

WITNESS: *[Signature]*
PRINT NAME: CHRISTINA TROIANO

BY: *[Signature]*
PRINT NAME: Patrick T. Rauge
VICE-PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Robert A. Brooks

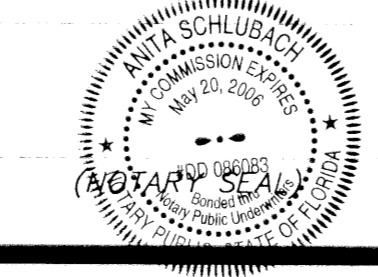
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

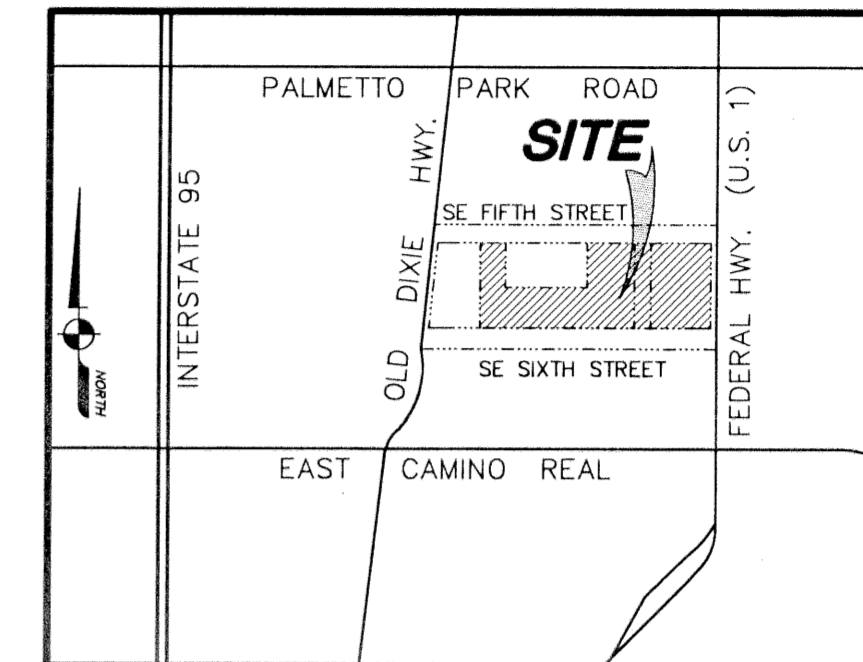
BEFORE ME PERSONALLY APPEARED Patrick T. Rauge, V.P. WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED via AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMERICA BANK, A MICHIGAN BANKING CORPORATION, ACTING THROUGH ITS FT. LAUDERDALE AGENCY, ON BEHALF OF THE BANK AND 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 20th DAY OF October, 2002.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC



LOCATION SKETCH
(NOT TO SCALE)

TITLE CERTIFICATION

I, TOM STREIT AS A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN FIVE FIVE FIVE REALTY HOLDINGS, INC., A FLORIDA CORPORATION; 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.

THOMAS E. STREIT
FLORIDA BAR NO. 436992

DATED: 9/24/02

[Signature]
THOMAS E. STREIT

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 26th DAY OF November, 2002.

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

BY: *[Signature]*
STEVEN L. ABRAMS, MAYOR

BY: *[Signature]*
JORGE A. CAMEJO, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR

BY: *[Signature]*
SHARMA 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. 177.091 (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, PALM BEACH COUNTY, FLORIDA.

DATED: 10-30-02

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

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
OCTOBER, 2002

NO
SEAL

NO
SEAL

