

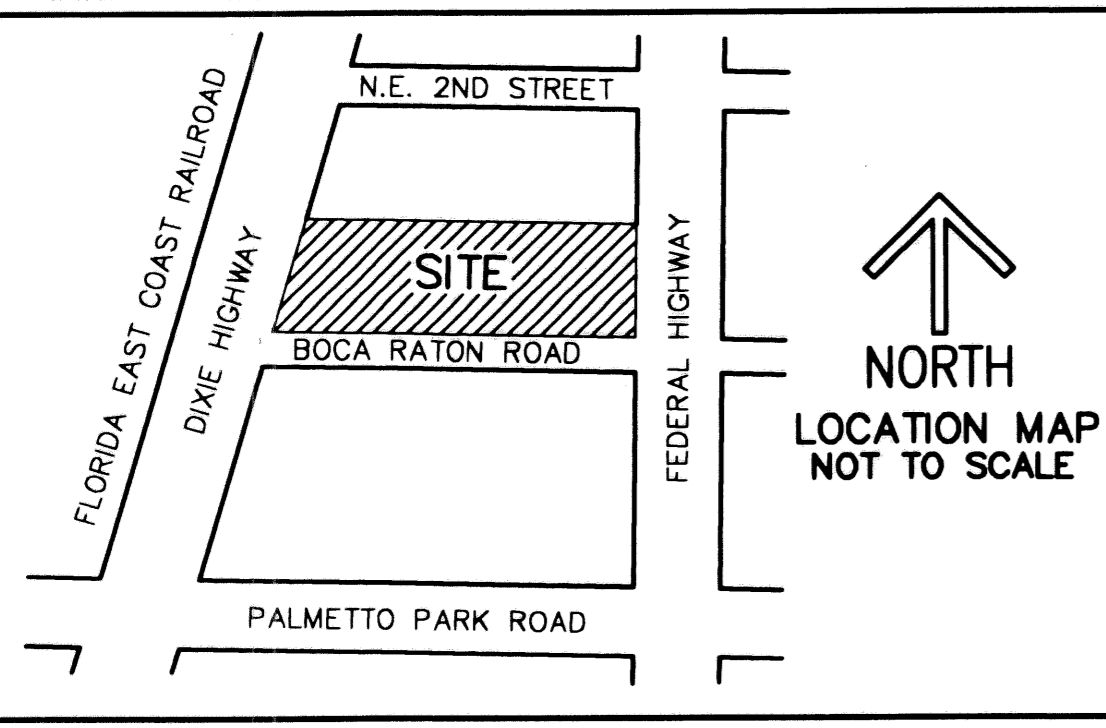
# 101 NORTH FEDERAL HIGHWAY

BEING A REPLAT OF A PORTION OF LOTS 13 THROUGH 15, AND A PORTION OF LOTS 22 THROUGH 24, BLOCK 1, BOCA RATON LAND CO'S DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 20, TOWNSHIP 47, SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

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  
DECEMBER - 2002

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:10 A.M.  
THIS 22 DAY OF June  
A.D. 2003 AND DULY RECORDED  
IN PLAT BOOK 99 ON  
PAGES 22 AND 23

DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK  
**SHEET 1 OF 2**



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DEVCO HOLDINGS IV LIMITED PARTNERSHIP, A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS 101 NORTH FEDERAL HIGHWAY, BEING A REPLAT OF A PORTION OF LOTS 13 THROUGH 15, AND A PORTION OF LOTS 22 THROUGH 24, BLOCK 1, BOCA RATON LAND CO'S DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 13, BLOCK 1; THENCE S89°29'31"W ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 42.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°29'31"W ALONG THE SOUTH LINE OF SAID LOTS 13 AND 24, OF SAID BLOCK 1, A DISTANCE OF 201.70 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE, CONCAVE TO THE NORTHEAST, OF WHICH THE RADIUS POINT LIES N00°30'54"W, A RADIAL DISTANCE OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 59°56'12", A DISTANCE OF 31.38 FEET TO A POINT OF CUSP WITH A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 5,766.58 FEET AND A CENTRAL ANGLE OF 01°03'00" (A RADIAL LINE FROM SAID POINT BEARS N83°37'02"W; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 105.68 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 20.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES TO), AND PARALLEL WITH THE SOUTH LINE OF LOTS 15 AND 22 OF SAID BLOCK 1; THENCE N89°29'31"E ALONG SAID PARALLEL LINE, A DISTANCE OF 239.91 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 17.00 FEET WEST OF (AS MEASURED AT RIGHT ANGLES TO), AND PARALLEL WITH THE EAST LINE OF LOTS 13 THROUGH 15 OF SAID BLOCK 1; THENCE S01°07'33"E ALONG SAID PARALLEL LINE, A DISTANCE OF 89.73 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 90°27'50"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 39.47 FEET; THENCE S00°30'29"E, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,263 SQUARE FEET OR 0.672 ACRES, MORE OR LESS.

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.

#### 2. 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.

#### 3. SIDEWALK EASEMENT:

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF PEDESTRIAN INGRESS AND EGRESS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, DEVCO HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA, THIS 24<sup>th</sup> DAY OF April, 2003.

DEVCO HOLDINGS IV LIMITED PARTNERSHIP,  
A FLORIDA LIMITED PARTNERSHIP

BY: DEVCO HOLDINGS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

BY: *[Signature]*  
MARK A. GENSHIMER  
MANAGING MEMBER

BY: DEVCO HOLDINGS, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: PBM DEVELOPMENT, INC.  
A FLORIDA CORPORATION  
MANAGING MEMBER

BY: *[Signature]*  
PETER B. McALLISTER  
PRESIDENT

WITNESS: *[Signature]*  
PRINT ANITA J. VELTRE  
*[Signature]*  
PRINT K. D. WELLS

WITNESS: *[Signature]*  
PRINT Robert A. Zieser  
*[Signature]*  
PRINT DOMINIC ESPARANO

DEVCO HOLDINGS, LLC  
DEVCO HOLDINGS, LLC NOTARY  
PBM DEVELOPMENT, INC  
PBM DEVELOPMENT, INC NOTARY  
CITY OF BOCA RATON  
WACHOVIA BANK, NA  
WACHOVIA BANK, NA NOTARY  
SURVEYOR

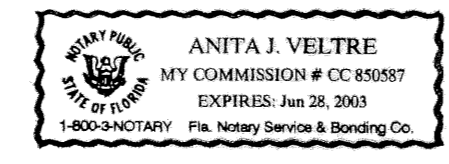
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MARK A. GENSHIMER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DEVCO HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY 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 24<sup>th</sup> DAY OF April, 2003.

MY COMMISSION EXPIRES: *[Signature]*  
NOTARY PUBLIC



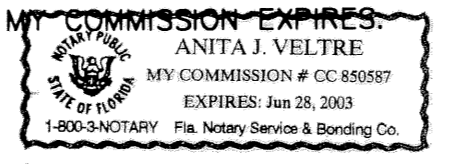
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED PETER B. McALLISTER, WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF DEVCO HOLDINGS LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF PBM DEVELOPMENT, INC. THE MANAGING MEMBER; 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 24<sup>th</sup> DAY OF April, 2003.

MY COMMISSION EXPIRES: *[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 13272, AT PAGE 757 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 25<sup>th</sup> DAY OF April, 2003.

WITNESS: *[Signature]*  
NAME ROBERT FILS

WITNESS: *[Signature]*  
NAME JOSEPH MACI

WACHOVIA BANK, NA  
*[Signature]*  
NAME THOMAS J. JAKRICH  
SR. VICE PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED THOMAS J. JAKRICH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, NA, 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 25<sup>th</sup> DAY OF April, 2003.

MY COMMISSION EXPIRES: 3/12/2008 *[Signature]*  
NOTARY PUBLIC SANDRAL L. LAUREL  
CC 997260

### 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 22<sup>nd</sup> DAY OF June, 2003. 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. GAMEJO, 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, Russell T. Kamradt, 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 DEVCO HOLDINGS IV LIMITED PARTNERSHIP, 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: 4/24/2003

*[Signature]*  
Russell T. Kamradt  
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: 4/28/03

*[Signature]*  
DAVID P. LINDLEY, P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591