#### **LEGAL DESCRIPTION:**

KNOW ALL MEN BY THESE PRESENTS, that WRC Properties, Inc., a Delaware Corporation and 485 Properties, a Delaware Limited Liability Company, HEI Boca Raton LLC, a Delaware Limited Liability Company, and The Travelers Insurance Company, a Connecticut Corporation, owners of land shown hereon as BOCA CENTER, Section 23, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northeast Corner of the Northeast One-Quarter (NE 1/4) of Section 23, Township 47 South, Range 42 East; thence South 00°35'30" East, along the East Line of said Northeast One-Quarter, a distance of 75.00 feet to a point; thence South of said Northeast One-Quarter, a distance of 75.00 feet to a point; thence South 89°30'16" West, a distance of 247.50 feet, along a line 75.00 feet South of, as measured at right angles to, the North Line of said Northeast One-Quarter (NE 1/4) to a point; thence South 00°35'30" East, along said line, a distance of 52.19 feet to the Point of Beginning of this description, said point being further described as being on the arc of a circular curve to the left, whose radius point bears South 89°25'21" West, from the last described point; thence Northerly, Westerly, then Southerly, along the arc of said curve, having a radius of 20.00 feet, an arc distance of 49.32 feet to the Point of Reverse Curvature of a circular curve to the right; thence Southerly and Westerly, along the arc of said curve, having a radius of 1712.02 feet, an arc distance of 165.21 feet to a point; thence South 58°12'36" West, a distance of 45.85 feet; thence North 44°43'29" West, a distance of 2.95 feet; thence South 58°07'37" West, a distance of 4.97 feet to the intersection with the arc of a circular curve to the left, whose radius point bears North 44°41'01" West from the last described point: thence Southerly and Westerly, along the arc 44°41'01" West from the last described point; thence Southerly and Westerly, along the arc of said curve, having a radius of 1697.02, an arc distance of 272.32 feet to the Point of Tangency; thence South 54°30'37" West, a distance of 1038.00 feet; thence South 35°29'23" East, a distance of 440.00 feet; thence South 04°50'46" East, a distance of 72.74 feet; thence South 40°36'05" West, a distance of 92.20 feet; thence South 16°41'57" East, a distance of 104.40 feet; thence South 48°48'51" East, a distance of 106.30 feet; thence North 83°59'28" East, a distance of 203.38 feet to a point to on the arc of a circular curve to the left, whose radius point bears North 28°13'45" East from the last described point; thence Easterly, Southerly then Northerly, along the arc of said curve, having a radius of 400.00 feet, an arc distance of 584.36 feet to a point; thence North 89°24'30" East, a distance of 224.64 feet to a point on a line 247.50 feet West of and parallel with, said East Line of the Northeast One-Quarter (NE 1/4) of Section 23; thence North 00°35'30" West, along said line, a distance of 1436.65 feet to the Point of Beginning of this description.

Containing an area of 28.527 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and hereby dedicate

The Non-Access easements, as shown hereon, are hereby dedicated to the City of Boca Raton, Florida for the purposes of control and jurisdiction over access rights.

#### 2. Utility Easement Plat Dedication Language:

The Utility Easement, 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 maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance of cable television services shall interfere with the utilities 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. The Utility Easement, as shown hereon, are hereby dedicated in perpetuity to the City of

IN WITNESS WHEREOF, the above-named owners have caused these presents to be signed by their authorized representatives this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_ 200 05.

WITNESS .	in free
Print:R.G	Exil-Lorso
witness /	
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amen m Kagan

WRC Properties, Inc. a Delaware Corporation

Print: Joseph Flanagan

485 Properties, LLC.
a Delaware Limited Liability Company

a Delaware Limited Liability Company

# BOCA CENTER

A PORTION OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF SECTION 23, TOWNSHIP 47 SOUTH, RANGE 42 EAST CITY OF BOCA RATON PALM BEACH COUNTY, FLORIDA

> SURVEYORS: DAVIS & PURMORT, INC. 843 SE 8th AVENUE DEERFIELD BEACH, FLORIDA 33441 **APRIL**

OWNER: WRC PROPERTIES, INC. AND 485 PROPERTIES, LLC. 730 THIRD AVENUE NEW YORK, NEW YORK, 10017-3206

HEI Boca Raton, LLC 101 Merritt 7 Corporate Parkway Norwalk, Connecticut 06851

### TITLE CERTIFICATION

STATE OF FLORIDA COUNTY OF DADE

I, Ronald A. Kriss, shareholder of Akerman Senterfitt, duly licensed in the State of Florida, do hereby certify that we have examined the title to

the State of Florida, do hereby certify that we have examined the title to the hereon described property; that we find the record title holders to the lands designated herein are WRC Properties, Inc., a Delaware Corporation, 485 Properties, ILC, a Delaware Limited Liability Company, and HEI Boca Raton LLC, a Delaware Limited Liability Company, and that the taxes through the year of 2004 have been paid: that all mortgages not satisfied or released of record nor otherwise teminated by law are shown hereon, that there are no deed restrictions which prohibit subdivision of this property as depicted by this plat 2008 RAK

Akerman Senterfitt

Dated: BY: Rould A. Kiss, Shareholler

SURVEYOR'S CERTIFICATION

This is to certify that on this \_\_\_\_\_\_ day of \_\_\_\_\_\_, \_\_\_\_ a survey of the lands shown hereon was completed: that said survey was 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 that Permanent Control Points ("P.C.P.s"), and Monuments according to Sec. 177.091 (9), F.S. will be set under the guarantees posted with the City of Boca Raton, Florida, for the Required Improvements; 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, Florida.

Professional Surveyor and Mapper - Florida License Number LS-2720 Davis & Purmort, Inc. 843 Southeast 8th Avenue Deerfield Beach, Florida 33441

Certificate of Authorization Number LB-7219

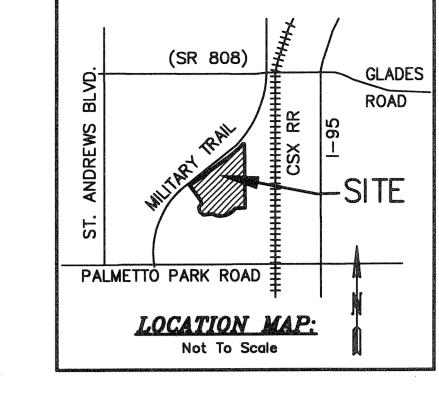
## **APPROVALS**

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 

ejo, Director of Development Services

Maurice C. Morel, P.E., City Civil Engineer

00593.044



# **ACKNOWLEDGEMENT**

STATE OF North Carolina 355 COUNTY OF Meddles burg 555

The foregoing instrument was acknowledged before me this day of day of 2005, by 1666 P. Plana on behalf of WRC Properties, Inc., a Delaware Corporation, and 485 Properties, LLC, a Delaware Limited Liability Company. He is personally known to me or has produced identification.

> Signature Name: MUN R. Mithell Print Name: MELODY R. MITHELL My Commission Expires: We 14, 2009 My Commision No.\_\_\_

COUNTY OF Fairfield & SS Norwalk

The foregoing instrument was acknowledged before me this 35 day of MUNION R. KUSHOOF on behalf HEI Boca Raton LLC, a Delaware Limited Liability Company. He is personally known to me or has produced identification.

Notary Public, State of Connecticut Signature Name: My Commission Expires: 1-31-2008 My Commision No.\_\_\_\_

#### MORTGAGEE'S CONSENT

STATE OF Secreption

(CORPORATE)

The undersigned hereby certifies that it is the holder of [a] mortgage[s], 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[s] which [is] [are] recorded in Official Record Book 18062 at page[s] 1516 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

In WITNESS WHEREOF, the said coporation has caused these presents to 

The Travelers Insulace Confany, a Connection Corporation BY: Metro politan Li a Insurance Company a <u>New York</u> corporation, its inestment management

By: Victoria. Turner (printed name) - (title)

STATE OF Maryi COUNTY OF Justin

<u>ACKNOWLEDGEMENT</u>

The foregoing instrument was acknowledged before me this 2 day of constant, 2005, by Victor W. Tulker on behalf The Travelers Insurance Company, a Connecticut Corporation. He is personally known to me or has produced identification.

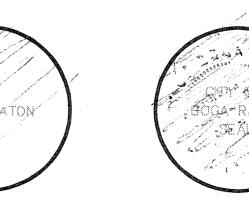
Notary Public, State of Georgia Signature Name: Kathley D. Cvag Print Name: KATheen D. Coad! My Commission Expires: 3-14-2007

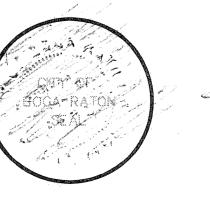


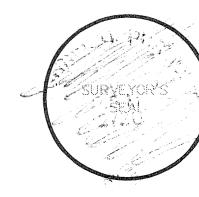






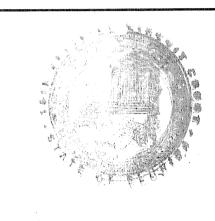






STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 2.47 PM. this 30 day of 500c 2006 and duly recorded in Plat Book No. 108 on Pages \_\_\_\_ thru 2.

SHARON R. BOCK Clerk Circuit Court By Abnaka Voul D.C.



PURENT PREPARED BY



SHEET