

PERIMETER SURVEYING & MAPPING

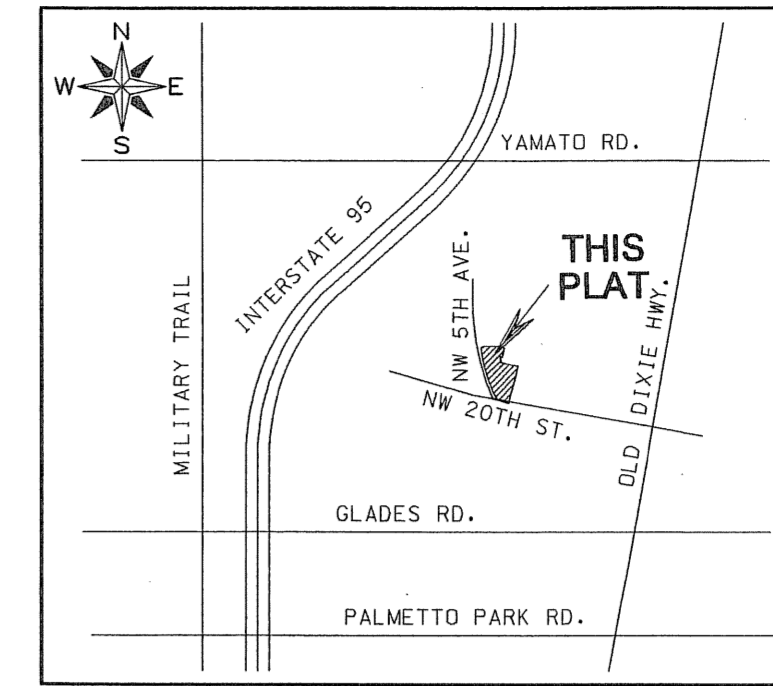
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ADDISON PARK

A REPLAT OF A PORTION OF LOT 1, 2 AND 20, BLOCK 21 "PLAT OF BOCA RATON HILLS SECTION 2" (P.B. 23, PG. 65, P.B.C.R.), TOGETHER WITH ALL OF 25, 26, AND 27, BLOCK 1 AND A PORTION OF LOT 28, BLOCK 1, "PLAT OF CALDWELL HEIGHTS" (P.B. 23, PG. 243, P.B.C.R.) IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 43, EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

JUNE, 2006

00006-053



137
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 10:05 AM THIS 24 DAY OF OCT 2006, AND DULY RECORDED IN PLAT BOOK 108 ON PAGES 137 AND 138.
SHARON R. BOCK, CLERK AND COMPTROLLER
By: Sharon R. Bock

SHEET 1 OF 2

DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ADDISON PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING A PORTION OF LOTS 1, 2 AND LOT 20, BLOCK 21 "PLAT OF BOCA RATON HILLS, SECTION 2", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 23 AT PAGE 65 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; TOGETHER WITH ALL OF LOTS 25, 26, AND 27, BLOCK 1, AND A PORTION OF LOT 28, BLOCK 1, "PLAT OF CALDWELL HEIGHTS", AS RECORDED IN PLAT BOOK 23 AT PAGE 243 OF SAID PUBLIC RECORDS, ALL SHOWN HEREON AS "ADDISON PARK", A REPLAT, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK 21; THENCE NORTH 74°14'40" WEST, ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 124.41 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 48°48'47", A DISTANCE OF 42.60 FEET TO THE POINT OF TANGENCY; THENCE NORTH 25°25'53" WEST, A DISTANCE OF 38.11 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.00 FEET AND CENTRAL ANGLE OF 96°30'44", A DISTANCE OF 42.11 FEET TO THE POINT OF TANGENCY (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF NORTHWEST 5TH AVENUE); THENCE NORTH 89°32'50" EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF NORTHWEST 22ND AVENUE, A DISTANCE OF 179.98 FEET; THENCE SOUTH 75°53'02" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 85.96 FEET; THENCE SOUTH 14°06'58" WEST, ALONG THE EAST LINE OF SAID LOT 25, A DISTANCE OF 120.00 FEET; THENCE SOUTH 75°53'02" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 224.83 FEET; THENCE SOUTH 15°45'21" WEST, ALONG THE EAST LINE OF SAID LOT 2, A DISTANCE OF 525.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 4.664 ACRES, MORE OR LESS.

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

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR USE AS A PRIVATE ROAD RIGHT-OF-WAY, AND FOR OTHER USES, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. SAID TRACT A BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
2. TRACT D, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATION AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITH OUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
3. TRACTS B, AND C, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING, BUFFER, SIDEWALK, WALL AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
4. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, AND MAINTENANCE OF OTHER UTILITIES.
5. THE DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
6. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.
7. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS FOR LANDSCAPE BUFFER AND WALL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.
8. THE ROADWAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR ROADWAY PURPOSES.

IN WITNESS WHEREOF, ADDISON PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 7 DAY OF JUNE, 2006.

ADDISON PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: David J. Olsman, PRINT NAME; Aracelli Brown, PRINT NAME, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED ARACELLI BROWN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF ADDISON PARK LLC, WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF JUNE, 2006.

MY COMMISSION EXPIRES:



Notary Public signature and name

HOMEOWNERS' ASSOCIATION ACCEPTANCE

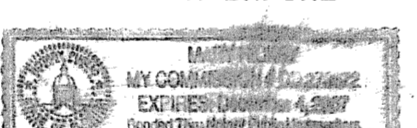
STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
THE ADDISON PARK AT BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7 DAY OF JUNE, 2006.

ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT
WITNESS: David J. Olsman, PRINT NAME; Gary Brown, PRINT NAME, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED GARY BROWN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 IS 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 7 DAY OF JUNE, 2006.

MY COMMISSION EXPIRES:



Notary Public signature and name

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
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 RECORD BOOK 17804 AT PAGE 0763 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9 DAY OF JUNE, 2006.

FIDELITY FEDERAL BANK AND TRUST
WITNESS: Joseph P. Fiore, PRINT NAME, VICE PRESIDENT; Debbie Garbarretti, PRINT NAME

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED JOSEPH P. FIORE, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF FIDELITY FEDERAL BANK AND TRUST, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE BANK SEAL OF SAID BANK AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR BANK AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF JUNE, 2006.

Notary Public signature and name

MORTGAGEE'S CONSENT

STATE OF FLORIDA } SS
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 RECORD BOOK 17920 AT PAGE 1684 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 PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8 DAY OF JUNE, 2006.

BOCA ALLIANCE, L.C. A FLORIDA LIMITED LIABILITY COMPANY
WITNESS: Douglas Briceno, PRINT NAME, MANAGER

ACKNOWLEDGEMENT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
BEFORE ME PERSONALLY APPEARED DOUGLAS BRICENO, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BOCA ALLIANCE GROUP, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF JUNE, 2006.

Notary Public Seal for My Commission Expires March 31, 2009

CITY OF BOCA RATON APPROVAL OF PLAT

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
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, THIS 23 DAY OF September, 2006. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

Steven L. Abrams, Mayor; Jose L. Camejo, Director of Community Services; Sharma Carannante, City Clerk; Maurice C. Morel, P.E., City Civil Engineer

LOCATION MAP NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA } SS
COUNTY OF PALM BEACH }
I, JAMES E. ALBERTELLI, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO ADDISON PARK LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 192, AS AMENDED, THAT 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: 6-14-06 BY: James E. Albertelli, Attorney at Law Member of the Florida Bar

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 74°14'39" WEST ALONG THE NORTH LINE OF THE RIGHT-OF-WAY OF NORTHWEST 20TH STREET.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED IN EASEMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
06. NOTICE: THIS PLAT AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, 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, PART 1, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATE: 6-01-06
Jeff S. Hodapp, Surveyor and Mapper, Florida License No. LS5111, Perimeter Surveying and Mapping, Inc., Certificate of Authorization #LB7264

ADDISON PARK, LLC; ADDISON PARK OF BOCA RATON HOMEOWNERS' ASSOCIATION, INC; FIDELITY FEDERAL BANK AND TRUST; BOCA ALLIANCE GROUP, L.C.; CITY OF BOCA RATON; CITY ENGINEER; CITY SURVEYOR; SURVEYOR

