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BOCA RATON COMMERCE CENTER, M.U.P.D.

BEING A REPLAT OF A PORTION OF TRACT 3, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 20, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA OCTOBER, 2011 SHEET 1 OF 2

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON COMMERCE CENTER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "BOCA RATON COMMERCE CENTER, M.U.P.D." BEING A REPLAT OF A PORTION OF TRACT 3, BLOCK 79, PALM BEACH FARMS COMPANY PLAT NO. 3, PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT 3, LESS THE NORTH 27.72 FEET THEREOF, BLOCK 79, THE PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 30 FEET OF THE NORTH 60 FEET OF TRACTS 1 AND 2, BLOCK 79 OF THE PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORD BOOK 2053, PAGE 773 AND OFFICIAL RECORD BOOK 3171, PAGE 16 AS PARTIALLY VACATED BY RESOLUTION R-2001-1477 RECORDED IN OFFICIAL RECORD BOOK 12915, PAGE 1338, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

AND TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER SAID TRACTS 1 AND 2, BLOCK 79, AS DESCRIBED IN OFFICIAL RECORDS BOOK 5590, PAGE 1385 AND AS ALSO DESCRIBED IN BOOK 12678, PAGE 1971, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 4.79 ACRES MORE OR LESS.

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

1) LOT 1, AS SHOWN HEREON IS HEREBY RESERVED FOR BOCA RATON COMMERCE CENTER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA RATON COMMERCE CENTER II, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

2) TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR BOCA RATON COMMERCE CENTER II PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, THEIR SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. TRACT "A" IS SUBJECT TO THE RESTRICTIONS AS SET FORTH IN THAT CERTAIN DOCUMENT RECORDED IN OFFICIAL RECORDS BOOK 4379, PAGE 793 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

3) THE TWENTY FOOT WIDE DRAINAGE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BOCA RATON COMMERCE CENTER II PROPERTY OWNERS' ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 30th DAY OF December, 2011.

Jack Pechter
BOCA RATON COMMERCE CENTER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN FLORIDA

By: *Jack Pechter*

MANAGER

WITNESS: *Nancy B. Colman*

PRINTED NAME: *Nancy B. Colman*

WITNESS: *Gina Williams*

PRINTED NAME: *Gina Williams*

ACKNOWLEDGMENT

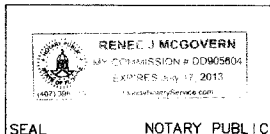
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED *Jack Pechter* WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BOCA RATON COMMERCE CENTER II, LLC, A 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 SEAL OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF Dec., 2011.

MY COMMISSION EXPIRES: 11/7/2013 *Renec J. McGovern*

COMMISSION NUMBER *DD905604*



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE BOCA RATON COMMERCE CENTER II PROPERTY OWNER'S ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 30th DAY OF December, 2011.

Shelly Himmelrich
BOCA RATON COMMERCE CENTER II, PROPERTY OWNER'S ASSOCIATION, INC. A FLORIDA NOT FOR PROFIT CORPORATION

By: *Shelly Himmelrich*
PRESIDENT

WITNESS: *Nancy B. Colman*

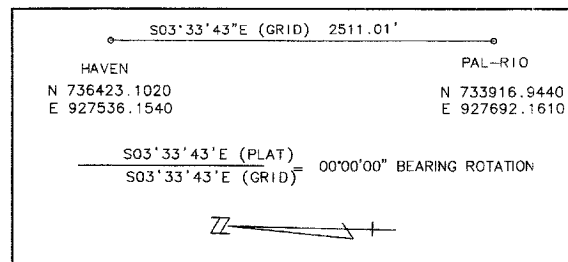
PRINTED NAME: *Nancy B. Colman*

WITNESS: *Gina Williams*

PRINTED NAME: *Gina Williams*

SEAL
BOCA RATON COMMERCE CENTER II, LLC

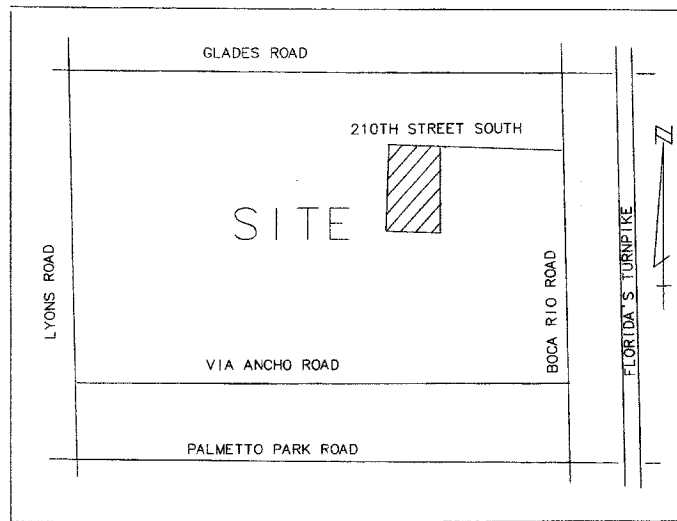
SEAL
BOCA RATON COMMERCE CENTER II, PROPERTY OWNER'S ASSOCIATION, INC.



CONTROL NUMBER 00-42-43-27-05-079-0030

AREA TABULATION

LOT	SQ. FT.	ACRES
TRACT A	207,900	4.77
TOTAL	208,652	4.79



LOCATION MAP
NOT TO SCALE

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 THIS COUNTY.



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, BARITZ & COLMAN, LLP, AS AGENT FOR FIRST AMERICAN TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON COMMERCE CENTER II, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 12/30/11

By: *Nancy B. Colman*
Nancy B. Colman ESQUIRE
FLORIDA BAR NO. 74859

SURVEYOR'S NOTES

- ALL BEARINGS AND COORDINATES SHOWN HEREON ARE BASED UPON STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR FLORIDA EAST ZONE, N.A.D. 83, PER THE 1990 ADJUSTMENT, BASED ON THE GEODETIC CONTROL ESTABLISHED AND ACCEPTED BY THE PALM BEACH COUNTY SURVEY DEPARTMENT, UTILIZING CONTROL POINTS "HAVEN & PAL RIO" HAVING A GRID BEARING OF S 03°33'43"E. THE LINEAR DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN U.S. FEET AND DECIMAL PARTS THEREOF. THE GROUND DISTANCE TO GRID DISTANCE SCALE FACTOR IS 1.0000256 (GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE).
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH IMPROVEMENTS.
- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS, 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 BEING DETERMINED BY THE USE RIGHTS GRANTED. THERE SHALL BE NO LANDSCAPE OR ABOVE GROUND ENCROACHMENTS WHERE LANDSCAPE TRACTS OR EASEMENTS COINCIDE WITH MAINTENANCE EASEMENTS OR LAKE MAINTENANCE ACCESS EASEMENTS.

SURVEYOR'S CERTIFICATION

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 PALM BEACH COUNTY, FLORIDA.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF Dec., 2011.

WITNESS MY HAND AND OFFICIAL SEAL THIS 30th DAY OF Dec., 2011.

MY COMMISSION EXPIRES: 7/17/2013

COMMISSION NUMBER *DD905604* *Renec J. McGovern*
DATE NOTARY PUBLIC

DATE: 12/30/11

By: *Richard N. Dean*
RICHARD N. DEAN, P.S.M.
FLORIDA CERTIFICATE NO. LS 4406

COUNTY APPROVAL

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 14th DAY OF February, 2012, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

SEAL
GEORGE WEBB
COUNTY ENGINEER

By: *George T. Webb*
GEORGE T. WEBB, P.E., COUNTY ENGINEER

THIS INSTRUMENT WAS PREPARED BY RICHARD N. DEAN, PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. LS 004406 DEAN SURVEYING AND MAPPING, INC. 5114 OKEECHOBEE BOULEVARD SUITE 102 WEST PALM BEACH, FL 33417 (561) 625-8748