

# EAST CITY CENTER

BEING A REPLAT OF A PORTION OF LOTS B AND C, BLOCK 24, BLOCK 24 AND THE 20 FOOT WIDE ALLEY ADJACENT THERETO, ALL OF SPANISH RIVER LAND COMPANY PLAT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
OFFICE (561)392-1991 FAX (561)750-1452  
CERTIFICATE OF AUTHORIZATION NO. LB 3591  
APRIL - 2014



STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 13:21 P.M.  
THIS 1st DAY OF Oct  
A.D. 2014 AND DULY RECORDED  
IN PLAT BOOK 118 ON  
PAGES 169 AND 170

SHARON R. BOCK  
CLERK CIRCUIT COURT  
BY: *Sharon Bock*  
DEPUTY CLERK

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 8ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS EAST CITY CENTER, BEING A REPLAT OF A PORTION OF LOTS B AND C, BLOCK 24 AND THE 20 FOOT WIDE ALLEY ADJACENT THERETO, ALL OF SPANISH RIVER LAND COMPANY PLAT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 29 AND 30, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT C, BLOCK 24; THENCE S.01°19'12"E. ALONG THE EAST LINE THEREOF, A DISTANCE OF 15.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°19'12"E. ALONG SAID EAST LINE, A DISTANCE OF 222.50 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 16.75 FEET AND A CENTRAL ANGLE OF 46°01'13"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 13.45 FEET; THENCE S.88°56'27"W. ALONG THE SOUTH LINE OF SAID LOTS C-24 AND B-24, A DISTANCE OF 389.88 FEET; THENCE N.01°19'12"W., A DISTANCE OF 250.05 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID LOT B, BLOCK 24; THENCE N.88°56'53"E. ALONG THE NORTH LINE OF SAID LOTS B AND C, BLOCK 24, A DISTANCE OF 384.67 FEET TO THE POINT OF CURVATURE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S.21°13'24"W., A RADIAL DISTANCE OF 16.75 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 67°27'24", A DISTANCE OF 19.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 98,694 SQUARE FEET OR 2.2657 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. PARCELS A, B AND C

PARCELS A, B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED BY 8ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS HEIRS, SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED 8ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 4th DAY OF August, 2014.

8ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY  
BY: HALVORSEN HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS ITS MANAGING MEMBER  
BY: HH MANAGER, INC., A FLORIDA CORPORATION, AS ITS MANAGING MEMBER

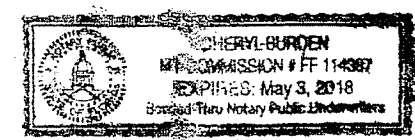
WITNESS: *Grace Garcia*  
PRINT NAME GRACE GARCIA  
WITNESS: *Tim Berg*  
PRINT NAME TIM BERG

BY: *Jeffrey T. Halvorsen*  
JEFFREY T. HALVORSEN  
PRESIDENT

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF Palm Beach )  
BEFORE ME PERSONALLY APPEARED JEFFREY T. HALVORSEN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF HH MANAGER, INC., A FLORIDA CORPORATION MANAGING MEMBER OF HALVORSEN HOLDINGS, LLC, A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER OF 8ST LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 4th DAY OF August, 2014.  
MY COMMISSION EXPIRES: 5/3/2018  
COMMISSION NUMBER: FF114387  
PRINT NAME: *Cheryl Dueden*



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH)

I, J. MICHAEL MARSHALL, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN 8ST, LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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.

DATED 8-4-14

*Michael Marshall*  
MICHAEL J. MARSHALL  
ATTORNEY AT LAW  
LICENSED IN FLORIDA

### MORTGAGEES CONSENT:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH )

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 20291 AT PAGE 1772 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 HERON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF August, 2014.

WELLS FARGO BANK, NATIONAL ASSOCIATION  
A BANKING CORPORATION AUTHORIZED  
TO DO BUSINESS IN FLORIDA

WITNESS: *Susan Fleming Bennett*  
PRINT NAME SUSAN FLEMING-BENNETT

BY: *Valerie A. Girrens*  
VALERIE A. GIRRENS  
VICE PRESIDENT

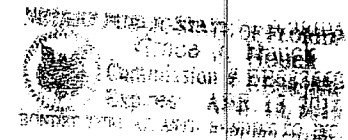
### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH )

BEFORE ME PERSONALLY APPEARED VALERIE A. GIRRENS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WELLS FARGO BANK, NATIONAL ASSOCIATION, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 6th DAY OF August, 2014.

MY COMMISSION EXPIRES: 11/2/16  
COMMISSION NUMBER: *Grace Houck*  
PRINT NAME: GRACE HOUCK



"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.

TABULAR DATA  
ZONING: DRI  
LAND USE DESIGNATION: CBD  
SITE - 98,694 SQUARE FEET/2.2657 ACRES  
PARCELS A, B AND C - 98,694 SQUARE FEET/2.2657 ACRES

PARCEL	SQUARE FEET	ACRES
PARCEL A	83,365	1.9137
PARCEL B	8,340	0.1915
PARCEL C	6,989	0.1605
TOTAL AREA THIS PLAT	98,694	2.2657

### SURVEY NOTES:

1. 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 BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOCA RATON ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED BEARING OF S88°56'27"W ALONG THE SOUTH LINE OF LOTS B AND C, BLOCK 24, SPANISH RIVER LAND COMPANY PLAT "A", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 16, PAGES 27 THROUGH 30 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
5. ■ P.R.M. - DENOTES 4" X 4" X 24" PERMANENT REFERENCE MONUMENT WITH DISK STAMPED LB 3591.
6. ● - DENOTES NAIL AND DISK STAMPED LB 3591.
7. O.R.B. - DENOTES OFFICIAL RECORD BOOK
8. C - DENOTES CENTERLINE
9. Δ - DENOTES CENTRAL ANGLE
10. R - DENOTES RADIUS
11. L - DENOTES ARC LENGTH
12. U.E. - DENOTES UTILITY EASEMENT
13. P.S.E. - DENOTES PUBLIC SIDEWALK EASEMENT

### SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA  
COUNTY OF PALM BEACH )

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 THAT MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; 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.

DATED: 8/26/14

*David P. Lindley*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

HH MANAGER, INC NOTARY  
MORTGAGEE  
MORTGAGEE NOTARY  
CITY OF BOCA RATON  
SURVEYOR

SEAL SEAL SEAL SEAL