

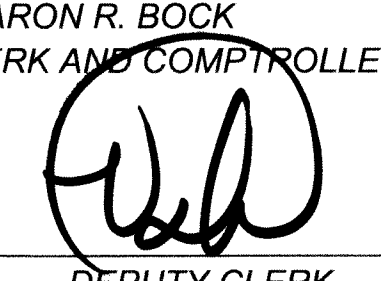
MAINSTREET 40

A REPLAT OF PARCEL U, ARVIDA PARK OF COMMERCE PLAT NO. 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGES 111 AND 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 1 AND 12 TOWNSHIP 47 SOUTH, RANGE 42 EAST AND A PORTION OF SECTIONS 6 AND 7 TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

84

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORDS AT
10:38 A.M.
THIS 23rd DAY OF
November 2020
IN PLAT BOOK
131 ON
PAGES 84 AND THRU 89

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: 
DEPUTY CLERK



SHEET 1 OF 6

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PG MAINSTREET NORTH FORTY , LLC., A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS MAINSTREET 40, BEING A REPLAT OF PARCEL U, ARVIDA PARK OF COMMERCE PLAT NO. 5, ACCORDING TO THE PLAT, THEREOF, AS RECORDED IN PLAT BOOK 44, AT PAGES 111 AND 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF SECTIONS 1 AND 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND A PORTION OF SECTIONS 6 AND 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LEGAL DESCRIPTION (PARCEL 1):

A PARCEL OF LAND IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 6; THENCE NORTH 0 DEGREES 29 MINUTES 15 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 6, 20.00 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 30 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6, 117.50 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 42 MINUTES 30 SECONDS EAST, 190.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 30 SECONDS EAST, 290.79 FEET; THENCE NORTH 30 DEGREES 29 MINUTES 15 SECONDS EAST, 325.02 FEET; THENCE SOUTH 89 DEGREES 30 MINUTES 45 SECONDS EAST, 401.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF CONGRESS AVENUE ACCORDING TO THE PLAT THEREOF RECORDED IN ROAD PLAT BOOK 4, PAGE 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 0 DEGREES 29 MINUTES 15 SECONDS EAST ALONG SAID WEST RIGHT-OF-WAY LINE, 135.00 FEET TO THE SOUTHEAST CORNER OF PARCEL U, ARVIDA PARK OF COMMERCE PLAT NO. 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 44, AT PAGES 111 AND 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 0 DEGREES 29 MINUTES 15 SECONDS EAST, ALONG THE EAST LINE OF SAID PARCEL U, 563.50 FEET; THENCE NORTH 44 DEGREES 30 MINUTES 45 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID PARCEL U, 35.36 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 45 SECONDS WEST, ALONG THE NORTH LINE OF PARCEL U, 229.01 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 341.19 FEET AND A CENTRAL ANGLE OF 23 DEGREES 14 MINUTES 51 SECONDS; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE AND THE NORTH LINE OF SAID PARCEL U, 138.44 FEET; THENCE SOUTH 23 DEGREES 44 MINUTES 06 SECONDS WEST, ALONG THE WEST LINE OF SAID PARCEL U, 46.45 FEET; THENCE SOUTH 19 DEGREES 17 MINUTES 46 SECONDS WEST, 69.99 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE WESTERLY WITH A RADIUS OF 25 FEET AND A CENTRAL ANGLE OF 2 DEGREES 49 MINUTES 54 SECONDS, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, 1.24 FEET; THENCE NORTH 0 DEGREES 29 MINUTES 15 SECONDS EAST, 13.89 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 45 SECONDS WEST, 440.00 FEET TO THE WEST LINE OF SAID SECTION 6; THENCE SOUTH 0 DEGREES 29 MINUTES 15 SECONDS WEST, ALONG SAID WEST LINE, 515.97 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST, 57.50 FEET; THENCE SOUTH 0 DEGREES 29 MINUTES 15 SECONDS WEST, PARALLEL WITH THE SAID WEST LINE OF SECTION 6, 250.00 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST, 20.00 FEET; THENCE SOUTH 0 DEGREES 29 MINUTES 15 SECONDS WEST, PARALLEL WITH THE SAID WEST LINE OF SECTION 6, 435.82 FEET TO A LINE 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG SAID PARALLEL LINE, 40.00 FEET; THENCE SOUTH 0 DEGREES 29 MINUTES 15 SECONDS WEST, PARALLEL WITH THE SAID WEST LINE OF SECTION 6, 25.00 FEET TO THE POINT OF BEGINNING. CONTAINING 746,655 SQUARE FEET (17.14 ACRES) MORE OR LESS
TOGETHER WITH THAT CERTAIN GRANT OF EASEMENT FILED IN OFFICIAL RECORDS BOOK 3489, PAGE 939. TOGETHER WITH NON-EXCLUSIVE EASEMENT OF ENJOYMENT TO THE COMMON AREA AS DESCRIBED AND GRANTED IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR ARVIDA PARK OF COMMERCE RECORDED IN OFFICIAL RECORDS BOOK 3047, PAGE 1110, AS AMENDED.

LEGAL DESCRIPTION (PARCEL 2):

A PARCEL OF LAND LYING AND BEING IN SECTIONS 1 AND 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST AND SECTIONS 6 AND 7, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 12; THENCE SOUTH 00 DEGREES 29 MINUTES 15 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 80.01 FEET TO THE NORTH RIGHT-OF-WAY LINE OF N.W. 51ST STREET AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 88 DEGREES 35 MINUTES 00 SECONDS WEST, ALONG A LINE 80.00 FEET SOUTH OF, AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SECTION 12, A DISTANCE OF 453.93 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 149.73 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 4.27 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS EAST A DISTANCE OF 69.93 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 20 SECONDS WEST, A DISTANCE OF 2.46 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS EAST, A DISTANCE OF 578.59 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 20 SECONDS EAST, A DISTANCE OF 14.51 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 40 SECONDS WEST, A DISTANCE OF 13.99 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 447.44 FEET TO THE EAST LINE OF SAID SECTION 1; THENCE CONTINUE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 57.50 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 15 SECONDS WEST, PARALLEL WITH THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 250.00 FEET; THENCE SOUTH 88 DEGREES 35 MINUTES 00 SECONDS EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 435.82 FEET TO A LINE 45.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6; THENCE SOUTH 89 DEGREES 42 MINUTES 30 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 45.00 FEET TO THE SOUTH LINE OF SAID SECTION 6; THENCE CONTINUE SOUTH 00 DEGREES 29 MINUTES 15 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A LINE 80.00 FEET SOUTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SECTION 6, SAID POINT BEING FURTHER DESCRIBED AS BEING THE NORTH RIGHT OF WAY LINE OF NORTHWEST 51ST STREET; THENCE NORTH 89 DEGREES 42 MINUTES 30 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 117.50 FEET TO THE SAID POINT OF BEGINNING OF THIS DESCRIPTION CONTAINING 436,121 SQUARE FEET (10.01 ACRES) MORE OR LESS
TOGETHER WITH PERPETUAL NON-EXCLUSIVE RIGHTS, PRIVILEGES AND EASEMENTS (TO THE EXTENT THAT THEY CONSTITUTE AN INTEREST IN REAL PROPERTY) AS DESCRIBED IN GRANTED IN DECLARATION OF RECIPROCAL EASEMENTS AND COVENANTS FILED JULY 18, 1995 IN OFFICIAL RECORDS BOOK 8841, PAGE 423. SAID LAND SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS: (CONTINUED)

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

BUS RIDER SHELTER EASEMENT:

THE BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PURPOSE OF A BUS RIDER SHELTER AND IS PERPETUAL MAINTENANCE OBLIGATION OF PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

PEDESTRIAN CROSS ACCESS EASEMENT:

THE PEDESTRIAN CROSS ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, AS A NON-EXCLUSIVE EASEMENT FOR THE PURPOSE OF PEDESTRIAN ACCESS. THE PEDESTRIAN CROSS ACCESS EASEMENTS ARE THE PERPETUAL MAINTENANCE OBLIGATION OF PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, FLORIDA.

UTILITY EASEMENT:

THE UTILITY EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON, FLORIDA, FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATION 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. THERE SHALL BE NO IMPROVEMENTS OF ANY KIND INCLUDING, BUT NOT LIMITED TO, LANDSCAPING CONSTRUCTED WITHIN THE BOUNDARIES OF THE EASEMENT AREA WHICH WOULD RESTRICT THE OPERATION AND MAINTENANCE OF, OR WHICH MAY IN ANY MANNER RESULT IN HARM TO THE CITY'S FACILITIES. PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY CORPORATION ITS SUCCESSORS AND/OR ASSIGNS IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL DRAINAGE FACILITIES, ASSOCIATED WITH THIS PLAT INCLUDING THE CONTROL STRUCTURE. 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 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 ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

TRACTS 1 AND 2, WITH EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY CORPORATION FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. SAID TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA. TRACT 2 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 30248, PAGE 30, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

2008 FLORIDA STATUTES-TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF ARVIDA PARK OF COMMERCE PLAT NO. 5, AS RECORDED IN PLAT BOOK 44 PAGES 111-112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. "...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF A SIDEWALK AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY CORPORATION ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

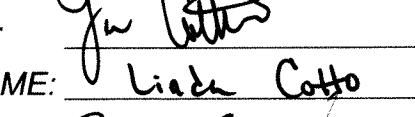
DEDICATION AND RESERVATIONS: (CONTINUED)

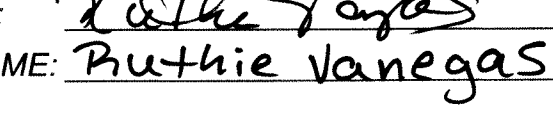
IF THE PLAT IS A RESUBDIVISION OF A PORTION OF, OR THE WHOLE OF, A PREVIOUSLY RECORDED PLAT, AN ACKNOWLEDGEMENT BY THE OWNER OF FLORIDA STATUTES - TITLE XII, CHAPTER 177.101 (2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE DESCRIBED PORTION OF OR WHOLE OF THE UNDERLYING PLAT AS RECORDED IN PLAT BOOK 44, PAGES 111 THRU 112 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. "...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF A LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDEATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 9th DAY OF September 2020.

PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY COMPANY,

BY: 
PAUL J. KILGALLON, MANAGER

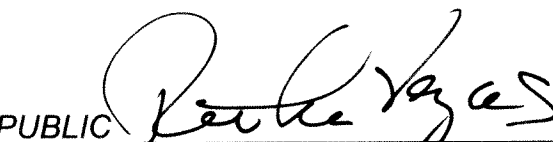
WITNESS: 
PRINT NAME: Jim Linder

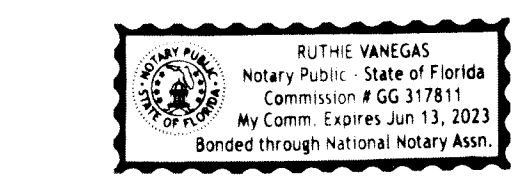
WITNESS: 
PRINT NAME: Ruthie Vanegas

ACKNOWLEDGMENT:

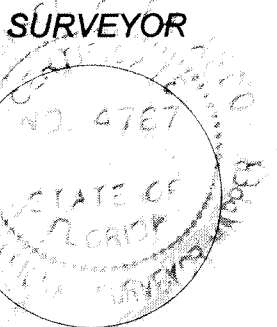
STATE OF FLORIDA
COUNTY OF Palm Beach
BEFORE ME PERSONALLY APPEARED Paul J. Kilgallon WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PG MAINSTREET NORTH FORTY, LLC., A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED 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.

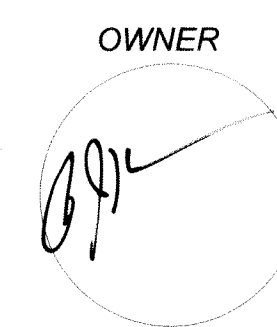
WITNESS MY HAND AND OFFICIAL SEAL THIS 9 DAY OF September 2020.

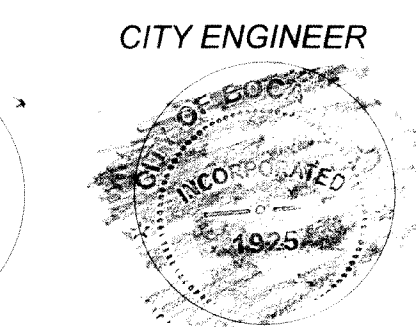
NOTARY PUBLIC: 
PRINT NAME: _____
MY COMMISSION EXPIRES: _____
COMMISSION NUMBER _____

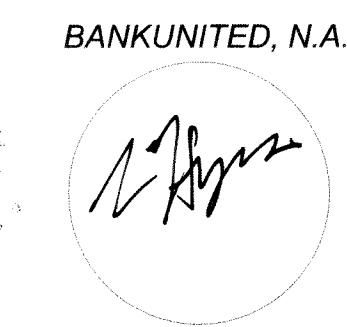


THIS INSTRUMENT WAS PREPARED BY FRANCISCO F. FAJARDO, P.S.M. 4767, STATE OF FLORIDA LANNES AND GARCIA, INC. 4967 SW 75th AVENUE, MIAMI, FLORIDA 33155 LB-2098

SURVEYOR: 

OWNER: 

CITY ENGINEER: 


BANKUNITED, N.A.: 

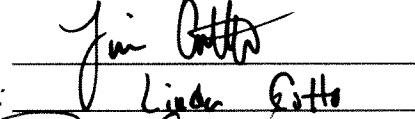
MORTGAGEE'S JOINDER AND CONSENT:

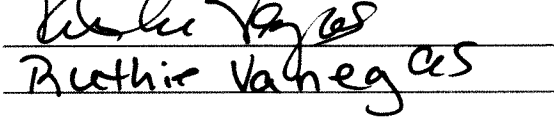
STATE OF Florida
COUNTY OF Palm Beach

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF 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 30411 AT PAGE 424 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, BANKUNITED, N.A. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF September 2020.

BY: 
PRINT NAME: Christopher Hynes

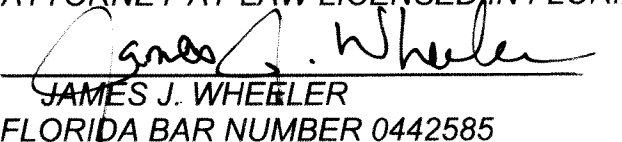
WITNESS: 
PRINT NAME: Jim Linder

WITNESS: 
PRINT NAME: Ruthie Vanegas

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF Palm Beach

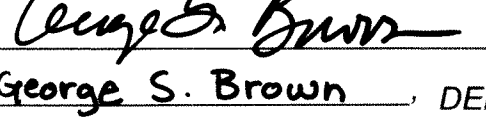
WE, NELSON MULLINS BROAD AND CASSEL, AS THE TITLE AGENT OF FIRST AMERICAN TITLE INSURANCE COMPANY, AS DULY LICENSED AND AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN PG MAINSTREET NORTH FORTY, LLC., A DELAWARE 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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON AND THAT THERE ARE NO OTHER MORTGAGES OF RECORD AND THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

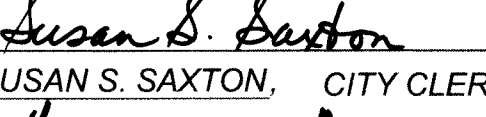
ATTORNEY-AT-LAW LICENSED IN FLORIDA:
DATED: 9-11-2020 
JAMES J. WHEELER
FLORIDA BAR NUMBER 0442585

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 14th DAY OF October, 2020. 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: 
SCOTT SINGER, MAYOR

BY: 
George S. Brown, DEPUTY CITY MANAGER


BY: 
SUSAN S. SAXTON, CITY CLERK

BY: 
MAURICE C. MOREL, CITY CIVIL ENGINEER

"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.

SURVEYOR & MAPPERS 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 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 PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

BY:  DATE 09/08/2020
FRANCISCO F. FAJARDO,
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4767, STATE OF FLORIDA

SURVEYOR'S NOTES :

- ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE BASED UPON THE SOUTH RIGHT OF WAY OF NW BROKEN SOUND PARKWAY (S89°30'45"E) PER LEGAL DESCRIPTION.
- NO BUILDING OR ANY KIND OF CONSTRUCTION, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. 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 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 THE COUNTY.
- EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET AS MEASURED ON HORIZONTAL PLANE.
- 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 SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

LOCATION MAP NOT TO SCALE

