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THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594

FEBRUARY 2022

YAMATO VILLAS

BEING A REPLAT OF LOTS 1 THROUGH 10, BLOCK 3, UNIVERSITY HEIGHTS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 25, PAGE 33, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. SAID LANDS LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

LAND DESCRIPTION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

Lot 1, Block 3, UNIVERSITY HEIGHTS, according to the Plat thereof recorded in Plat Book 25, Page 33, of the Public Records of Palm Beach County, Florida, less and except that certain portion thereof described as follows:

Commencing at the S.W. corner of said LOT 1, run N. 00°01'21" W. along the West line of said Lot 1, also being the Easterly Right-of-Way Line of N.W. 4th Ave., a distance of 75.13 feet to the POINT OF BEGINNING; thence continue N. 00°01' 21" W. a distance of 24.87 feet to the Northwest Corner of said Lot 1; thence N. 89°40'52" E. along the North line said Lot 1 a distance of 24.87 feet; thence S. 44°46' 33" W. a distance of 35.26 feet to the POINT OF BEGINNING. (Also as shown on the Right-of-Way Map for Section 93005-2502, State Road 794, Palm Beach County).

AND

Lots 2, 3, 4, 5, 6, 8, 9 and 10, in Block 3, of UNIVERSITY HEIGHTS, according to the Plat thereof as recorded in Plat Book 25, at Page 33, of the Public Records of Palm Beach County, Florida.

AND

Lot 7, Block 3, UNIVERSITY HEIGHTS, according to the map or plat thereof as recorded in Plat Book 25, Page 33, LESS that portion conveyed to the State of Florida in Official Records Book 2576, Page 456, as corrected in Official Records Book 2599, Page 1915, Public Records of Palm Beach County, Florida.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 75,976 SQUARE FEET (1.744 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT RICHBUILT OF YAMATO, LLC, AS OWNER OF THE LAND SHOWN HEREON, BEING A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY EASEMENTS, 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, 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 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 A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS 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.

2. TRACTS 1 AND 3, AS SHOWN HEREON, ARE HEREBY RESERVED FOR RICHBUILT OF YAMATO, LLC, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

3. LOTS 1 THROUGH 16, INCLUSIVE, ARE HEREBY RESERVED BY RICHBUILT OF YAMATO, LLC, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

4. THE BUS SHELTER EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA FOR THE PURPOSE OF A BUS SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RICHBUILT OF YAMATO, LLC, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

5. AN INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT OVER ALL OF TRACT 2, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR PEDESTRIAN AND VEHICULAR INGRESS/EGRESS, DRAINAGE, UTILITY, FIRE PROTECTION, TRASH REMOVAL AND UTILITY MAINTENANCE PURPOSES. THE INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT OVER SAID TRACT IS ALSO HEREBY DEDICATED TO THE CITY OF BOCA RATON, FOR USE BY PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY OF BOCA RATON, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

6. THE SIDEWALK EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

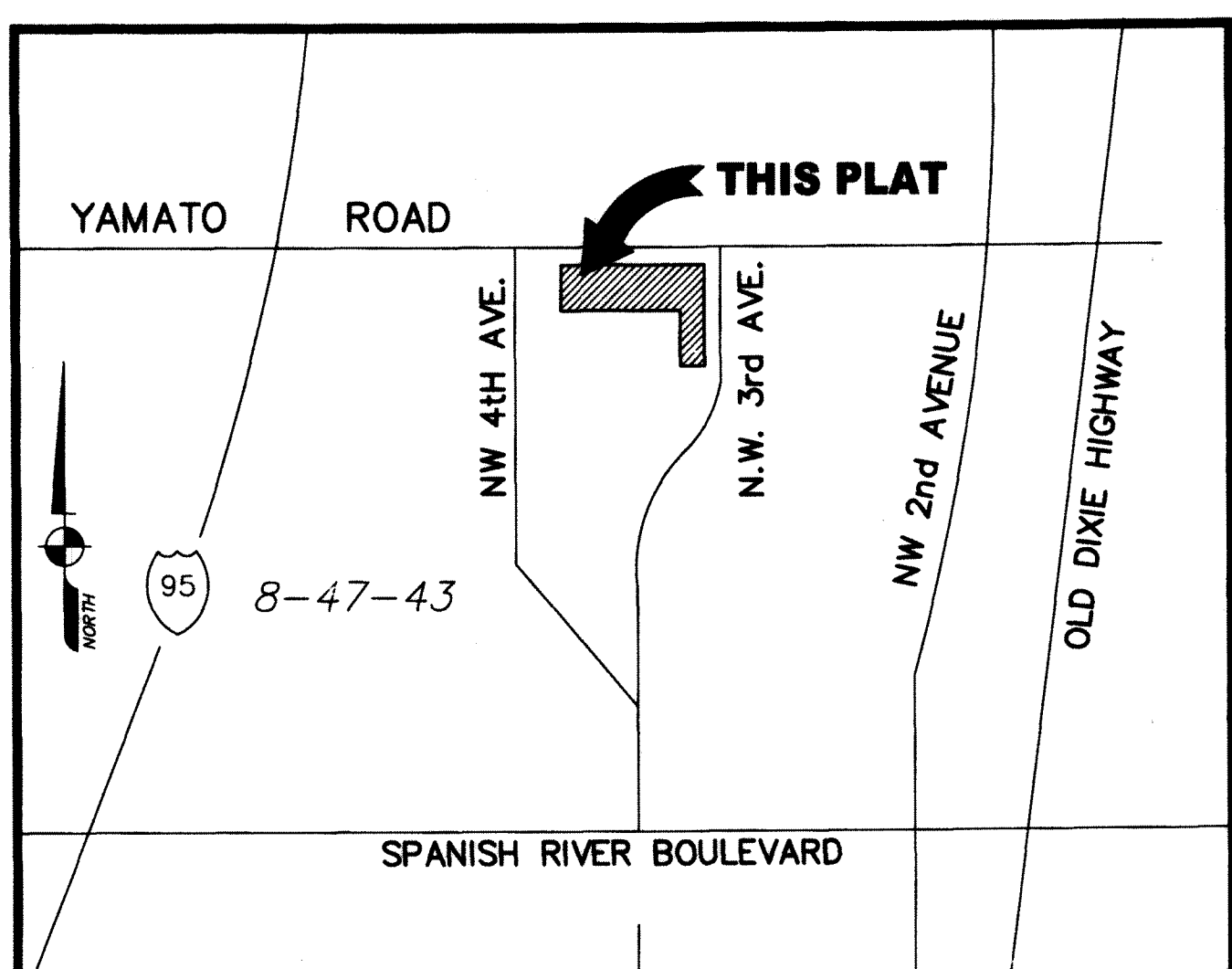
IN WITNESS WHEREOF, THE ABOVE NAMED RICHBUILT OF YAMATO, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED ITS MANAGER, THIS 7th DAY OF February, 2022.

WITNESS: [Signature]
PRINT NAME: Robert M. Kesten

RICHBUILT OF YAMATO, LLC
BY: [Signature]
MILES RICH, MANAGER

WITNESS: [Signature]
PRINT NAME: JUDITH SLATUS

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.



LOCATION SKETCH
NOT TO SCALE

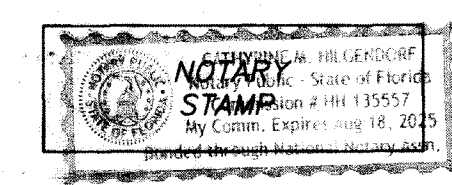
ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED MILES RICH WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGER OF RICHBUILT OF YAMATO, LLC, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER 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 AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF February, 2022.

MY COMMISSION EXPIRES: 8/10/2025
(DATE)



[Signature]
PRINT NAME: Catherine M. Hilgenroth
COMMISSION NUMBER: 111135537

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

I, JASON EVANS, 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 RICHBUILT OF YAMATO, LLC. 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.

DATE: February 7, 2022

BY: [Signature]
JASON EVANS
ATTORNEY-AT-LAW IN FLORIDA
BAR NO. 73779

CORPORATE SEAL RICHBUILT OF YAMATO, LLC
CITY CLERK
SURVEYOR'S SEAL

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 _____ DAY OF _____, 2022.

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: [Signature]
SCOTT S. JIGER, MAYOR
BY: [Signature]
GEORGE S. BROWN, DEPUTY CITY MANAGER
BY: [Signature]
MARY SIDDONS, CITY CLERK
BY: [Signature]
LAUREN BURACK, P.E., CITY CIVIL ENGINEER

SURVEYOR'S NOTES:

- 1. 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 CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 2. BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH LINE OF SECTION 8-47-43 HAVING A BEARING OF N89°41'55"E.
- 3. DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 4. ABBREVIATION LEGEND: Δ = CENTRAL ANGLE; C = CENTERLINE; F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION; L.B. = LICENSED BUSINESS; L = ARC LENGTH; L.W.D. = LAKE WORTH DRAINAGE DISTRICT; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG(S). = PAGE(S); P.L.S. = PROFESSIONAL LAND SURVEYOR; PRM = PERMANENT REFERENCE MONUMENT; R = RADIUS; R.B. = ROAD BOOK; S.F. = SQUARE FEET.
- 5. ○ - INDICATES SET PERMANENT REFERENCE MONUMENT, A 5/8"x18" IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PRM AVIROM LB 3300"
- 6. ● - INDICATES SET NAIL & DISC, STAMPED "PRM AVIROM LB 3300".
- 7. □ - INDICATES FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM CAP STAMPED "PRM L.B.#3710".

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") AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, 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.

DATE: 2/3/2022

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, BOCA RATON, FL. 33432
CERTIFICATE OF AUTHORIZATION NUMBER 3300

AVIROM & ASSOCIATES, INC. SURVEYING & MAPPING
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ESTABLISHED 1981