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AKER-KASTEN SURGICAL EYE INSTITUTE

A PLAT OF A PORTION OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST AND ALSO BEING A REPLAT OF THE EAST 50.00 FEET OF LOT 21 AND ALL OF LOTS 22, 23 AND 24, BLOCK 14 OF BOCA RATON HILLS SECTION 2 AS RECORDED IN PLAT BOOK 23, PAGES 58-66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC.

CONSULTING ENGINEERS AND LAND SURVEYORS

BOCA RATON, FLORIDA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AKER-KASTEN SURGICAL EYE ASSOCIATES, A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS AKER-KASTEN SURGICAL EYE INSTITUTE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING THE EAST 50.00 FEET OF LOT 21 AND ALL OF LOTS 22, 23 AND 24, BLOCK 14 OF BOCA RATON HILLS SECTION 2 AS RECORDED IN PLAT BOOK 23, PAGES 58-66 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 24, BLOCK 14, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF NW 2ND AVENUE (NW BOCA RATON BOULEVARD);

THENCE WITH A BEARING OF N. 89° 05' 20" W., ALONG THE SOUTH LINE OF SAID LOT 24, BLOCK 14, A DISTANCE OF 156.79 FEET TO A POINT;

THENCE WITH A BEARING OF N. 66° 19' 22" W., ALONG THE SOUTH LINE OF SAID LOTS 24, 23 AND 22, BLOCK 14, A DISTANCE OF 234.78 FEET TO A POINT;

THENCE WITH A BEARING OF N. 63° 51' 48" W., ALONG THE SOUTH LINE OF SAID LOTS 22 AND 21, BLOCK 14, A DISTANCE OF 120.44 FEET TO A POINT;

THENCE WITH A BEARING OF N. 27° 35' 40" E., ALONG A LINE LYING 50.00 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID LOT 21, BLOCK 14, A DISTANCE OF 159.97 FEET TO A POINT;

THENCE WITH A BEARING OF S. 62° 18' 10" E., ALONG THE NORTH LINE OF SAID LOTS 21 AND 22, BLOCK 14 AND THE SOUTH RIGHT-OF-WAY LINE OF NW 15TH STREET, A DISTANCE OF 57.10 FEET TO A POINT OF CURVATURE;

THENCE WITH A CURVE TO THE LEFT, HAVING A RADIUS OF 575.37 FEET, A CENTRAL ANGLE OF 21° 08' 20", ALONG THE NORTH LINE OF SAID LOTS 22, 23 AND 24, BLOCK 14, AND THE SOUTH RIGHT-OF-WAY LINE OF NW 15TH STREET, AN ARC LENGTH OF 212.25 FEET TO A POINT OF TANGENCY;

THENCE WITH A BEARING OF S. 83° 26' 30" E., ALONG THE NORTH LINE OF SAID LOT 24, BLOCK 14 AND THE SOUTH RIGHT-OF-WAY LINE OF NW 15TH STREET, A DISTANCE OF 154.55 FEET TO A POINT;

THENCE WITH A BEARING OF DUE SOUTH, ALONG THE EAST LINE OF SAID LOT 24, BLOCK 14 AND THE WEST RIGHT-OF-WAY LINE OF NW 2ND AVENUE (NW BOCA RATON BOULEVARD), A DISTANCE OF 185.25 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

1. UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, INCLUDING CABLE TELEVISION.

IN WITNESS WHEREOF, THE SAID CORPORATION, AKER-KASTEN SURGICAL EYE ASSOCIATES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, ALAN B. AKER, M.D., AND ATTESTED BY ITS VICE PRESIDENT, ANN C. KASTEN-AKER, M.D., AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 11 DAY OF August, A.D., 1992.

AKER-KASTEN SURGICAL EYE ASSOCIATES,
A FLORIDA CORPORATION

ATTEST: Ann C. Kasten-Aker
ANN C. KASTEN-AKER, M.D., VICE PRESIDENT

BY: Alan B. Aker
ALAN B. AKER, M.D., PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED ALAN B. AKER, M.D., AND ANN C. KASTEN-AKER, M.D., TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT, RESPECTIVELY, OF THE ABOVE NAMED AKER-KASTEN SURGICAL EYE ASSOCIATES, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION, THAT IS 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 11 DAY OF August, A.D., 1992.

Feb 5 1994
MY COMMISSION EXPIRES

Kim Lamb
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Kim Lamb

MORTGAGEE'S CONSENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT OF 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 4217 AT PAGE 319 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED AND ATTESTED TO BY ITS VICE PRESIDENTS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF August, A.D., 1992.

FIRST UNION NATIONAL BANK OF FLORIDA

ATTEST: Linda R. Burns
LYNDA R. BURNS, VICE PRESIDENT

D.C. Guenther
D.C. GUENTHER, VICE PRESIDENT

MAY 1992

SHEET 1 OF 2

INDEX OF SHEETS

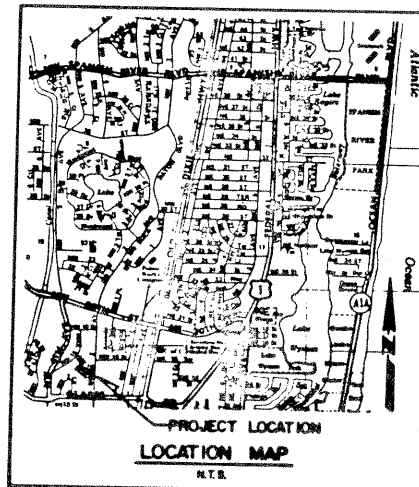
SHEET NO. 1: TITLE SHEET AND CERTIFICATES
SHEET NO. 2: DETAIL SHEET

NOTE:
THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
JOHN A. GRANT, III
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER: (407) 396-3333

STATISTICAL DATA

TOTAL AREA OF THIS PLAT	1.879 AC.
LAND USE - MEDICAL OFFICE	



ACKNOWLEDGEMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS BEFORE ME PERSONALLY APPEARED D.C. GUENTHER AND LINDA R. BURNS, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENTS, OF FIRST UNION NATIONAL BANK OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID BANK, THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID BANK 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 BANK.

WITNESS MY HAND AND OFFICIAL SEAL THIS 6th DAY OF August, A.D., 1992.

June 24 1994
MY COMMISSION EXPIRES



Carol B. Haight
NOTARY PUBLIC, STATE OF FLORIDA
PRINT NAME: Carol B. Haight

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS I, CAROL B. HAIGHT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY DESCRIBED HEREON; THAT THE TITLE TO THE PROPERTY IS VESTED IN AKER-KASTEN SURGICAL EYE ASSOCIATES, A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGE SHOWN HEREON; AND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT.

DATE: Sept. 9, 1992

Carol B. Haight
CAROL B. HAIGHT, ESQ.

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 (P.R.M.'s) PERMANENT REFERENCE MONUMENTS 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 ORDINANCES OF THE CITY OF BOCA RATON AND PALM BEACH COUNTY, FLORIDA.

DATE: Sept. 4, 1992

John A. Grant III
JOHN A. GRANT, III
REGISTERED SURVEYOR NO. 3324
STATE OF FLORIDA

CITY APPROVAL

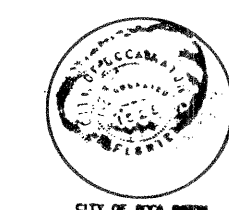
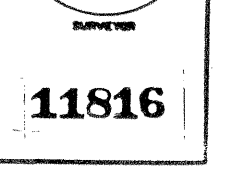
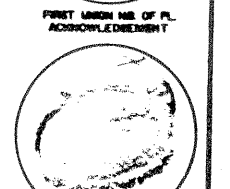
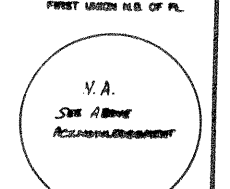
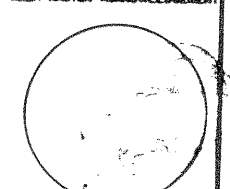
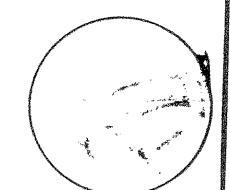
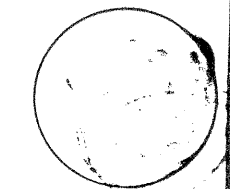
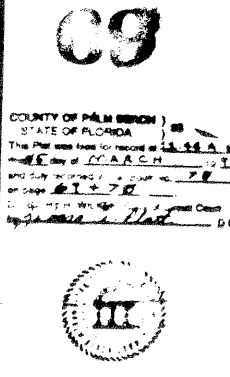
THE APPROVAL AND ACCEPTANCE OF THIS PLAT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO IMPROVE ANY STREETS, OTHER THAN PROVIDED UNDER EXISTING CHARTER, NOR TO INSTALL WATER OR SEWER MAINS.
ACCEPTED AND APPROVED THIS 9 DAY OF February, A.D., 1992.

Jerome W. Moore
JEROME W. MOORE, DIRECTOR-COMMUNITY DEV.

Emil F. Danciu
EMIL F. DANCIU, MAYOR

Henry J. Williams
HENRY J. WILLIAMS, JR., P.E. & P.L.S.,
CITY ENGINEER

Candace Bridgewater
CANDACE BRIDGEWATER, CITY CLERK



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