101 NORTH FEDERAL HIGHWAY

BEING A REPLAT OF A PORTION OF LOTS 13 THROUGH 15, AND A PORTION OF LOTS 22 THROUGH 24, BLOCK 1, BOCA RATONE LAND CO'S DEVELOPMENT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGE 24, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 20, TOWNSHIP 47, SOUTH RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

S89'29'31"W

239.91

133.00

S00'30'29"E 5.00'

S. LINE LOTS 13 AND 24, BLOCK 1— (BEARING BASIS)

PRM_

S89'29'31"W 42.25'

-POINT OF BEGINNING

17.00

33.00'

33.00'

△=90°27'50"

33.00

-R=25.00"

L=39.47'

NO.

Ö

POINT OF COMMENCEMENT S.E. CORNER LOT 13, BLOCK 1

(PLAT BOOK 10, PAGE 24)

BOCA RATONE LAND CO'S DEVELOPMENT

REMAINDER OF LOT 15, BLOCK 1
BOCA RATONE LAND CO'S DEVELOPMENT

(PLAT BOOK 10, PAGE 24)

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 DECEMBER - 2002

TABULAR DATA

S89*29'31"W

- 6' DEEDED TO CITY OF BOCA RATON (O.R.B. 13911, PAGE 98)

120.00'

- 120.00' <u></u>

Δ=1°03'00" R=5766.58'-

L=105.68' .

N83'37'02"W (RADIAL BEARING)

DIXIE (PUBLIC F

TOTAL AREA THIS PLAT [29,263 SQUARE FEEET/0.672 ACRES LAND USE - CBD (CENTRAL BUSINESS DISTRICT)

ZONING DISTRICT - DDRI(DOWNTOWN DEVELOPMENT OF REGIONAL IMPACT)

109.63

N89°29'31"E

REMAINDER OF LOT 22, BLOCK 1
BOCA RATONE LAND CO'S DEVELOPMENT

6' UE CONTINUES THROUGH

35.00

END 6' LAE

S89"29'31"W

35' LAE OPENING

END 6' LAE

(PLAT BOOK 10, PAGE 24)

DOROTHY H. WILKEN CLERK CIRCUIT COURT

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR

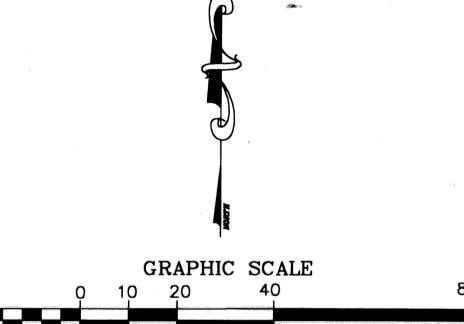
RECORD AT _____ M.
THIS ____ DAY OF ____
A.D. 2003 AND DULY RECORDED

IN PLAT BOOK _____ ON

PAGES ____ AND ____.

DEPUTY CLERK

SHEET 2 OF 2



SURVEY NOTES:

(IN FEET)

1 inch = 20 ft.

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 INTHE CITY OF BOCA RATON ORDINACE NO. 4035, AS AMENDED. 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 S89'29'31"W ALONG THE EASTERLY RIGHT-OF-WAY LINE OF BOCA RATON 5. ■ P.R.M. - INDICATES 4" X 4" X 24"

PERMANENT REFERENCE MONUMENT MARKED LB

6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE. 7. "NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE

SUBDIMDED 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. 9. NO. - DENOTES NUMBER

10. C - DENOTES CENTERLINE 11. O.R.B. - DENOTES OFFICIAL RECORD BOOK 12. SQ. FT.- DENOTES SQUARE FEET

13. (PLAT) - DENOTES BOCA RATONE LAND CO'S DEVELOPMENT, AS RECORDED IN PLAT BOOK 10, PAGE 24 OF THE PUBLIC RECORDS OF PALM BEACH, COUNTY FLORIDA.

14. F.D.O.T.- DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION. 15. LAE- LIMITED ACCESS EASEMENT

16. UE- UTILITY EASEMENT 17. SWE - SIDEWALK EASEMENT

BLOCK 2
BOCA RATONE LAND CO'S DEVELOPMENT (PLAT BOOK 10, PAGE 24)

BOCA RATON ROAD

40' RIGHT-OF-WAY (PLAT BOOK 10, PAGE 24)

PARCEL A

29,263 SQ. FT.

6' UE/LAE/SWE 136.70'

201.70