

95

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:28 A.M.  
THIS 8 DAY OF February  
A.D. 2023 AND DULY RECORDED  
IN PLAT BOOK 135 ON  
PAGES 95 THROUGH 96

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

BY: *David E. Rohal*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



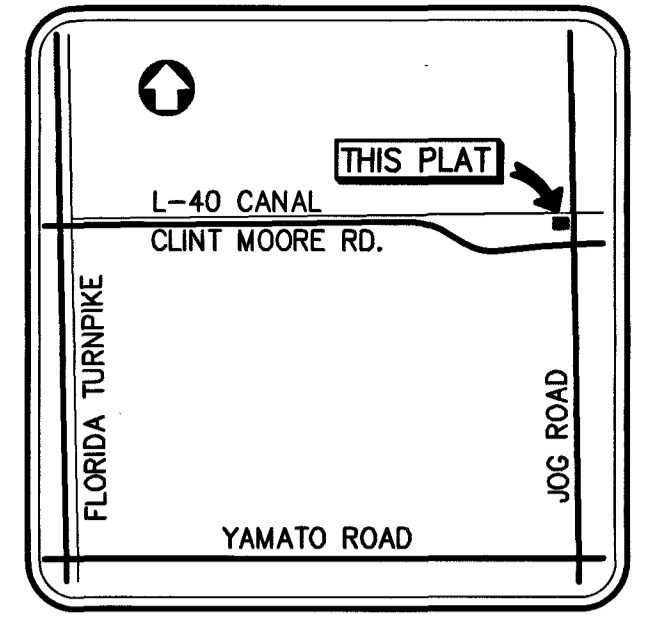
SHEET 1 OF 2

# GENESIS

A REPLAT OF PARCEL NO. ONE, PLAZA REAL PLAT NO. 1, RECORDED IN PLAT BOOK 56, PAGES 97 AND 98  
OF THE PUBLIC RECORDS OF PALM BEACH COUNTY  
LYING IN THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT PREPARED BY  
DAVID E. ROHAL  
OF

**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561) 392-1991



SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST  
LOCATION MAP  
(NOT TO SCALE)

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 6600 SOUTH KANNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS GENESIS, BEING A REPLAT OF PARCEL NO. ONE, PLAZA REAL PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 97 AND 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE NORTHWEST QUARTER (NW 1/4) SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

PARCEL NO. ONE, PLAZA REAL PLAT NO. 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 56, PAGES 97 AND 98 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

PARCEL 2: (NON-EXCLUSIVE EASEMENT ESTATE)

TOGETHER WITH THE NON-EXCLUSIVE EASEMENT FOR VEHICULAR, PEDESTRIAN INGRESS AND EGRESS AND FOR UTILITIES AS SET FORTH AND CREATED BY THAT CERTAIN DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR PLAZA REAL PLAT NO. 1 RECORDED SEPTEMBER 27, 1988, IN OFFICIAL RECORDS BOOK 5820, PAGE 879; FIRST AMENDMENT RECORDED JANUARY 31, 1989, IN OFFICIAL RECORDS BOOK 5952, PAGE 1228, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND CONTAINING 49,230 SQUARE FEET (1.1302 ACRES), MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

### PARCEL

PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR 6600 SOUTH KANNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOCA RATON, FLORIDA, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID 6600 SOUTH KANNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

"THE FOLLOWING IS STATED, AND APPLIES TO THE DESCRIBED PORTION OF OR WHOLE OF THE UNDERLYING PLAT AS RECORDED IN PLAT BOOK 56, PAGES 97 AND 98 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 RECORDDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 9th DAY OF January, 2023.

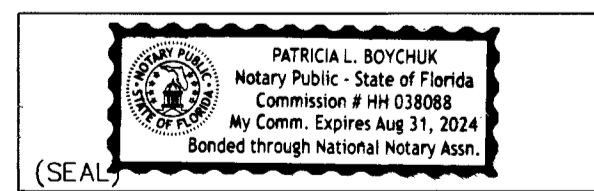
WITNESS: *W. J. ...*  
PRINT NAME: Stephen W. ...  
WITNESS: *Maria Gordon*  
PRINT NAME: Maria Gordon

6600 SOUTH KANNER, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
BY: *Severino Rodriguez*  
SEVERINO RODRIGUES  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 9th DAY OF January, 2023, BY SEVERINO RODRIGUES, AS MANAGER OF 6600 SOUTH KANNER, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



6600 SOUTH KANNER, LLC

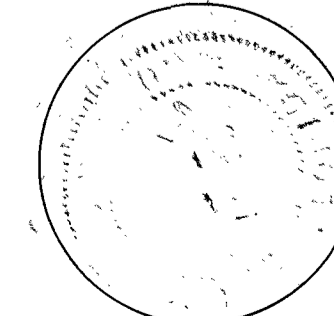


### CITY APPROVALS:

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 8th DAY OF November, 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: *Scott Singer*  
SCOTT SINGER, MAYOR  
BY: *George S. Brown*  
GEORGE S. BROWN, DEPUTY CITY MANAGER  
BY: *Maria Siddons*  
MARIA SIDDONS, CITY CLERK  
BY: *Lauren Burack*  
LAUREN BURACK, PE, CITY CIVIL ENGINEER

CITY OF  
BOCA RATON



### TABULAR DATA:

ZONING: B\* COMMUNITY BUSINESS  
LAND USE DESIGNATION: C - COMMERCIAL

| TABULAR DATA | SQUARE FEET | ACRES  |
|--------------|-------------|--------|
| PARCEL 1     | 49,230      | 1.1302 |

| MINIUM BUILDING SETBACKS |     |
|--------------------------|-----|
| FRONT                    | 50' |
| REAR                     | 20' |
| SIDE                     | 20' |

### SURVEY NOTES AND GENERAL/EASEMENT NOTES & RESTRICTIVE COVENANTS:

- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOCA RATON ZONING REGULATIONS.
- THERE SHALL BE NO BUILDINGS, OR OTHER STRUCTURES, PLACED ON UTILITY EASEMENTS.
- THERE SHALL BE NO BUILDINGS, OR ANY KIND OF CONSTRUCTION, OR TREES, OR SHRUBS, PLACED ON DRAINAGE EASEMENTS.
- APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS OTHER THAN WATER AND SEWER, SHALL BE ONLY WITH THE APPROVAL OF ALL UTILITIES OCCUPYING SAME.
- IN INSTANCES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE DRAINAGE AND UTILITY EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
- THE CITY OF BOCA RATON, HAS THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN THOSE PORTIONS OF THE DRAINAGE SYSTEM WHICH DRAIN COUNTY MAINTAINED ROADS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF NORTH 89°19'46" EAST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 3, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, TRANSVERSE MERCATOR PROJECTION, NORTH AMERICAN DATUM OF 1983 WITH THE 1990 ADJUSTMENT (NAD 83/90).
- "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.

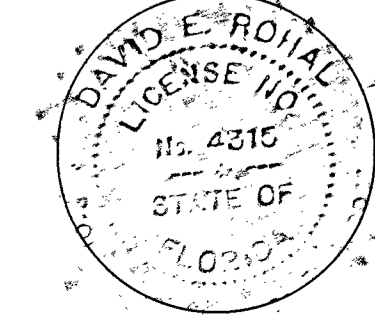
### SURVEYOR'S CERTIFICATE:

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) ACCORDING TO SECTION 177.091(7), 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 THE CITY OF BOCA RATON, FLORIDA.

DATED: 1-5-2023

*David E. Rohal*  
DAVID E. ROHAL  
PROFESSIONAL LAND SURVEYOR AND MAPPER NO. 4315  
STATE OF FLORIDA  
CAULFIELD & WHEELER, INC.  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434  
CERTIFICATE OF AUTHORIZATION NUMBER LB3591  
TELEPHONE: (561) 392-1991

SURVEYOR



CFN 20230043401 PL BK 135 PG 95