


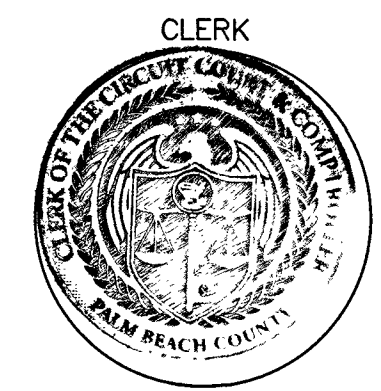
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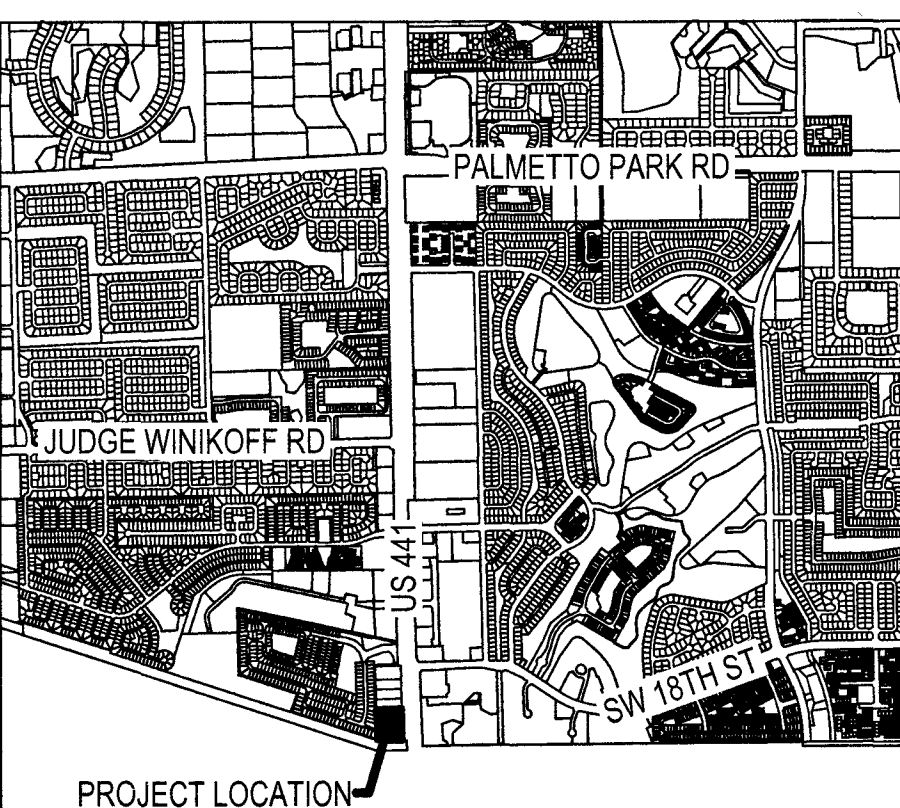
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:31 P. M.
THIS 18 DAY OF June
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139 ON
PAGES 149 THROUGH 150

JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
AND COMPTROLLER
BY: 
DEPUTY CLERK

SHEET 1 OF 2



| SITE DATA | |
|--------------------|------------|
| ZONING CONTROL NO. | 1993-00003 |
| | |



VICINITY MAP
N.T.S.

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA CENTER, INC., A FLORIDA CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS "H.I.D. PLAZA REPLAT", BEING A REPLAT OF LOTS 1, 2 AND 3, H.I.D. PLAZA, AS RECORDED IN PLAT BOOK 46 PAGE 5, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 1, 2 AND 3 OF H.I.D. PLAZA AS RECORDED IN PLAT BOOK 46, PAGE 5 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 36, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



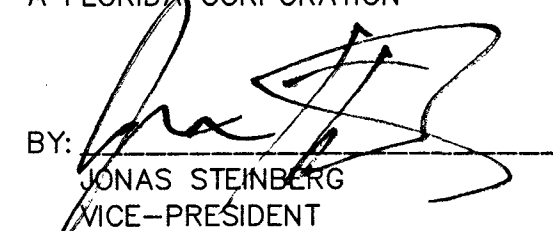
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3; THENCE SOUTH 01°22'53" EAST, 429.06 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SR 7 (US 441) AS SHOWN IN F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 93210 TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 89°33'12" WEST, 181.88 FEET ALONG THE NORTH RIGHT-OF-WAY LINE OF THE HILLSBORO CANAL, BEING 260 FEET WIDE AS SHOWN IN F.D.O.T. RIGHT-OF-WAY MAP SECTION NO. 93240-2501 TO THE POINT OF CURVATURE FOR A CURVE TO THE RIGHT; THENCE IN A WESTERLY DIRECTION, ALONG SAID HILLSBORO CANAL NORTH RIGHT-OF-WAY LINE AND SAID CURVE TO RIGHT, A DISTANCE OF 163.54 FEET, HAVING A RADIUS OF 600.00 FEET, A CENTRAL ANGLE OF 15°37'02" AND A CHORD WHICH BEARS NORTH 82°38'15" WEST, 163.04 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 01°22'53" WEST, 401.31 FEET TO THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 88°37'07" EAST, 342.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.329 ACRES (145,033 SQUARE FEET) +/-.

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


1. TRACT 1, AS SHOWN HEREON, ARE HEREBY RESERVED FOR BOCA CENTER, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA CENTER, INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

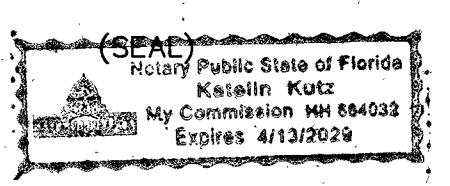
IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 29th DAY OF May 2025.

WITNESS: 
PRINT NAME: Marissa Thomson
WITNESS: 
PRINT NAME: Ricardo Cocconcelli
BY: 
JONAS STEINBERG
VICE-PRESIDENT

ACKNOWLEDGEMENT:

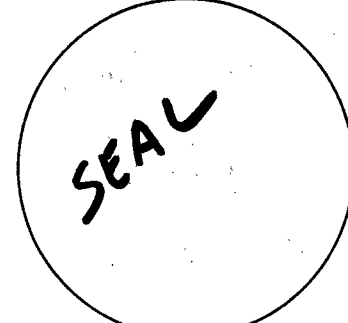
STATE OF FLORIDA
COUNTY OF Palm Beach
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓
PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF
May 2025, BY JONAS STEINBERG AS VICE PRESIDENT FOR
BOCA CENTER, INC., A FLORIDA CORPORATION, ON BEHALF OF THE CORPORATION, WHO
IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver's License AS
IDENTIFICATION.

MY COMMISSION EXPIRES: 4/13/2029 
SIGNATURE




Katerin Kutz
PRINTED NAME - NOTARY PUBLIC

BOCA CENTER, INC.



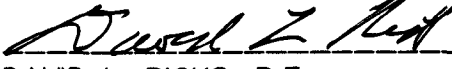
TITLE CERTIFICATION:
STATE OF FLORIDA
COUNTY OF PALM BEACH

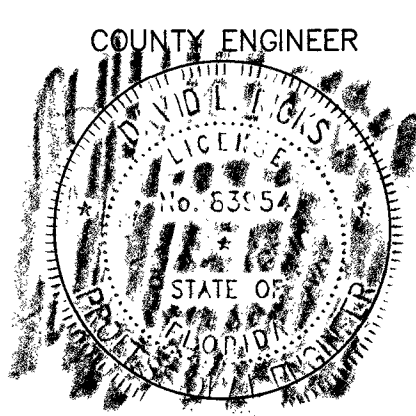
I, BRUCE S. ROSENWATER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA CENTER, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/22/25 BY: 
BRUCE S. ROSENWATER,
ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE NUMBER: 715107

COUNTY APPROVAL:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 17 DAY OF JUNE 2025, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.

BY: 
DAVID L. RICKS, P.E.
COUNTY ENGINEER




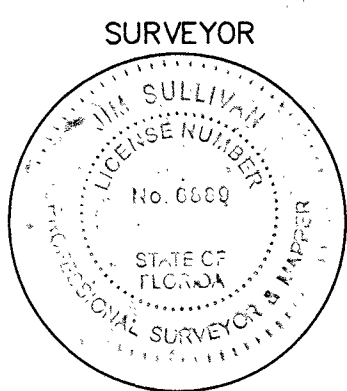
SURVEYOR & MAPPER'S NOTES:

1. THE BASIS OF BEARING FOR THIS PLAT IS A TIE LINE BETWEEN PALM BEACH COUNTY PUBLISHED CONTROL "VALUE" AND "PBF 83" HAVING A GRID BEARING OF NORTH 51°26'12" EAST. ALL BEARINGS AND DISTANCES SHOWN WITHIN THE SUBJECT TRACT ARE PLATTED UNLESS OTHERWISE NOTED.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
3. 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.
4. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
5. 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.
6. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS
7. STATE PLANE COORDINATES:
A. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED
B. SCALE FACTOR=1.00001938
C. PROJECTION=TRANSVERSE MERCATOR
D. ZONE=FLORIDA EAST
E. HORIZONTAL DATUM=NORTH AMERICAN DATUM 1983
(1990 ADJUSTMENT)
F. GROUND DISTANCE X SCALE FACTOR=GRID DISTANCE
G. UNITS ARE U.S. SURVEY FEET
H. ROTATION EQUATION: NONE

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 SEC. 177.09(1)(9), F.S. 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: MAY 29, 2025 BY: 
JIM SULLIVAN, PSM
LICENSE NO. 156889
STATE OF FLORIDA



THIS INSTRUMENT WAS PREPARED BY JIM SULLIVAN, PSM

BGE, Inc.
4440 PGA Blvd., Suite 104, Palm Beach Gardens, FL 33410
Tel: 561-559-2280 • www.bgeinc.com
Florida Licensed Surveying Firm No. LB8533

CFN 20250218076 PL BK 139 PG 149