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atrium at boca raton

BEING A REPLAT OF PARCEL 'O', ARVIDA PARK OF COMMERCE PLAT NO. 4, ACCORDING TO THE PLAT

THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA,

TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42, EAST AS RECORDED IN OFFICIAL RECORDS BOOK 34768, PAGE 940, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

LAND DESCRIPTION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

PARCEL O OF ARVIDA PARK OF COMMERCE, PLAT NO. 4, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 44, PAGE 110, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERNMOST CORNER OF PARCEL "O", ARVIDA PARK OF COMMERCE PLAT NO. 4 ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 44, AT PAGE 110, PALM BEACH COUNTY, PUBLIC RECORDS; THENCE SOUTH 49 DEGREES 10 MINUTES 51 SECONDS WEST ALONG THE NORTHWESTERLY LINE OF SAID PARCEL "O", A DISTANCE OF 172.78 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID PARCEL "O", A DISTANCE OF 316.85 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 160.10 FEET TO THE SOUTHEAST CORNER OF THE PLAT OF ARVIDA PARK OF COMMERCE #11A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 76, PAGE 88 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID PLAT OF ARVIDA PARK OF COMMERCE #11A, A DISTANCE OF 416.75 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF ARVIDA COMMERCE #11A AND THE SOUTH RIGHT OF WAY OF CLINT MOORE ROAD; THENCE SOUTH 89 DEGREES 29 MINUTES 20 SECONDS EAST ALONG THE SAID SOUTH RIGHT OF WAY OF CLINT MOORE ROAD A DISTANCE OF 175.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY AND SOUTHERLY THROUGH A CENTRAL ANGLE OF 89 DEGREES 29 MINUTES 20 SECONDS, AN ARC DISTANCE OF 39.05 FEET TO THE POINT OF TANGENCY AND THE WEST RIGHT OF WAY OF N.W. BROKEN SOUND PARKWAY, THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE SAID WEST RIGHT OF WAY OF N.W. BROKEN SOUND PARKWAY, A DISTANCE OF 350.16 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 373.17 FEET; THENCE SOUTHERLY AND EASTERLY THROUGH A CENTRAL ANGLE OF 40 DEGREES 49 MINUTES 10 SECONDS, AN ARC DISTANCE OF 265.86 FEET TO THE NORTHERNMOST CORNER OF SAID PARCEL "O", ARVIDA PARK OF COMMERCE PLAT NO. 4 AND THE POINT OF BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA AND CONTAINING 454,723 SQUARE FEET (10.439 ACRES) MORE OR LESS.

DEDICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

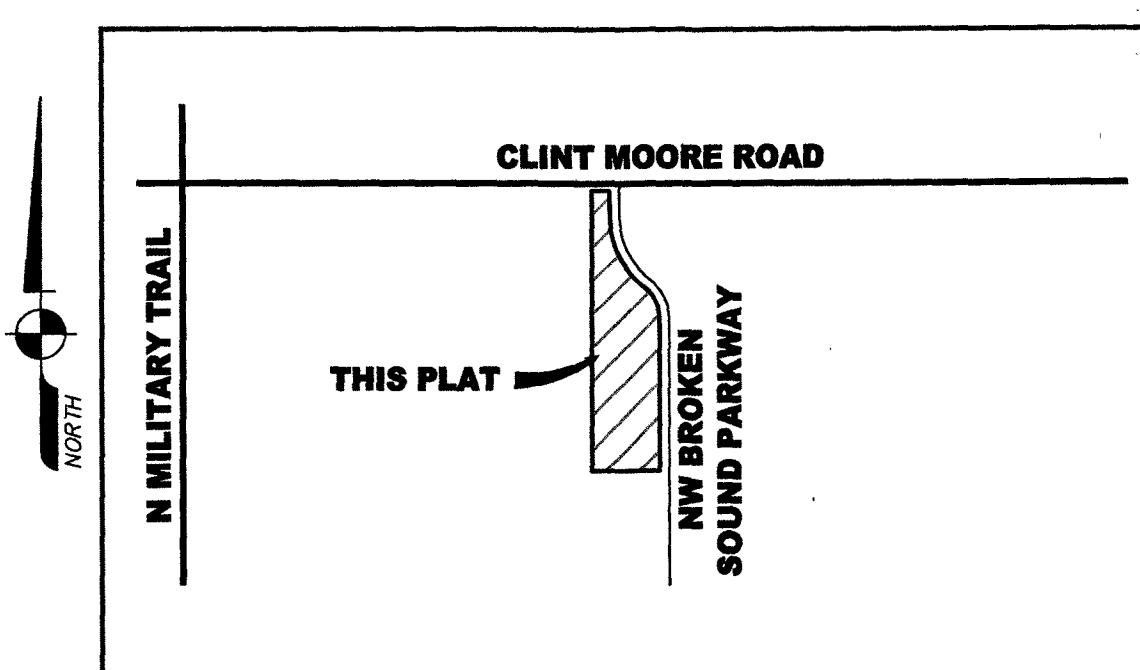
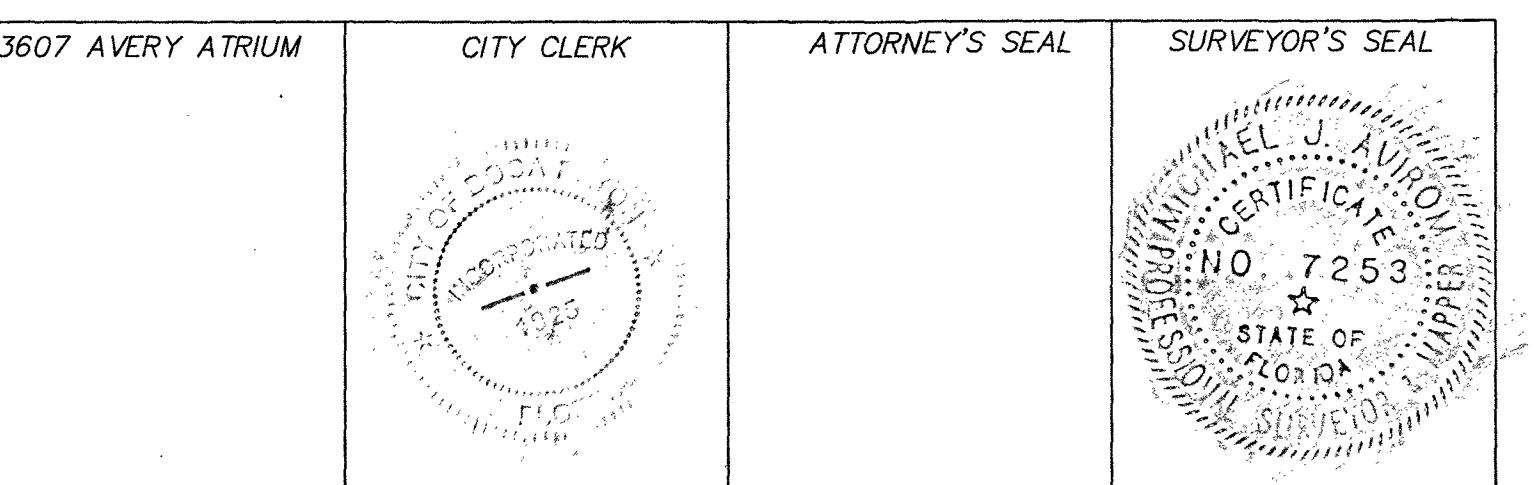
KNOW ALL MEN BY THESE PRESENTS THAT BRI 3607 AVERY ATRIUM, LP., FOREIGN LIMITED PARTNERSHIP, AS OWNER OF THE LAND SHOWN HEREON AS ATRIUM AT BOCA RATON, BEING A REPLAT OF PARCEL 'O', ARVIDA PARK OF COMMERCE PLAT NO. 4, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42, EAST AS RECORDED IN OFFICIAL RECORDS BOOK 34768, PAGE 940, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SAID LANDS LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. THE UTILITY WATER LINE, SANITARY SEWER AND DRAINAGE 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, DRAINAGE, 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 PLATED 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. TRACT 1 INCLUSIVE, IS HEREBY RESERVED BY BRI 1889 ATRIUM BROKEN SOUND, LLC, DELEWARE LIMITED LIABILITY COMPANY, 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 RE COURSE TO THE CITY OF BOCA RATON.
3. TRACTS 2 AND 3, INCLUSIVE, IS HEREBY RESERVED BY BRI 3607 AVERY ATRIUM, LP., FOREIGN LIMITED PARTNERSHIP, 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 RE COURSE TO THE CITY OF BOCA RATON.
4. 2008 FLORIDA STATUTES- TITLE XII, CHAPTER 177.101(2); VACATION AND ANNULMENT OF PLATS SUBDIVIDING LAND. THE FOLLOWING IS STATED, AND APPLIES TO THE UNDERLYING PLAT OF ARVIDA PARK OF COMMERCE, PLAT NO. 4, AS RECORDED IN PLAT BOOK 44, PAGE 110 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. "...THE APPROVAL OF A REPLAT BY THE GOVERNING BODY OF LOCAL GOVERNMENT, WHICH ENCOMPASSES LANDS EMBRACED IN ALL OR IN PART OF A PRIOR PLAT FILED OF PUBLIC RECORD SHALL, UPON RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PRIOR PLAT ENCOMPASSED BY THE REPLAT."
5. THE 8 FOOT SHARED PATH EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR BRI 3607 AVERY ATRIUM, LP, ITS SUCCESSORS AND ASSIGNS, AND BRI 1889 ATRIUM BROKEN SOUND, LLC, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC PEDESTRIAN, BICYCLISTS AND OTHER NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SAID BRI 3607 AVERY ATRIUM, LP, ITS SUCCESSORS AND ASSIGNS, AND BRI 1889 ATRIUM BROKEN SOUND, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RE COURSE TO THE CITY OF BOCA RATON.
6. THE FLORIDA POWER & LIGHT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO FLORIDA POWER & LIGHT, ITS SUCCESSORS AND ASSIGNS.
7. THE SOUTHERN BELL TELEPHONE EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY TO AMERICAN TELEPHONE AND TELEGRAPH COMPANY, ITS SUCCESSORS AND ASSIGNS.
8. OWNERS HEREBY DEDICATES, BY WAY OF THIS PLAT, TO THE CURRENT OWNERS AND THEIR SUCCESSORS AND ASSIGNS, A PERPETUAL, NON-EXCLUSIVE CROSS-ACCESS EASEMENT APPURTENANT TO TRACT 1 AND TRACT 2, FOR PEDESTRIAN AND VEHICULAR PURPOSES, INCLUDING WITHOUT LIMITATION, WALKING AND DRIVING VEHICLES, OVER, ON, UPON AND ACROSS THE DRIVEWAYS AND WALKWAYS THAT EXIST FROM TIME TO TIME WITHIN TRACT 1 AND TRACT 2, TOGETHER WITH ANY OTHER RIGHTS, PRIVILEGES AND APPURTENANCES INCIDENTAL TO, OR PERTAINING TO, THE FULL AND COMPLETE USE, ENJOYMENT AND EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN.
9. IN THOSE CASES WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOULD NOT BE COMBINED OR OVERLAP AND DRAINAGE EASEMENTS SHOULD TAKE PRECEDENCE.
10. THE FOLLOWING IS STATED, AND APPLIES TO THE DESCRIBED PORTION OF OR WHOLE OF THE UNDERLYING PLAT AS DESCRIBED IN PLAT BOOK 44, PAGE 110 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 RECORDATION OF THE REPLAT, AUTOMATICALLY AND SIMULTANEOUSLY VACATE AND ANNUL ALL OF THE PLAT ENCOMPASSED BY THE REPLAT.

IN WITNESS WHEREOF, THE ABOVE NAMED BRI 3607 AVERY ATRIUM, LP., FOREIGN LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary, Angel Bentata, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 23, DAY OF December, 2025.

BRI 3607 AVERY ATRIUM, LP, FOREIGN LIMITED PARTNERSHIP

WITNESS: Angel Bentata
PRINT NAME: Angel Bentata
TITLE: Secretary



LOCATION SKETCH
NOT TO SCALE

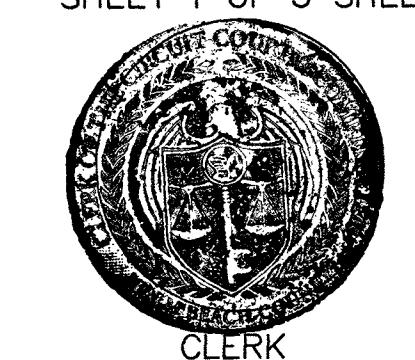
STATE OF FLORIDA
COUNTY OF PALM BEACH } ss

THIS PLAT WAS FILED FOR RECORD AT 12:00 PM ON

THIS 8th DAY OF January, A.D. 2025 AND DULY RECORDED

IN PLAT BOOK 167 ON PAGES 167 THROUGH 169.
MICHAEL J. AVIROM
JOSEPH ABRILZA
CLERK AND COMPTROLLER

SHEET 1 OF 3 SHEETS



CLERK

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 2025 DAY OF January, 2025.

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: Mark Sohaney
MARK SOHANEY, CITY MANAGER

BY: Mary Siddons
MARY SIDDONS, CITY CLERK

BY: Lauren Burack
LAUREN BURACK, P.E., PUBLIC WORKS AND ENGINEERING DEPUTY DIRECTOR / 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 RELATIVE TO THE PLAT, ARVIDA PARK OF COMMERCE PLAT NO. 4 (P.B. 44/10, P.B.C.R.), BASED ON THE NORTH LINE OF SECTION 1-47-42 HAVING A BEARING OF S89°28'42"E.
3. IN INSTANCE WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, CONSTRUCTION, OPERATION, AND MAINTENANCE OF DRAINAGE WITHIN THESE AREAS OF INTERSECTION SHALL NOT INTERFERE WITH THE CONSTRUCTION, OPERATION, AND MAINTENANCE OF UTILITY FACILITIES. UTILITY EASEMENTS AND DRAINAGE EASEMENTS SHOULD NOT BE COMBINED OR OVERLAP AND DRAINAGE EASEMENTS SHOULD TAKE PRECEDENCE.
4. 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.
5. ABBREVIATION LEGEND: A = CENTRAL ANGLE; C = CENTERLINE; FPL = FLORIDA POWER AND LIGHT; LLB = LICENSED BUSINESS; L = ARC LENGTH; O.R.B. = OFFICIAL RECORDS BOOK; P.B. = PLAT BOOK; P.B.C.R. = PALM BEACH COUNTY RECORDS; PG = PAGES; P.S.M. = PROFESSIONAL SURVEYOR & MAPPER; PRM = PERMANENT REFERENCE MONUMENT; R = RADIUS.
6. G = INDICATES SET PERMANENT REFERENCE MONUMENT, 4"X4"X24" CONCRETE MONUMENT WITH A DISC STAMPED "PRM LB 3300".
7. TRACT 3 AS SHOWN HEREON IS SUBJECT TO CROSS ACCESS INGRESS EGRESS AND USE AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 27232, PAGE 1735, PALM BEACH COUNTY RECORDS.

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.

DATE: 1/5/2026

MICHAEL J. AVIROM, P.S.M.
FLORIDA REGISTRATION NO. 7252
AVIROM & ASSOCIATES, INC.
50 SW 2ND AVENUE, BOCA RATON, FL 33432

CERTIFICATE OF AUTHORIZATION NUMBER 3300

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.



13081-4