

168

SHEET 2 OF 3 SHEETS

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.

DEDICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

IN WITNESS WHEREOF, THE ABOVE NAMED BRI 1889 ATRIUM BROKEN SOUND, LLC, DELAWARE LIMITED LIABILITY COMPANY, HAS
CAUSED THESE PRESENTS TO BE SIGNED BY ITS Secretary, Ariel 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 1889 ATRIUM BROKEN SOUND, LLC,
DELAWARE LIMITED LIABILITY COMPANY

WITNESS: [Signature]
PRINT NAME: Ariel Bentata
WITNESS: [Signature]
PRINT NAME: Wadey Sexto

BY: [Signature]
PRINT NAME: Ariel Bentata
TITLE: Secretary

ACKNOWLEDGMENT:

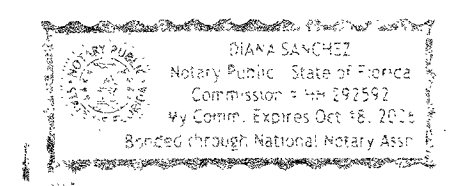
STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED Ariel Bentata WHO IS PERSONALLY KNOWN TO ME, OR HAS
PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE AGENT OF BRI
1889 ATRIUM BROKEN SOUND, LLC, DELAWARE LIMITED COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE
EXECUTED SUCH INSTRUMENT AS AGENT OF COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL
OF SAID COMPANY 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 COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23 DAY OF December, 2025

MY COMMISSION EXPIRES: 10/18/2026
(DATE)

NOTARY
STAMP



[Signature]
NOTARY PUBLIC
PRINT NAME: Diana Sanchez
COMMISSION NUMBER: 242692

TITLE CERTIFICATION:

STATE OF FLORIDA }
COUNTY OF PALM BEACH } SS

I, JEFFREY S BARKER 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 BRI 1889 ATRIUM BROKEN SOUND, LLC, DELAWARE LIMITED LIABILITY COMPANY;
THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD
NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF
RECORD, BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS
PLAT.

DATE: 01/06/2026

BY: [Signature]
PRINT NAME: JEFFREY S BARKER
ATTORNEY-AT-LAW IN FLORIDA
BAR NO. 1053300

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FL }
COUNTY OF MIAMI Dade } 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 TO 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 36221 AT PAGE 116 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL
BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
VP AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY
OF ITS BOARD OF DIRECTORS THIS 23 DAY OF December, 2025

WITNESS: [Signature]
MICHAEL YAP
(PRINT NAME)

UNITED COMMUNITY BANK ISAOA ATIMA
BY: [Signature]
NAME: Juan Pena
TITLE: VP

WITNESS: [Signature]
Nora E. Hill
(PRINT NAME)

ACKNOWLEDGMENT:

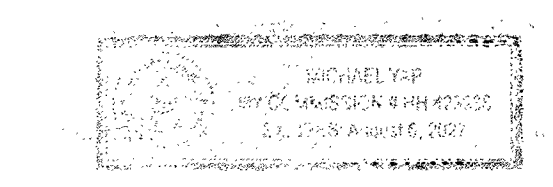
STATE OF FLORIDA }
COUNTY OF MIAMI Dade } SS

BEFORE ME PERSONALLY APPEARED Juan Pena WHO IS PERSONALLY KNOWN TO ME,
OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING
INSTRUMENT AS VICE PRESIDENT OF UNITED COMMUNITY BANK, ISAOA ATIMA, AND SEVERALLY
ACKNOWLEDGED TO AND BEFORE ME THAT [HE] [SHE] EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID
CORPORATION AND THAT IT 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 23 DAY OF December, 2025

MY COMMISSION EXPIRES: 8/5/27
(DATE)

NOTARY
STAMP



[Signature]
NOTARY PUBLIC
PRINT NAME: MICHAEL YAP
COMMISSION NUMBER: HH439838

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.

UNITED COMMUNITY BANK	BRI 1889 ATRIUM BROKEN SOUND
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THIS INSTRUMENT WAS PREPARED BY:
MICHAEL J. AVIROM, P.S.M.
AVIROM & ASSOCIATES, INC.
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SEPTEMBER 2025



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