



LOCATION MAP
N.T.S.

A REPLAT OF 351 YAMATO ROAD

BEING A REPLAT OF 351 YAMATO ROAD AS RECORDED
IN PLAT BOOK 64, PAGES 93 AND 94 OF THE PUBLIC RECORDS
OF PALM BEACH COUNTY, FLORIDA AND LYING WITHIN THE
SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF
BOCA RATON, PALM BEACH COUNTY, FLORIDA.

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COUNTY OF PALM BEACH
STATE OF FLORIDA
This Plat was filed for record on the
12th day of January, A.D. 1992
at 10:30 AM in year 1992
Book 64, Page 93
Book 64, Page 94
Clerk of Public Records



SHEET 1 OF 2

JANUARY, 1992

DEDICATION:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
KNOW ALL MEN BY THESE PRESENTS, THAT YAMATO-DIXIE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "A REPLAT OF 351 YAMATO ROAD", SAID LAND BEING A PARCEL OF LAND LYING IN THE SOUTH 400 FEET OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA; SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH QUARTER CORNER OF SAID SECTION 5; THENCE NORTH 89°29'43" EAST ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 429.38 FEET TO A POINT; THENCE NORTH 0°05'01" EAST, A DISTANCE OF 90.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF YAMATO ROAD AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE NORTH 0°05'01" EAST, A DISTANCE OF 310.01 FEET TO A POINT ON A LINE 400 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL TO THE AFORESAID SOUTH LINE OF SAID SECTION 5; THENCE NORTH 89°29'43" EAST ALONG SAID NORTH LINE, A DISTANCE OF 530.00 FEET TO A POINT; THENCE SOUTH 0°27'15" WEST, A DISTANCE OF 312.11 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT-OF-WAY OF YAMATO ROAD; THENCE SOUTH 89°29'43" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 488.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL ALSO DESCRIBED AS THE PLAT OF 351 YAMATO ROAD, AS RECORDED IN PLAT BOOK 64, PAGES 93 AND 94 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 3.851 ACRES MORE OR LESS, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS.

1. THE UTILITY EASEMENT, AS SHOWN HEREON, AND NOT PREVIOUSLY RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY IS HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, INSPECTION, REPLACEMENT AND REPAIR OF UTILITY FACILITIES AND APPURTENANCES.
2. THE NON-ACCESS LINE AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR ACCESS RESTRICTION PURPOSES.
3. THE INGRESS/EGRESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE OWNER OF PARCEL 2, AS SHOWN HEREON, FOR INGRESS/EGRESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE OWNER OF PARCEL 1, AS SHOWN HEREON, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

IN WITNESS WHEREOF, ROBERT J. SCHMIDT, GENERAL PARTNER OF YAMATO-DIXIE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 5th DAY OF NOVEMBER, A.D., 1992.

YAMATO-DIXIE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP
BY: Robert J. Schmidt WITNESS: Douglas R. Fanning
ROBERT J. SCHMIDT
ITS GENERAL PARTNER WITNESS: Mary C. Jones
Mary C. Jones

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED Robert J. Schmidt TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS GENERAL PARTNER OF YAMATO-DIXIE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT AS GENERAL PARTNER OF SAID PARTNERSHIP AND THAT THE SIGNATURE AFFIXED TO THE FOREGOING INSTRUMENT IS THE FREE ACT AND DEED OF SAID PARTNERSHIP.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 5th DAY OF November, A.D., 1992.
MY COMMISSION EXPIRES: 3/26/93 Mary C. Jones
NOTARY PUBLIC
Mary C. Jones

MORTGAGEE'S CONSENT:

STATE OF FLORIDA S.S.
COUNTY OF DADE
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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4472 AT PAGE 1211 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

JEFFERSON NATIONAL BANK
IN WITNESS WHEREOF, THE SAID CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS Secretary
ATTEST: Jefferson National Bank
BY: John J. Jordan ATTEST: Jefferson National Bank
John J. Jordan Northwood St. Robinson

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED John J. Jordan AND Katherine M. Peterson TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS President AND Secretary OF JEFFERSON NATIONAL BANK, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 17th DAY OF November, A.D., 1992.
MY COMMISSION EXPIRES: 1/26/94 Mark L. Jock
NOTARY PUBLIC
Mark L. Jock

MORTGAGEE'S CONSENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
THE UNDERSIGNED, HEREBY CERTIFIES THAT THEY ARE 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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4437 AT PAGE 156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, JOEL T. STRAWN, AS TRUSTEE, DOES HERELTO SET HIS HAND AND SEAL, THIS 18th DAY OF November, A.D., 1992.
BY: Joel T. Strawn WITNESS: Charles B. Morgan
JOEL T. STRAWN, AS TRUSTEE Charles B. Morgan

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED JOEL T. STRAWN, AS TRUSTEE, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS AN INDIVIDUAL AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF November, A.D., 1992.
MY COMMISSION EXPIRES: 1/26/93 Charles B. Morgan
NOTARY PUBLIC
Charles B. Morgan

MORTGAGEE'S CONSENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
THE UNDERSIGNED, HEREBY CERTIFIES THAT THEY ARE 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 OWNERS THEREOF, AND AGREES THAT ITS MORTGAGE, WHICH IS RECORDED IN OFFICIAL RECORD BOOK 4437 AT PAGE 156 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION, AS CO-TRUSTEE, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ATTESTED TO BY ITS Secretary AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22nd DAY OF November, A.D., 1992 AND IN WITNESS WHEREOF, JOEL T. STRAWN, AS CO-TRUSTEE DOES HEREBY SET HIS HAND AND SEAL, THIS 22nd DAY OF November, A.D., 1992.
WATKINS BANK OF FLORIDA, N.A. FORMERLY KNOWN AS WICHITA NATIONAL BANK OF FLORIDA
BY: Joel T. Strawn ATTEST: Charles B. Morgan
Joel T. Strawn Charles B. Morgan
JOEL T. STRAWN, AS CO-TRUSTEE WITNESS: Charles B. Morgan
UNDER THE WILL OF GEORGE SMITH WITNESS: Joel T. Strawn
Joel T. Strawn Joel T. Strawn

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED TERRY S. GARDNER TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS President AND Secretary OF WATKINS BANK OF FLORIDA, N.A. FORMERLY KNOWN AS WICHITA NATIONAL BANK OF FLORIDA, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID INSTRUMENT AS SUCH OFFICERS 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 20th DAY OF November, A.D., 1992.
MY COMMISSION EXPIRES: 5/16/93 Charles A. Papa
NOTARY PUBLIC
Charles A. Papa

ACKNOWLEDGEMENT:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
BEFORE ME, PERSONALLY APPEARED JOEL T. STRAWN TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUAL DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENTS AS AN INDIVIDUAL AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID INSTRUMENT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID INDIVIDUAL.
WITNESS MY HAND AND OFFICIAL SEAL, THIS 18th DAY OF November, A.D., 1992.
MY COMMISSION EXPIRES: 1/26/93 Joel T. Strawn
NOTARY PUBLIC
Joel T. Strawn

CITY OF BOCA RATON APPROVALS:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
THE APPROVAL AND ACCEPTANCE OF THIS PLAT, INFERS NO OBLIGATION ON THE PLAT OF THE MUNICIPALITY TO INSTALL WATER OR SEWER MAINS. THE CITY HEREBY ACCEPTS ALL DEDICATED PROPERTY, RIGHTS-OF-WAY AND EASEMENTS, SHOWN AND DEPICTED ON THIS PLAT.

"A REPLAT OF 351 YAMATO ROAD" IS HEREBY APPROVED FOR RECORD THIS 22nd DAY OF November, A.D., 1992.
BY: Emil F. Danco
EMIL F. DANCO, MAYOR
BY: James W. Moore
JAMES W. MOORE, DIRECTOR OF COMMUNITY DEVELOPMENT
BY: John J. Strawn
JOEL T. STRAWN, JR., P.E., R.L.S., CITY ENGINEER
BY: Charles B. Morgan
CHARLES B. MORGAN, CITY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
WE HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO YAMATO-DIXIE ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN.
DATED THIS 5th DAY OF January, A.D., 1992
BY: Jeffrey Deuch
JEFFREY DEUCH,
ATTORNEY LICENSED TO PRACTICE LAW
IN THE STATE OF FLORIDA

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89° 29' 43" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
2. 88 DENOTES A PERMANENT REFERENCE MONUMENT (P.R.M.) No. 4213
3. THERE SHALL BE NO BUILDING OR OTHER STRUCTURES, PLACED ON UTILITY EASEMENTS, EXCEPT FENCES.
4. THERE SHALL BE NO BUILDING OR ANY KIND OF CONSTRUCTION, OR TREES, OR SHRUBS, PLACED ON UTILITY EASEMENTS, WITHOUT APPROVAL FROM UTILITY COMPANY HAVING THE RIGHT TO OCCUPY SAME.
5. 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 CERTIFICATION:

STATE OF FLORIDA S.S.
COUNTY OF PALM BEACH
I HEREBY 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 I P.R.M.'S PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.
DATED THIS 29th DAY OF December, A.D., 1992

THIS INSTRUMENT PREPARED BY
PERRY C. WHITE, P.L.S. 4213 STATE OF FLORIDA
LAWSON, NOBLE AND ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
WEST PALM BEACH, FLORIDA

