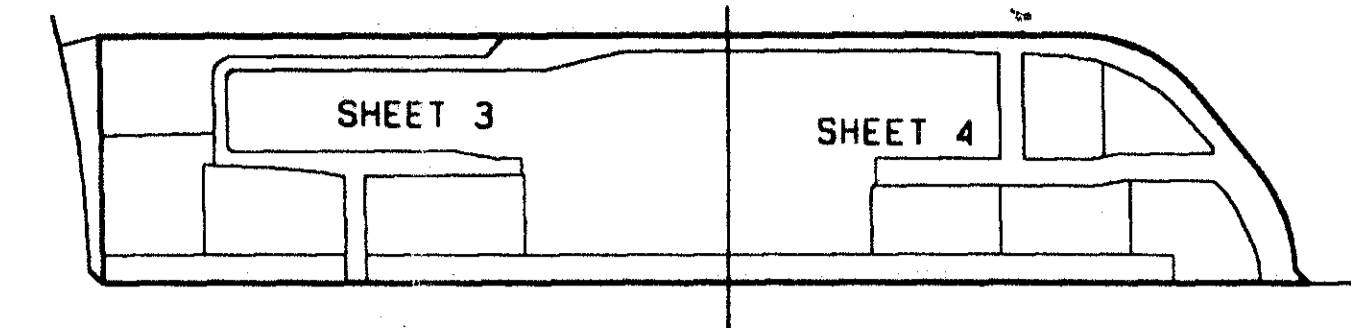
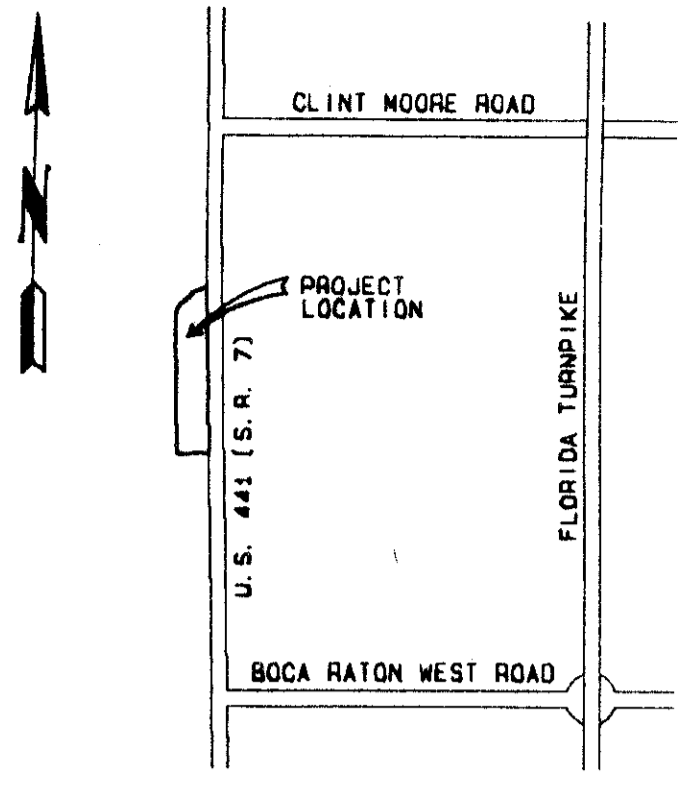


# BOCA GREENS PLAZA

A PART OF BOCA GREENS P. U. D.  
BEING A REPLAT OF BOCA GREENS COMMERCIAL, AS RECORDED IN PLAT BOOK 40, PAGES 74 AND 75, AND A REPLAT OF TRACT B-1 OF BOCA GREENS PLAT NO. 1, AS RECORDED IN PLAT BOOK 36, PAGES 122 THRU 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.  
**IN PART OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST  
PALM BEACH COUNTY, FLORIDA**  
SHEET 1 OF 4

GEE & JENSON  
ENGINEERS - ARCHITECTS - PLANNERS, INC.  
WEST PALM BEACH, FLORIDA  
MAY 1993



# 152

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at 4:31 PM, this 10 day of June 1994, and duly recorded in Plat Book No. 42 on Pages 152 thru 155.  
DOROTHY WILKEN  
Clerk Circuit Court  
By *Leah A. Stalley* D.C.

LOCATION MAP  
NOT TO SCALE

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT NEW M & M CORPORATION, A FLORIDA CORPORATION, BANKATLANTIC, A FEDERAL SAVINGS BANK, NATIONSBANK OF FLORIDA, N.A., CHEVRON U.S.A., INC., A PENNSYLVANIA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, RATON HOLDINGS, LTD., A CALIFORNIA LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA AND FMZ INVESTMENTS, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS BOCA GREENS PLAZA, A PART OF BOCA GREENS P. U. D., BEING A REPLAT OF BOCA GREENS COMMERCIAL AS RECORDED IN PLAT BOOK 40, PAGES 74 AND 75, AND A REPLAT OF TRACT B-1 OF BOCA GREENS PLAT NO. 1 AS RECORDED IN PLAT BOOK 36, PAGES 122 THRU 124, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A REPLAT OF BOCA GREENS COMMERCIAL, AS RECORDED IN PLAT BOOK 40, PAGES 74 AND 75, AND A REPLAT OF TRACT B-1 OF BOCA GREENS PLAT NO. 1, AS RECORDED IN PLAT BOOK 36, PAGES 122 THRU 124 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA  
CONTAINING 21.94 ACRES, MORE OR LESS.

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

- UTILITY EASEMENTS:**  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES AND SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LIMITED ACCESS EASEMENTS:**  
THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- TRACT A:**  
TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED TO NEW M & M CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS, DRAINAGE AND FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF OTHER UTILITIES AND SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.
- LANDSCAPE TRACT:**  
TRACT B-1 AND B-2, AS SHOWN HEREON, IS HEREBY RESERVED TO NEW M & M CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- ACCESS EASEMENT:**  
THE ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED TO NEW M & M CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR INGRESS AND EGRESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- SANITARY SEWER EASEMENTS:**  
THE SANITARY SEWER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED TO NEW M & M CORPORATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF SANITARY SEWER SYSTEMS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

### DEDICATION

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED TO BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF MARCH, 1994.

ATTEST: *Elizabeth Moya* SECRETARY  
NEW M & M CORPORATION, A FLORIDA CORPORATION  
BY: *Dr. Frank Moya* PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA } 55  
COUNTY OF DADE }  
BEFORE ME PERSONALLY APPEARED DR. FRANK MOYA AND ELIZABETH MOYA, WHO ARE PERSONALLY KNOWN TO ME, OR WAS PRODUCED TO ME, AS PRESIDENT AND SECRETARY OF NEW M & M CORPORATION, A FLORIDA CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 31st DAY OF MARCH, 1994.  
NOTARY PUBLIC STATE OF FLORIDA  
MY COMMISSION EXPIRES: MAY 26, 1995  
BONDED THRU GENERAL INS. CO.  
*Ana Castro*  
NOTARY PUBLIC: ANA CASTRO # CC 104852

### DEDICATION

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CHAIRMAN AND ATTESTED TO BY ITS SECRETARY, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 31st DAY OF MARCH, 1994.

ATTEST: *Jean Carvalho* SECRETARY  
BANKATLANTIC, A FEDERAL SAVINGS BANK  
BY: *Alan B. Levan* CHAIRMAN

### LAND USE

PETITION NUMBER 77-13	
COMMERCIAL PARCELS (10)	16.06 ACRES
LANDSCAPING TRACT (B-1 & B-2)	2.25 ACRES
TRACT A	3.63 ACRES
TOTAL	21.94 ACRES

### NOTES

- PERMANENT REFERENCE MONUMENT (+4609)
- PERMANENT CONTROL POINT
- RADIUS
- DELTA
- ARC LENGTH
- TANGENT LENGTH
- CHORD LENGTH
- CHORD BEARING
- PLAT BOOK
- OFFICIAL RECORD BOOK
- SQUARE FEET
- PERMANENT REFERENCE MONUMENT
- CENTERLINE

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE SOUTH LINE OF BOCA GREENS COMMERCIAL WHICH BEARS SOUTH 89°07'50" WEST.

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY PALM BEACH COUNTY ZONING REGULATIONS.

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS, CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ORDINANCE 86-21 AND ALL OTHER BUILDING AND ZONING CODES AND / OR ORDINANCES OF PALM BEACH COUNTY.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING THE SAME.

EASEMENTS ARE FOR PUBLIC UTILITIES, UNLESS OTHERWISE NOTED.

WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.

NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

### OWNERSHIP

- PARCELS 1, 4, 5, 9, 10 AND TRACTS A, B-1 AND B-2: NEW M & M CORPORATION OFFICIAL RECORD BOOK 7361, PAGE 1094.
- PARCEL 2: RATON HOLDINGS, LTD. OFFICIAL RECORD BOOK 7844, PAGE 685.
- PARCEL 3: FMZ INVESTMENTS, INC. OFFICIAL RECORD BOOK 7727, PAGE 1372.
- PARCEL 6: NATIONSBANK OF FLORIDA, N.A. OFFICIAL RECORD BOOK 5640, PAGE 302.
- PARCEL 7: BANKATLANTIC, A FEDERAL SAVINGS BANK OFFICIAL RECORD BOOK 5614, PAGE 1522.
- PARCEL 8: CHEVRON U.S.A., INC. OFFICIAL RECORD BOOK 6086, PAGE 674 AND OFFICIAL RECORD BOOK 6086, PAGE 678.

### APPROVALS

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, 1994.  
BY: *Mary McCarty*, CHAIR

ATTEST: *Dorothy Wilken* CLERK  
BY: *Debra Cavat* DEPUTY CLERK  
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF JUNE, 1994.  
BY: *George T. Webb* COUNTY ENGINEER

### ACKNOWLEDGEMENT

STATE OF FLORIDA } 55  
COUNTY OF BROWARD }  
BEFORE ME PERSONALLY APPEARED *Alan B. Levan* AND *Jean Carvalho* WHO ARE PERSONALLY KNOWN TO ME, OR WAS PRODUCED TO ME, AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT AND CHAIRMAN AND SECRETARY OF BANKATLANTIC, A FEDERAL SAVINGS BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 31st DAY OF MARCH, 1994.

MY COMMISSION EXPIRES: MARCH 27, 1998.  
*Mary U. Tracey*  
NOTARY PUBLIC #CC352113

### DEDICATION

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 25th DAY OF FEBRUARY, 1994.

WITNESS: *Linda J. Hayford*  
BY: *Monica Ammann* VICE PRESIDENT  
NATIONSBANK OF FLORIDA, N.A.

### ACKNOWLEDGEMENT

STATE OF FLORIDA } 55  
COUNTY OF HILLSBOROUGH }  
BEFORE ME PERSONALLY APPEARED *Monica A. Ammann* WHO IS PERSONALLY KNOWN TO ME, OR WAS PRODUCED TO ME, AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF NATIONSBANK OF FLORIDA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 25th DAY OF FEBRUARY, 1994.

MY COMMISSION EXPIRES: MAY 26, 1995.  
*Linda J. McKay*  
NOTARY PUBLIC #CC098383

### DEDICATION

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS ASSISTANT SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF APRIL, 1994.

WITNESS: *David Vargis*  
BY: *Harry P. Davis, Jr.* ASSISTANT SECRETARY  
CHEVRON U.S.A., INC. A PENNSYLVANIA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA

### ACKNOWLEDGEMENT

STATE OF GEORGIA } 55  
COUNTY OF COBB }  
BEFORE ME PERSONALLY APPEARED *Harry P. Davis, Jr.* WHO IS PERSONALLY KNOWN TO ME, OR WAS PRODUCED TO ME, AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS ASSISTANT SECRETARY OF CHEVRON U.S.A., INC. A PENNSYLVANIA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH 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 22nd DAY OF APRIL, 1994.

MY COMMISSION EXPIRES: Nov. 17, 1994.  
*Phyllis Ginn*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA } 55  
COUNTY OF DADE }  
WE, SPARBBER, KOZNIISKY, TRUXTON, DE LA GUARDIA & SPRATT, P.A., AS DULY LICENSED ATTORNEYS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN NEW M & M CORPORATION, A FLORIDA CORPORATION; BANKATLANTIC, A FEDERAL SAVINGS BANK; NATIONSBANK OF FLORIDA, N.A.; AND CHEVRON U.S.A., INC. A PENNSYLVANIA CORPORATION LICENSED TO DO BUSINESS IN FLORIDA; RATON HOLDINGS, LTD. A CALIFORNIA LIMITED PARTNERSHIP LICENSED TO DO BUSINESS IN FLORIDA; AND FMZ INVESTMENTS, INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPicted BY THIS PLAT.

DATED: March 31, 1994  
BY: *Greg S. Truxton*  
GREG S. TRUXTON, ESQ.

BOCA GREENS PLAZA  
BOOK 72  
PAGE 152  
FILED IN 100B  
DATE 6/8  
BY 77-013(s)  
BOCA GREENS PLAZA

COMPUTED \_\_\_\_\_  
DRAWN \_\_\_\_\_  
CHECKED \_\_\_\_\_  
APPROVED \_\_\_\_\_  
JOB NO. 89-590.11

THIS INSTRUMENT PREPARED BY:  
JAMES A. DAVIS, PLS  
FOR GEE & JENSON, ENGINEERS - ARCHITECTS - PLANNERS, INC.  
ONE HARVARD CIRCLE  
WEST PALM BEACH, FLORIDA 33409-1923

NEW M & M CORPORATION SEAL  
NOTARY SEAL  
BANKATLANTIC SEAL  
NOTARY SEAL  
PALM BEACH COUNTY SEAL  
COUNTY ENGINEER'S SEAL  
NATIONSBANK OF FLORIDA SEAL  
NOTARY SEAL  
CHEVRON USA SEAL

0208-017  
72/152

BOCA GREENS PLAZA