

OFFICE DEPOT PLAT

A REPLAT OF LOTS 1 THROUGH 46, LESS THE EAST 52.00 FEET OF LOTS 24 THROUGH 30, BLOCK 7, VILLA RICA SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 73 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

133

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 11:04 A.M. this 09
day of December, 1996,
and duly recorded in Plat Book
78, Pages 133, through
134 AND

DOROTHY H. WILKEN

Clerk, Circuit Court

By: *D. H. Wilken*

SHEET 1 OF 2

PREPARED BY:
MICHAEL D. AVIROM, P.L.S.
AVIROM-HALL & ASSOCIATES, INC.
LAND SURVEYING/LAND DEVELOPMENT CONSULTANTS
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
SEPTEMBER, 1996



DEDICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

KNOW ALL MEN BY THESE PRESENTS THAT D.E. LTD. FAMILY PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON, BEING LOTS 1 THROUGH 46, LESS THE EAST 52.00 FEET, OF LOTS 24 THROUGH 30, BLOCK 7, VILLA RICA SUBDIVISION, AS RECORDED IN PLAT BOOK 14, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "OFFICE DEPOT PLAT", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 46, LESS THE EAST 52 FEET OF LOTS 24 THROUGH 30, BLOCK 7, VILLA RICA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGE 73, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, CONTAINING 127,093 SQUARE FEET (2.9176 ACRES) MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DOES HEREBY DEDICATE AS FOLLOWS:

- TRACT R-1, R-2, R-3 AND R-4, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.
- THE NON-ACCESS LINES AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, D.E. LTD. FAMILY PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, HAVING AN ADDRESS AT POST OFFICE BOX 190, RINGGOLD, PA. 15770, HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 09th DAY OF October, 1996.

WITNESS: *Jennifer Anzalone*
PRINT NAME: Jennifer Anzalone
D.E. LTD. FAMILY PARTNERSHIP,
A PENNSYLVANIA LIMITED PARTNERSHIP

WITNESS: *Rebecca A. Flupolo*
PRINT NAME: REBECCA A. FLUPOLO
BY: *Wilber Carney, Vice President*
MWJ MANAGEMENT, INC.,
A PENNSYLVANIA CORPORATION, GENERAL PARTNER
WILBER CARNEY, VICE PRESIDENT

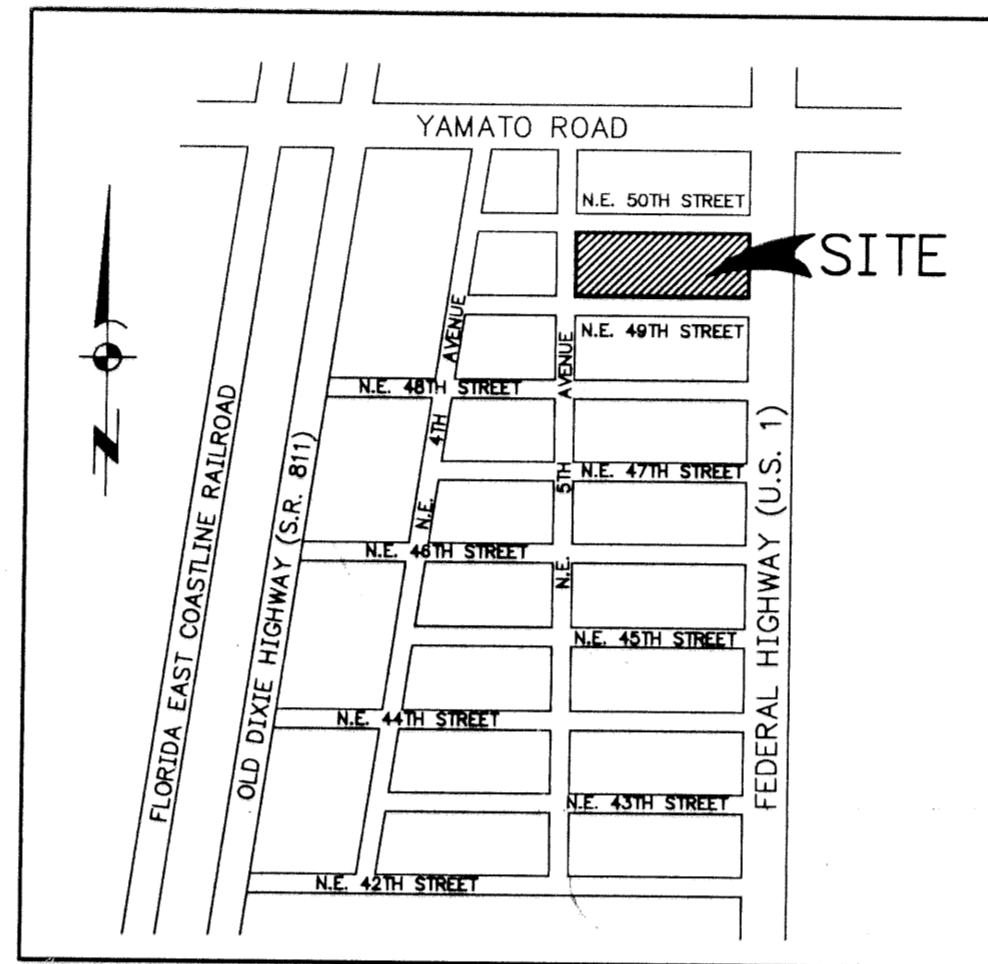
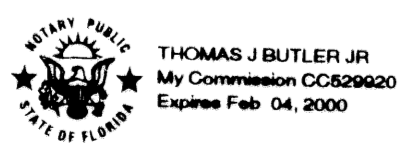
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 21st DAY OF October 1996, by WILBER CARNEY, AS VICE PRESIDENT OF MWJ MANAGEMENT, INC., A PENNSYLVANIA CORPORATION, AS GENERAL PARTNER OF D.E. LTD. FAMILY PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP ON BEHALF OF THE LIMITED PARTNERSHIP. SUCH PERSON IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A FLORIDA DRIVER'S LICENCE AS IDENTIFICATION AND WHO DID NOT TAKE AN OATH.

Thomas J. Butler Jr.
NOTARY PUBLIC
PRINTED NAME OF NOTARY: Thomas J. Butler Jr.

COMMISSION NO: CC 529920
COMMISSION EXPIRATION: 2-04-2000



LOCATION SKETCH
(NOT TO SCALE)

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

TITLE CERTIFICATION

I, DRENNEN L. WHITMIRE, JR., AN ATTORNEY DULY LICENSED IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE RECORD TITLE HOLDER OF THE LANDS DESIGNATED HEREIN IS D.E. LTD. FAMILY PARTNERSHIP, A PENNSYLVANIA LIMITED PARTNERSHIP, AND THAT THE CURRENT TAXES HAVE BEEN PAID AND THAT THERE ARE NO EXISTING MORTGAGES ENCUMBERING THE PROPERTY AND THAT THERE ARE NO DEED RESTRICTIONS WHICH PROHIBIT SUBDIVISION OF THIS PROPERTY AS DEPICTED BY THE PLAT.

DATE: 10/9/96

Drennen L. Whitmire, Jr.
DRENNEN L. WHITMIRE, JR., ESQUIRE

RICCA & WHITMIRE, P.A.
500 SOUTH AUSTRALIAN AVENUE
SUITE 800
WEST PALM BEACH, FLORIDA 33340

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 20th DAY OF November, 1996.

BY: *Carol G. Hanson*
CAROL G. HANSON, MAYOR

BY: *Sandra M. McGinn*
SANDRA M. MCGINN, DIRECTOR
OF DEVELOPMENT SERVICES

BY: *Candace Bridgewater*
CANDACE BRIDGEWATER, CITY CLERK

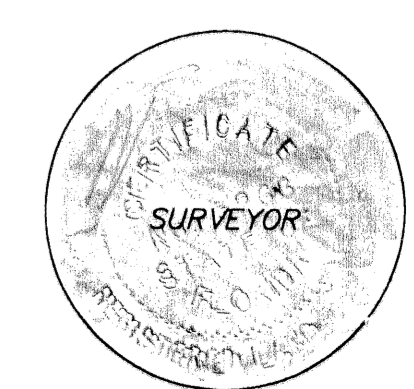
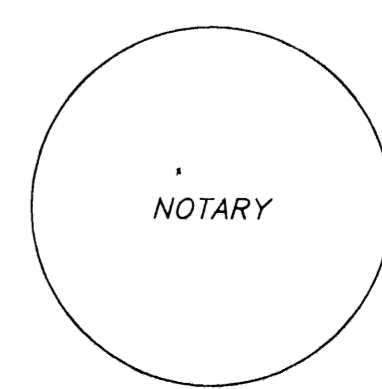
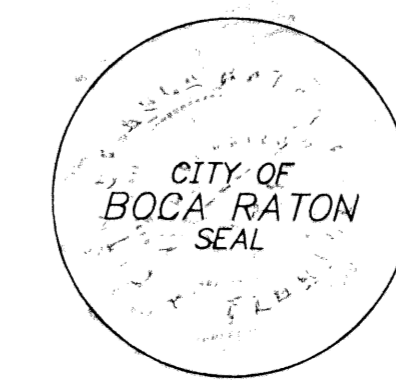
BY: *Walter A. Johnson*
WALTER A. JOHNSON, ACTING CITY CIVIL ENGINEER

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW, AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON, FLORIDA 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.

DATE: October 17, 1996.

Michael D. Avirom
MICHAEL D. AVIROM, P.L.S.
FLORIDA REGISTRATION NO. 3268
AVIROM-HALL & ASSOCIATES, INC.
L.B. No. 3300



SUBDIVISION # OFFICE DEPOT
BOOK 78 PAGE 133
FLOOD MAP #
ZONING
QUAD #
ZIP CODE
TAX-478
MWD NAME: *Michael D. Avirom*