PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

ENGINEERS - PLANNERS - SURVEYORS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (407)392-1991 SEPTEMBER - 1996

A MULTIPLE USE PLANNED DEVELOPMENT
BEING A REPLAT OF TRACTS "2-C", "U-1A", "3", "4", "6", PARCELS "A" AND "B" AND A PORTION OF TRACT "2-B", "REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I, AS RECORDED IN PLAT BOOK 68, PAGES 101 THROUGH 103 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA

NOTICE

**ACKNOWLEDGEMENT:** 

identification, and who executed the

STATE OF FLORIDA

My commission expires:

ACKNOWLEDGEMENT:

STATE OF FLORIDA

My commission expires:

STATE OF FLORIDA

My commission expires:

**ACKNOWLEDGEMENT:** 

COUNTY OF Palm Beach

personally known to me or has produced

identification, and who executed the

COUNTY OF

COUNTY OF

THE UNDERLYING TRACTS AND LANDSCAPE EASEMENT ARE VACATED UPON THE RECORDING OF THIS PLAT. THE REMAINDER OF THE UNDERLYING EASEMENTS ARE ABANDONED BY RESOLUTION NO. 97-975, AS RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

BEFORE ME personally appeared Craig H. Sher and Gregory S. Semble who are

foregoing instrument as President and <u>Sr. Vice Pres.</u> respectively of Sembler Retail, Inc.,

foregoing instrument as President of Lakes At Boca Raton Commercial Property Owners'

foregoing instrument as President of Lakes At Boca Raton Homeowners,, Inc., a Florida

Association Inc., a Florida corporation, and severally acknowledged to and before me that he

would be with the first th

a, Caran Barkadar 17, 200 140. CORvadari

Janine M. Hers

County Pusito, State of Finance County, Espace Apr. 17, 2000 No. CC548040

personally known to me or has produced \_\_\_\_\_ as

a Florida corporation, as sole general partner of Sembler E.D.P.

executed such instrument as such officers of said corporation, and

said instrument by due and regular corporate authority, and that

Partnership #4 Ltd., a Florida limited partnership, and severally acknowledged to and before me that they

that the seal affixed to the foregoing instrument is the

corporate seal of said corporation and that it was affixed to

said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this  $30^{+1}$  day of 199.

BEFORE ME personally appeared Craig H. Sher, who is

executed such instrument as such officer of said corporation, and

said instrument by due and regular corporate authority, and that

WITNESS my hand and official seal this 20th day of 1997.

BEFORE ME personally appeared Daniel W. Luna

corporation, and severally acknowledged to and before me that he

executed such instrument as such officer of said corporation, and

said instrument by due and regular corporate authority, and that

that the seal affixed to the foregoing instrument is the

corporate seal of said corporation and that it was affixed to

said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this \_\_\_\_\_\_ day of \_\_\_\_\_\_, 1997.

personally known to me or has produced \_\_\_\_\_

that the seal affixed to the foregoing instrument is the

corporate seal of said corporation and that it was affixed to

said instrument is the free act and deed of said corporation.

Jentification, and who executed the

## **ICLINT MOORE** YAMATO ROAD GLADES ROAD LOCATION MAP N.T.S.

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:44 P. M. THIS \_23\_ DAY OF September A.D. 19991 AND DULY RECORD IN PLAT BOOK \_ SO \_ ON PAGES \_ 196 \_ AND \_ 198 \_ .

DOROTHY H. WILKEN CLERK CIRCUIT COURT

SHEET 1 OF 3

RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

NOTICE

**COUNTY ENGINEER:** This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2). F.S., this 23 day of 5ept, 1992.

BY: Deoy T. Webb, P.E. County Engineer

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT

MORTGAGEE'S CONSENT:

STATE OF FLORIDA) COUNTY OF

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 Records Book 9550 at of the Public Records of Palm Beach County. Florida, shall be subordinated to the dedication shown hereon. IN WITNESS WHEREOF. I do hereunto set my hand and seal

AMSOUTH BANK.

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PINALIAS

BEFORE ME personally appeared Michael J. Tufano, who is personally known to me or has produced \_\_\_\_\_\_ as identification, and who executed the foregoing instrument as Vice President of AmSouth Bank, a national banking corporation,

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 \_20 day of \_\_\_\_\_\_, 1997.

My commission expires:

TITLE CERTIFICATION: STATE OF FLORIDA

COUNTY OF PALM BEACH)

I, James B. Soble , 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 to Sembler E.D.P. Partnership #4, Ltd., a

Florida General Partnership, Lakes At Boca Raton Commercial Property Owners' Association, Inc., a Florida Corporation and Lakes At Boca Raton Homeowners' Association, Inc., a Florida Corporation, that the current taxes have been paid; and 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.

DATED: June 24, 1997

am B. Abber James B. Soble Attorney at Law Licensed in Florida

and, further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

> Date: 6-27-97 David P. Lindley, P.L.S. State of Florida

**DEDICATION AND RESERVATIONS:** 

KNOW ALL MEN BY THESE PRESENTS that Sembler E.D.P. Partnership #4, Ltd., a Florida General Partnership, Lakes At Boca Raton Commercial Property Owners' Association, Inc., a Florida Corporation and Lakes At Boca Raton Homeowners' Association, Inc., a Florida Corporation. the Owners of the land shown hereon as "YAMATO ROAD COMMERCIAL CORNER". being a replat of Tracts "2-C", "U-1A", "3", "4", "6", Parcels "A" and "B" and a portion of Tract "2-B", "REPLAT OF A PORTION OF LAKES AT BOCA RATON — PHASE I", as recorded in Plat Book 68, Pages 101 through 103 of the public records of Palm Beach County, Florida, lying in Section 1, Township 47 South, Range 41 East, Palm Beach County, being more particularly described as follows:

A parcel of land lying in Section 1, Township 47 South, Range 41 East, said parcel of land being a portion of the "REPLAT OF A PORTION OF LAKES AT BOCA RATON - PHASE I", as recorded in Plat Book 68, Page 103 of the Public Records of Palm Beach County, Florida, said parcel being more particularly described as

BEGINNING at the Northeast corner of said "REPLAT OF LAKES OF BOCA RAION - PHASE I"; thence with a bearing of S 00' 57' 55" E, along the West right-of-way line of State Road 7, for a distance of 100.00 feet to a point; thence with a bearing of S 89° 34' 23" W. for a distance of 184.51 feet to a point: thence with a bearing of S 00° 19′ 55″ E, for a distance of 179.00 feet to a point; thence with a bearing of S 44° 37' 14" W. for a distance of 56.52 feet to a point; thence with a bearing of S 89° 34' 23" W, for a distance of 418.96 feet to a point; thence with a bearing of S 41' 09' 50" W. for a distance of 37.40 feet to a point; thence with a bearing of S 07° 14′ 43" E, for a distance of 163.20 feet to a point; thence with a bearing of S 57° 14′ 16" E, for a distance of 38.30 feet to a point on the North right-of-way line of Yamato Road; thence with a bearing of S 72° 46' 11" W, along said North right—of—way line of Yamato Road, for a distance of 132.00 feet to a point; thence with a bearing of N 32° 45′ 44" E, for a distance of 32.14 feet to a point: thence with a bearing of N 07° 14′ 43" W, for a distance of 201.56 feet to a point; thence with a bearing of N 48' 50' 10" W, for a distance of 33.19 feet to a point; thence with a bearing of S 89° 34′ 23″ W, for a distance of 149.24 feet to a point of curvature concave to the South; thence run Southwesterly along the arc of said curve, having a radius of 55.00 feet, and a central angle of 18° 29' 00", for an arc distance of 17.74 feet to a point of tangency; thence with a begring of S 71° 05′ 23" W, for a distance of 25.33 feet to a point on the Westerly boundary of aforesaid "REPLAT OF A PORTION OF LAKES" AT BOCA RATON - PHASE I"; thence with a bearing of N 22" 58' 26" W, along said Westerly boundary of "REPLAT OF A PORTION OF LAKES AT BOCA RATON — PHASE I", for a distance of 357.17 feet to the Northwest corner of said "REPLAT OF A PORTION OF LAKES AT BOCA RATON -PHASE I"; thence with a bearing of N 89° 34′ 23" E. for a distance of 1101.40 feet to the POINT OF BEGINNING. Said lands situate in Palm Beach County, Florida. Containing 309,324 Square Feet / 7.10 Acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

Water Management Tract: Tract "W", as shown hereon, is hereby reserved for the Lakes At Boca Raton Commercial Properrty owners' Association, Inc., its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association, its successors and assigns. without recourse to Palm Beach County. Subject to restrictive covenant see Official Records Book 9783, Pages 251-260.

2. Drainage and Lake Maintenance Easements: The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Lakes At Boca Raton Homeowners' Association, Inc., its successors and assigns. without recourse to Palm Beach County.

Palm Beach County shall have the right, but not the

**SEMBLER** 

**NOTARY** 

The lake maintenance easements, as shown hereon, are hereby reserved for the Lakes At Boca Raton Homewners' Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract(s) for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said association, its successors and assigns. without recourse to Palm Beach County.

obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance. and lake maintenance access easements and private roads associated with said drainage system.

DEDICATION AND RESERVATIONS CONTINUED:

Parkina tract Tracts"R" and "R-1", as shown hereon, are hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., itssuccessors and/or assigns, as a parking tract serving abutting lots for ingress, egress, utilities, drainage, and other purposes not inconsistent with this reservation, and is the perpetualmaintenance obligation of said association, its successors and assigns. without recourse to Palm

Open Space/Landscape Buffer Tract: Tracts "L", "L-1", and "L-2", as shown hereon, are hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns,

5. Utility Easements:

Beach County.

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.

without recourse to Palm Beach County.

Landscape Easements

Landscape easements as shown hereon, are hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association Inc., its successors and assigns, for buffer purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. A maximum of five (5) foot encroachment by any easment may be permitted.

Roadway Construction Easement

The Roadway Construction as shown hereon is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of performing any and all construction activities associated with adjacent thoroughfare road.

Commercial Tracts

Tracts "A", "B" and "C" are hereby reserved to Sembler E.D.P. Partnership #4, Ltd., for purposes of commercial development, and are the perpetual maintenance obligation of said limited partnership, its successors or assigns, without recourse to Palm Beach County.

9. Open space

Tract "P", as shown hereon, is hereby reserved for the Lakes At Boca Raton Commercial Property Owners' Association, Inc., its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns. without recourse to Palm Beach County

IN WITNESS WHEREOF, Sembler Retail, Inc., as sole general partner of Sembler E.D.P. Partnership #4, Ltd., a florida limited partnership has caused these presents to be signed by its President and attested by its <u>Sr. Vice President</u> and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this <u>Aoth</u>day of <u>May</u>, 1997. this 20th day of may, 1991.

Sembler Retail Inc. a Florida Corporation, as sole general partyler/ PRINT Gregory S. Sembler Cran H Alle

IN WITNESS WHEREOF, the above—named corporation has caused

these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this <u>soth</u> day of <u>May</u>, 1997. Lakes At Boca Raton Commercial Property Owners' Association, Inc.,

a Florida Corporation// BY: ray H Hren WITNESS: Clan M. Thomas WITNESS: Leasta Brummett PRINT LeAHa Brummett

IN WITNESS WHEREOF, the above-named corporation has caused these presents to be signed by its President and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this \_11th\_ day of \_June. \_\_\_\_, 1997

kes At Boca Katon Homeowners', Association, Inc.,

President

COUNTY **ENGINEER** 

SURVEYOR

5000-324

JEFFREY S. GEROW Notary Public, State of Florida My Comm. expires Apr. 10, 1999 No. CC451939

Bonded Thru Official Matery Serbir 1-(800) 723-0121

**SEMBLER** 

1000 420 420

SONE ZONE

WITNESS: Joseph Cancalosi LABR CPOA LABR MORTGAGEE HOA CPOA HOA **MORTGAGEE** NOTARY NOTARY NOTARY. JEFFREY S. GEROW M. Hess Notary Public, State of Florida My Comm. expires Apr. 10, 1999 No. CC451930 Notice y Frank State of Fortality Comm. April 17, 2000 No. CC548043 Bracks Ward Michael Marine Service 1-(800) 723-0121 - HI STATE Principles Share of Florida Bonded Thru Wificial Making Service 1-(800) 723-0121 11.1

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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) have been placed as required by law;

Reg. Land Surveyor #5005