



# EXCELSIOR

BEING A PORTION OF GOVERNMENT LOT 1, SECTION 28, TOWNSHIP 47 SOUTH, RANGE 43 EAST  
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA  
SHEET NO. 1 OF 3

PREPARED BY:  
MICHAEL G. PURMORT, P.S.M.  
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STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 4:00 PM THIS 26 DAY  
OF January 2000, AND DULY  
RECORDED IN PLAT BOOK 87  
ON PAGES 45 THRU 47  
DOROTHY H. WILKEN  
CLERK CIRCUIT COURT  
By [Signature]

### LAND USE

PARCEL (A)----- 2.38 ACRES ±

### NOTES

- ----- PERMANENT REFERENCE MONUMENT (#2720)
  - O ----- PERMANENT CONTROL POINT (P.C.P.)
  - P.O.B. --- POINT OF BEGINNING
  - P.O.C. --- POINT OF COMMENCEMENT
  - C/L ---- CENTERLINE
  - P.B. --- PLAT BOOK
  - O.R.B. --- OFFICIAL RECORD BOOK
  - PG. ---- PAGE
  - S.F. ---- SQUARE FEET
  - ##### NON ACCESS LINE
- ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE C/L OF A-1-A WHICH IS ASSUMED TO BEAR N.14°32'46"E.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CITY OF BOCA RATON ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY, DRAINAGE, OR WATER AND SEWER EASEMENTS WITHOUT CITY OF BOCA RATON APPROVAL. "BUILDING CONSTRUCTION" DOES NOT INCLUDE ENTRY DRIVES, PARKING AREAS, AND VEHICULAR AND PEDESTRIAN CIRCULATION AREAS.
- LANDSCAPING ON UTILITY EASEMENTS SHALL ONLY BE WITH THE APPROVAL OF ALL UTILITIES HAVING THE RIGHT TO OCCUPY THE SAME.
- WHERE UTILITY AND DRAINAGE EASEMENTS CROSS, DRAINAGE EASEMENTS TAKE PRECEDENCE.
- DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE BASED ON THE DEFINITION OF A FOOT AS ADOPTED BY THE UNITED STATES BUREAU OF STANDARDS AND REFER TO THE HORIZONTAL PLANE.
- 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.

### LEGAL DESCRIPTION

DESCRIPTION:

The South 100 feet of the North 180 feet of the North 280 feet of the South 1/2 of Government Lot 1, Section 28, Township 47 South, Range 43 East, less and except the State Road A1A Right-of-Way as now established and previously conveyed by Right-of-Way Deed recorded in Deed Book 585 at page 293, all of the Public Records of Palm Beach County, Florida.

Together with:

The Northerly 75 feet of Tract 43, less State Road right-of-way, of Spanish River Land Company Plat 1, recorded in Plat Book 16, Pages 27-30, of the Public Records of Palm Beach County, Florida.

Also described as:

The North one-half (N 1/2) of the following described property, to wit:

The South 100 feet of the North 280 feet of the South one-half (S 1/2) of Government Lot 1 and the South 50 feet of North one-half (N 1/2) of North one-half (N 1/2) of the South one-half (S 1/2) of Government Lot 1, of Section 28, Township 47 South, Range 43 East, subject however, to right-of-way of Ocean Boulevard as now laid out and in use, and also subject to right-of-way of State Road No. 140, as described in that certain deed recorded in Deed Book 585, Page 236, given by Clarence S. Kirkland and wife to the State of Florida, said deed filed April 24, 1939.

Together with:

For a point of beginning run N. 15°11'30" E., 84.38 feet on the East right-of-way line of State Road 140, from the intersection of the north line of the South 990 feet of Government Lot 1, Section 28, Township 47 South, Range 43 East;

Thence S. 87°50'00" E., 182.60 feet to the point of beginning;

Thence continue on same bearing on line of south face of wall 70.16 feet to a jog;

Thence North 0.78 feet on east face of jog;

Thence continue easterly on line of south face of wall 125.87 feet to end of wall;

Thence North 6.60 feet;

Thence N. 89°59'30" W., 196 feet, more or less, to Point of Beginning.

And also together with:

A parcel on the west side of State Road 140, described as follows:

For a point of beginning, from the intersection of the north line of the south line 990 feet of Government Lot 1, and the west right-of-way line of State Road 140, run N. 15°11'30" E. on said west line of right-of-way, 65.98 feet to an iron pipe;

thence from said point of beginning continue on same bearing on said right-of-way line, 11.35 feet;

thence west parallel to said north line of the South 990 feet of Government Lot 1, to Lake Boca Raton;

Thence South 10.95 feet;

Thence East, parallel to said north line of the South 990 feet of Government Lot 1, to the Point of Beginning.

And less the following described parcel

For a point of beginning run N. 15°11'30" E., 77.33 feet on the east right-of-way line of State Road 140, from the intersection of the north line of the South 990 feet of Government Lot 1, Section 28, Township 47 South, Range 43 East, with said east right-of-way line;

Thence from said point of beginning continue northeasterly on said east right-of-way line 7.05 feet to the south face of a concrete wall,

Thence S. 87°50'00" E. on line of said south face of wall, 182.60 feet;

Thence N. 89°59'50" W., 184.50 feet to the Point of Beginning.

Together with:

Exhibit "A":

The South 1/2 of the following described property, to wit:

The South 100 feet of the North 280 feet of the South 1/2 of Government Lot 1, and the South 50 feet of the North 1/2 of North 1/2 of the South 1/2 of Government Lot 1, Section 28, Township 47 South, Range 43 East, subject, however to the right-of-way of Ocean Boulevard as now laid out and in use and also subject to right-of-way of State Road No. 140 as described in that certain deed recorded in Deed Book 585, Page 236, given by Clarence S. Kirkland and wife to State of Florida, said deed filed April 24, 1939.

and

The North eight feet of the North 133 feet of the South 990 feet of Government Lot 1, Section 28, Township 47 South, Range 43 East, together with all riparian rights thereunto appertaining, but subject to any and all existing easements public road rights-of-way.

and

A parcel of land described as follows: For a point of beginning run North 15°11'30" East 77.33 feet on the East right-of-way of State Road No. 140, from the intersection of the North line of the South 990 feet of Government Lot 1, Section 28, Township 47 South, Range 43 East, with said East right-of-way line;

thence from said point of beginning continue northeasterly on said East right-of-way line 7.05 feet to the south face of a concrete wall; thence South 87°50'00" East on line of said South face of wall, 182.60 feet thence North 89°59'50" West, 184.50 feet to the Point of Beginning.

Excepting therefrom that portion of the above described properties which was conveyed to Harold L. Butts and Pauline Butts, his wife, by Deed dated December 27, 1945, recorded in Deed Book 741, Page 97, of the Public Records of Palm Beach County, Florida.

Less and except the following:

The South 1/2 of the following described property lying west of State Road A1A, to wit:

The South 100 feet of the North 280 feet of the South 1/2 of Government Lot 1, and the South 50 feet of the North 1/2 of the North 1/2 of the South 1/2 of Government Lot 1, Section 28, Township 47 South, Range 43 East, subject however to the right-of-way of Ocean Boulevard as now laid out and in use and also subject to the right-of-way of State Road No. 140 as described in that certain deed recorded in Deed Book 585, Page 236, given by Clarence S. Kirkland and wife to State of Florida, said deed filed in April 24, 1939.

And

The North 8 feet of the North 133 feet of the South 990 feet of Government Lot 1 lying West of State Road A1A, Section 28, Township 47 South, Range 43 East, together with all riparian rights thereunto appertaining, but subject to any and all existing public road rights-of-way.

LESS ALL LANDS WEST OF A-1-A.

### DEDICATION

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

KNOW ALL MEN BY THESE PRESENTS THAT 400 SOUTH OCEAN BLVD, LTD. OWNERS OF THE LANDS SHOWN AND DESCRIBED HEREON, TO BE KNOWN AS "EXCELSIOR", HAS CAUSED SAID LAND TO BE SURVEYED AND PLATTED, AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. PARCEL "A" IS HEREBY DEDICATED TO THE OWNER SHOWN HEREON.
2. NON ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER VEHICLE ACCESS RIGHTS.
3. THE UTILITY EASEMENT 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.
4. THE PUBLIC ACCESS EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON. TO BE MAINTAINED IN PERPETUITY BY THE CONDOMINIUM ASSOCIATION.

IN WITNESS WHEREOF, THE SAID LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER THIS 3<sup>rd</sup> DAY OF DECEMBER 1999.

WITNESS: [Signature]  
PRINT: Carl E. Klapper Jr.

WITNESS: [Signature]  
PRINT: Clarence Diamond


400 SOUTH OCEAN BLVD, LTD.  
BY: 400 SOUTH OCEAN BLVD, INC.  
ITS GENERAL PARTNER

BY: [Signature]  
PRINT: JAMES COMPARATO

### ACKNOWLEDGMENT

STATE OF FLORIDA }  
COUNTY OF PALM BEACH } SS

BEFORE ME PERSONALLY APPEARED JAMES COMPARATO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED ---- AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE PRESIDENT OF 400 SOUTH OCEAN BLVD, INC. AND ACKNOWLEDGED TO AND BEFORE ME THAT HE 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  3<sup>rd</sup> DAY OF DECEMBER 1999

MY COMMISSION EXPIRES: \_\_\_\_\_

[Signature]  
NOTARY PUBLIC  
PRINT: Renee Fuller

### 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 14<sup>th</sup> DAY OF DECEMBER 1999. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR, AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature]  
CAROL R. HANSON, MAYOR

BY: [Signature]  
JERGE CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES

BY: [Signature]  
SHARMA CARANNANA, CITY CLERK

BY: [Signature]  
MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

