

GLADES / ROX
PORTIONS OF LOTS 1, AND 11, BLOCK 14, BOCA RATON HILLS SECTION 2, PLAT BOOK 23, PAGE 58,
TOGETHER WITH PARCEL 9, RECORDED IN DEED BOOK 899, PAGE 428, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
A PORTION OF SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST
CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
JOHN T. DOOGAN, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
OCTOBER, 2008

00006-096

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 1:28 P.M. this 19th
day of DECEMBER, 2008,
and duly recorded in Plat Book
116, Pages 24, through
25

SHARON R. BOCK
Clerk and Comptroller
By: [Signature]



DEDICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

KNOW ALL MEN BY THESE PRESENTS THAT MARS GLADES REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING IN SECTION 19 TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS "GLADES/ ROX", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 43 EAST, IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, DESCRIBED IN OFFICIAL RECORD BOOK 19842, PAGE 94, PALM BEACH COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A parcel of land lying in a portion of Lot 1 and a portion of Lot 11, Block 14, BOCA RATON HILLS, SECTION 2, according to the Plat thereof, as recorded in Plat Book 23, Pages 58 through 66, of the Public Records of Palm Beach County, Florida, TOGETHER WITH Parcel 9, as recorded in Deed Book 899, Page 428 of said Public Records, described as follows:

COMMENCING at the southwest corner of Lot 2, Block 14 of the aforementioned BOCA RATON HILLS, SECTION 2; thence North 89°12'40" East, 102.96 feet, along the north right-of-way line of Northwest 13th Street to the POINT OF BEGINNING; thence North 00°45'26" West, 217.03 feet; thence North 38°47'20" East, 66.16 feet; thence North 01°06'13" West, 68.19 feet; thence North 34°49'01" West, 22.15 feet; thence North 84°02'57" West, 132.85 feet to a point on the east line of Lot 10, Block 1, MEADOW HILL, according to the Plat thereof, as recorded in Plat Book 31, Pages 50 and 51, of the Public Records of Palm Beach County, Florida; thence North 00°42'22" West, 183.47 feet, along the east boundary of the aforementioned MEADOW HILL plot to the Northeast corner of Lot 9 of said MEADOW HILL plot; thence South 66°50'20" East, 234.56 feet, along the southerly boundaries of Lots 22 and 23 of said BOCA RATON HILLS, SECTION 2; thence South 89°55'48" East, 156.88 feet to the southeast corner of Lot 24, Block 14 of said BOCA RATON HILLS, SECTION 2; thence South 00°50'30" East, 456.07 feet, along the west right-of-way line of Northwest Boca Raton Boulevard (AKA: Northwest 2nd Avenue) to a point on the north right-of-way line of Northwest 13th Street; thence South 89°12'40" West, 269.49 feet, along said right-of-way line to the POINT OF BEGINNING.

Said lands situate in the City of Boca Raton, Palm Beach County, Florida and containing 138,452 square feet or 3.18 acres, more or less.

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

1. UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER, SEWER, AND DRAINAGE, TRAFFIC CONTROL, AND OTHER FACILITIES OF THE CITY, FACILITIES OF PUBLIC UTILITIES OPERATING PURSUANT TO A FRANCHISE OR OTHER GRANT OF APPROVAL FROM THE CITY, AND ANY AND ALL OTHER USES AUTHORIZED BY THE CITY TOGETHER WITH APPURTENANCES OVER, THROUGH AND ACROSS SAID EASEMENTS. ALL PLATTED UTILITY EASEMENTS SHALL PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY; IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY, SUCH, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.

IN WITNESS WHEREOF, THE ABOVE NAMED ENTITY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY IT'S MANAGING MEMBER AND THEIR CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF THEIR BOARD OF DIRECTORS, THIS 18 DAY OF OCTOBER, 2008.

WITNESS: [Signature]
PRINT NAME: JOHN DOOGAN

MARS GLADES REALTY LLC,
A FLORIDA LIMITED LIABILITY COMPANY,

WITNESS: [Signature]
PRINT NAME: JANICE ARRIGHETTI

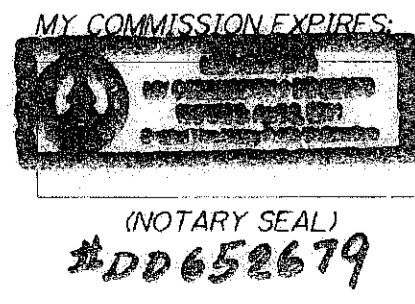
BY: [Signature]
LOIS KANIUK, MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED LOIS KANIUK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DRIVER LIC. AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF MARS GLADES REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MEMBER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 20 DAY OF OCT. 2008.



[Signature]
NOTARY PUBLIC

MORTGAGEE

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

THE UNDERSIGNED HEREBY CERTIFIES THAT SHE 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 16883 AT PAGE 569 AND OFFICIAL RECORDS BOOK 19842 AT PAGE 144 AND OFFICIAL RECORDS BOOK 20185, PAGE 1662, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE MORTGAGEE, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF October 2008.

WITNESS: [Signature]
PRINT NAME: CAROL BURTEL

BY: [Signature]
BETTY JO ASHE HOWELL
by Richard W. Morrison
her Attorney in fact.

WITNESS: [Signature]
PRINT NAME: C. Glenn Leonard

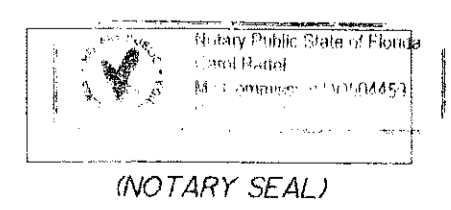
ACKNOWLEDGMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH ) SS

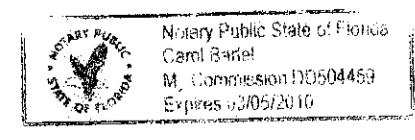
BEFORE ME PERSONALLY APPEARED BETTY JO ASHE HOWELL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED DR. License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MORTGAGEE AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS MORTGAGEE AND THAT SUCH INSTRUMENT IS THE FREE ACT AND DEED OF SAID MORTGAGEE.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF October, 2008.

MY COMMISSION EXPIRES:



[Signature]
NOTARY PUBLIC



TITLE CERTIFICATION

I, CHRISTOPHER C. WHEELER AS 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 IN MARS GLADES REALTY LLC, A FLORIDA LIMITED LIABILITY COMPANY; THERE ARE NO JOINT TAXES; 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: OCTOBER 9, 2008

[Signature]
CHRISTOPHER C. WHEELER
FLORIDA BAR NUMBER 0153080

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 9th DAY OF December, 2008.

THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature]
SUSAN WHELCHER, MAYOR

BY: [Signature]
JORGE A. JANEJO, A.I.C.P., DEVELOPMENT SERVICES DIRECTOR

BY: [Signature]
SHARMA HAGERTY, CITY CLERK

BY: [Signature]
MAURICE C. MOREL, P.E., 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; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SEC. 177.091 (9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND, FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

DATED: 10/27/08

[Signature]
JOHN T. DOOGAN, P.L.S.
FLORIDA REGISTRATION NO. 4409
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

