

BIORDI REPLAT

BEING A REPLAT OF A PORTION OF LOT 11, ALL OF LOT 12, AND THE NORTH 60 FEET OF LOT 13, BLOCK 5, OF SPANISH RIVER LAND COMPANY SUBDIVISION UNIT ONE, AS RECORDED IN PLAT BOOK 16, PAGE 90, LYING IN SECTION 32, TOWNSHIP 47 SOUTH, RANGE 43 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

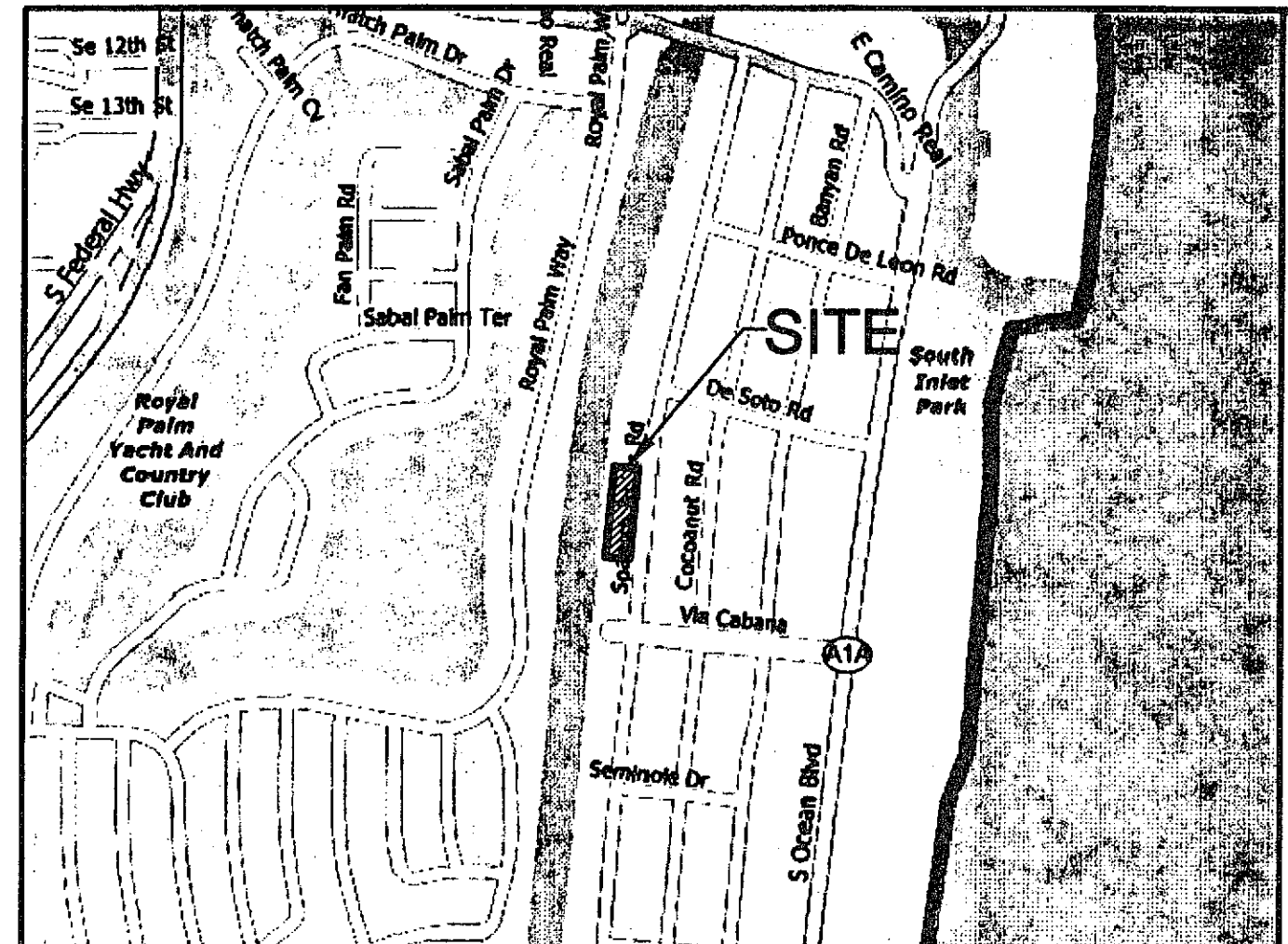
AUGUST, 2010

00006-108

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record on 12:46 PM this 4 day of February, 2011 and duly recorded in Plat Book 114, Pages 21 through 22.

SHARON R. BACK
Clerk & Comptroller
By: [Signature]

SHEET 1 OF 2



VICINITY SKETCH
NOT TO SCALE

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS that Marion H. Biordi, owner of the land shown hereon as BIORDI REPLAT, being a replat of a portion of Lot 11, all of Lot 12, and the North 60 feet of Lot 13, Block 5, of SPANISH RIVER LAND COMPANY SUBDIVISION UNIT ONE, as recorded in Plat Book 16, Page 90, Public Records of Palm Beach County, Florida, lying in Section 32, Township 47 South, Range 43 East, City of Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

COMMENCING at the Northeast corner of said Lot 11; thence Southerly, along the East line of said Lot 11, a distance of 57.34 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue Southerly, along the East line of said Lots 11, 12 and 13 (said East line of Lots 11, 12 and 13 being common with the West right of way line of Spanish River Road as shown on said plat of SPANISH RIVER LAND COMPANY SUBDIVISION UNIT ONE), a distance of 388.89 feet; thence departing said common line, Westerly, at right angles to the last described course, along a line 60.00 feet Southerly of and parallel with the North line of said Lot 13, a distance of 170.00 feet to the West line of said Lot 13; thence Northerly, at right angles to the last described course, along the West line of said Lots 11, 12 and 13 (said West line being common with the Easterly right of way line of the Intracoastal Waterway as recorded in Plat Book 17, Page 26, said Public Records), a distance of 397.29 feet; thence departing said common line, Easterly, 87°10'14" as measured from South to East, a distance of 170.21 feet to a point on the East line of said Lot 11 and the POINT OF BEGINNING.

Containing in all, 1.53 Acres, more or less.

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

UTILITY EASEMENT:

The utility easement as shown hereon is 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 easement. 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 WITNESS WHEREOF, I do hereunto set my hand and seal this 1st day of September, 2010.

WITNESS: [Signature]
BY: Marion H. Biordi
Marion H. Biordi

PRINT: Beverly Pingel

WITNESS: [Signature]

PRINT: And S. Schlosser

ACKNOWLEDGEMENT:

State of Florida
County of Palm Beach

BEFORE ME personally appeared Marion H. Biordi, who is personally known to me, or has produced a divorce decree as identification, and who executed the foregoing instrument, and acknowledged before me that she executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 1st day of September, 2010.

My Commission Expires: 6-20-2012

Commission Number: 000746830

[Signature]
Notary Public
Beverly Pingel
Print Name

MORTGAGEES CONSENT:

State of PA
County of Benton

The undersigned hereby certifies that it is the holder of a mortgage upon a portion of 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 23682, at Page 1690 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its Vice-President and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27th day of Nov, 2010.

ING Bank, fsb
a Federal Savings Bank
BY: [Signature]

WITNESS: [Signature]

PRINT: Kevin Callahan

PRINT: CHRISTOPHER PIERCE

WITNESS: [Signature]

TITLE: VICE-PRESIDENT

PRINT: Kelly Tompkins

ACKNOWLEDGEMENT

State of MD
County of Benton

BEFORE ME personally appeared Christopher Pierce who is personally known to me or has produced Driver License as identification, and who executed the foregoing instrument as Vice-President of ING Bank, fsb, a Federal Savings Bank, 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 3rd day of Nov, 2010.

My Commission Expires: 11/1/2015
[Signature]
Notary Public

Commission Number: 210246830
[Signature]
Print Name

MORTGAGEES CONSENT:

State of PA
County of Allegheny

The undersigned hereby certifies that it is the holder of a mortgage upon a portion of 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 23304, at Page 833 as affected by Subordination Agreement recorded in Official Records Book 23682, at Page 1711 of the Public Records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its AVP and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 22nd day of October, 2010.

NATIONAL CITY BANK, N.A. as successor by merger to:
National City Bank, Leetor 01-7118, 27301 Waterloo Ave
P.O. Box 5570, Cleveland, Ohio 44101
BY: Laurie Johnston

WITNESS: [Signature]

PRINT: Danny Kianoff

PRINT: Laurie Johnston

WITNESS: [Signature]

TITLE: AVP

PRINT: Carrick Law

ACKNOWLEDGEMENT

State of PA
County of Allegheny

BEFORE ME personally appeared Laurie Johnston who is personally known to me or has produced PA Drivers License as identification, and who executed the foregoing instrument as AVP of NATIONAL CITY BANK, N.A. as successor by merger to National City Bank, 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 22 day of October, 2010.

My Commission Expires: 9-23-14

[Signature]
Notary Public
LISA A. GRATH
Print Name

Commission Number: MA

CITY 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 26 day of January, 2010. 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]
Susan Welchel, Mayor

BY: [Signature]
George S. Brown,
Development Services Director

BY: [Signature]
Susan S. Saxton, City Clerk

BY: [Signature]
Maurice C. Morel, PE,
City Civil Engineer

TITLE CERTIFICATION

State of Florida
County of Broward

I, George Tellez, C.L.S., Vice President of Fidelity National Title Insurance Company, do hereby certify that, based on a Plat Certification report dated April 13, 2010, prepared by Lawyers Title Insurance Corporation, I have examined the title to the hereon described property; that I find title to the property is vested in Marion H. Biordi; that the current taxes have been paid; 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 29, 2010

[Signature]
George Tellez, C.L.S.,
Vice President
Fidelity National Title
Insurance Company,
California company

TABULAR DATA	
Site:	66,825 square feet (1.534 Acres)
Lot A:	24,514 square feet (0.563 Acre)
Lot B:	42,311 square feet (0.971 Acre)

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BIORDI REPLAT

WALLACE BAYBYS
CORP. LICENSE NUMBER 1-006
5555 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 440-4501

FILED:	JOB NO.:	07-1085.001	F.B.	P.O.	
OFFICE:	K.S.	DATE:	JUNE, 2009	DWG. NO.:	07-1085
CHKD:	C.W.	REP.:	07-1085.DWG	SHEET:	1 OF 2