



VICINITY SKETCH (NOT TO SCALE)

# 1801 CLINT MOORE ROAD

BEING A REPLAT OF LOT 2 OF BOCA TECH - PHASE TWO, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 47, PAGES 142 AND 143 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 42 EAST, CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA  
JULY, 2012

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 3:03 P.M.  
THIS 29 DAY OF October  
A.D. 2012 AND DULY RECORDED  
IN PLAT BOOK 116 ON  
PAGES 27 AND 28.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

SHEET 1 OF 2

### DEDICATION AND RESERVATIONS

KNOW ALL MEN BY THESE PRESENTS that WIN-PREFERRED, LLC, a Florida limited liability company, owner of the land shown hereon as 1801 Clint Moore Road, being a Replat of Lot 2 of Boca Tech - Phase Two, according to the plat thereof, recorded in Plat Book 47, Pages 142 and 143 of the Public Records of Palm Beach County, Florida, lying in Section 1, Township 47 South, Range 42 East, City of Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

### DESCRIPTION:

**COMMENCE** at the Northwest corner of Lot 2, Boca Tech - Phase Two, according to the plat thereof, recorded in Plat Book 47, Pages 142 and 143 of the Public Records of Palm Beach County, Florida, said corner being 70.00 feet East of the Northwest corner of Section 1, Township 47 South, Range 42 East and lying on the North line of said Section 1; thence South 00°00'35" East, along the West line of said Lot 2 (the West line of said Lot 2 being 70.00 feet East of and parallel with the West line of said Section 1, and is assumed to bear South 00°00'35" East and all other bearings are relative thereto) a distance of 51.15 feet to the **POINT OF BEGINNING** of the following described parcel of land; thence departing the West line of said Lot 2, South 89°29'20" East, along a line 51.15 feet South of and parallel with the North line of said Lot 2, a distance of 463.85 feet to the East line of said Lot 2; thence South 00°30'40" West, along said East line, a distance of 423.85 feet to the Southeast corner of said Lot 2; thence North 89°29'20" West, along the South line of said Lot 2 (said South line also being the North right-of-way line of Clint Moore Road as recorded in Road Plat Book 4, Page 243, Public Records of Palm Beach County, Florida, and shown on said plat) a distance of 442.10 feet to the beginning of a non-tangent curve, concave to the Northeast, having a radius of 48.50 feet, a central angle of 23°45'30" and a chord bearing of North 63°42'43" West; thence Westerly, along the arc of said curve, a distance of 20.11 feet to the West line of said Lot 2 (the West line of said Lot 2 also being the East right-of-way line of Military Trail as shown on said plat); thence North 00°00'35" West, along said West line, a distance of 415.18 feet to the **POINT OF BEGINNING**.

Containing in all, 4.49 acres, more or less.

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

### LOTS 1, 2 & 3

Lots 1, 2 & 3 are hereby reserved by WIN-PREFERRED, LLC, a Florida limited liability company, for purposes consistent with the zoning regulations of the City of Boca Raton, Palm Beach County, Florida, and is the perpetual maintenance obligation of said WIN-PREFERRED, LLC, a Florida limited liability company, their successors and assigns, without recourse to the City of Boca Raton, Palm Beach County, Florida.

Lots 1 and 3 are subject to restrictions in favor of the Lake Worth Drainage District set forth in Official Records Book 24808, Page 1240, Public Records of Palm Beach County, Florida.

### CROSS ACCESS EASEMENT

The cross access easement as shown hereon, is hereby dedicated to the City of Boca Raton as a non-exclusive easement for access, fire protection, and trash removal purposes. A cross access easement is also hereby dedicated for use of public utilities operating pursuant to a franchise or other grant of approval from the City of Boca Raton. The cross access easement is the perpetual maintenance obligation of WIN-PREFERRED, LLC, a Florida limited liability company, its successors and/or assigns, without recourse to the City of Boca Raton.

### SIDEWALK EASEMENT

The sidewalk easement as shown hereon, is hereby dedicated to the public, for the non-exclusive purpose of a sidewalk, and is the perpetual maintenance obligation of WIN-PREFERRED, LLC, a Florida limited liability company, its successors and/or assigns, without recourse to the City of Boca Raton, Palm Beach County, Florida.

### BUS SHELTER EASEMENTS

The bus shelter easements as shown hereon, are hereby dedicated to the public, for the non-exclusive purpose of bus shelters, and are the perpetual maintenance obligation of WIN-PREFERRED, LLC, a Florida limited liability company, its successors and/or assigns, without recourse to the City of Boca Raton, Palm Beach County, Florida.

### TRAFFIC CONTROL EQUIPMENT EASEMENT

The traffic control equipment easement as shown hereon, is hereby dedicated to the public, for the non-exclusive purpose of traffic control equipment installation and maintenance, and is the perpetual maintenance obligation of WIN-PREFERRED, LLC, a Florida limited liability company, its successors and/or assigns, without recourse to the City of Boca Raton, Palm Beach County, Florida.

### 10' UTILITY EASEMENT

The 10' utility easement as shown hereon, recorded in Plat Book 47, Page 142, is hereby re-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**, the above-named limited liability company has caused these presents to be signed by its Manager, Rod C. Sheldon, this 17<sup>th</sup> day of July, 2012.

WIN-PREFERRED, LLC,  
a Florida limited liability company

BY: *[Signature]*  
Rod C. Sheldon, Manager

WITNESS: *[Signature]*  
Brett Sheldon  
Printed Name  
WITNESS: *[Signature]*  
Debra Osha  
Printed Name

### ACKNOWLEDGEMENT

State of Florida  
County of Palm Beach

Before me personally appeared Rod C. Sheldon, (who is personally known to me) and has produced \_\_\_\_\_ as identification and who executed the foregoing instrument as Manager of PREFERRED CLINT MOORE, LLC, a Florida limited liability company, and severally acknowledged before me that he executed said instrument for the purposes expressed therein.

WITNESS my hand and official seal this 17<sup>th</sup> day of July, 2012.

Aug. 13, 2013  
My Commission Expires:

#DD 916 095  
My Commission Number:

*[Signature]*  
Signature of Notary Public  
JACQUELINE A. D'NEIMA  
Printed Name of Notary Public

### MORTGAGEE'S CONSENT

State of Wisconsin  
County of Milwaukee

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 16196, at Page 1660 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 19<sup>th</sup> day of July, 2012.

U.S. Bank National Association

WITNESS: *[Signature]*  
PRINT: Sean Maloney  
WITNESS: *[Signature]*  
PRINT: JUSTIN STROM

BY: *[Signature]*  
PRINT: PATRICK J. MULLAGH  
TITLE: VICE PRESIDENT

### ACKNOWLEDGEMENT

State of Wisconsin  
County of Milwaukee

BEFORE ME personally appeared Patrick J. Mulagh, who is personally known to me or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Vice President of U.S. Bank, N.A., a National 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 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 19<sup>th</sup> day of July, 2012.

My Commission Expires: Mar. 8, 2015

Commission Number: \_\_\_\_\_

*[Signature]*  
Shirley M. Raeder  
Notary Public  
Shirley M. Raeder  
Print Name

### TITLE CERTIFICATION

State of Florida  
County of Palm Beach

I, Robert A. Forlizio, of Wallace Surveying Corporation, hereby certify that, based on a Plat Certification report dated July 16, 2012, prepared by First American Title Insurance Corporation, I have examined the title to the hereon described property; that I find title to the property is vested in WIN-PREFERRED, LLC, a Florida limited liability company; 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: July 18, 2012

*[Signature]*  
Name: Robert A. Forlizio  
Title: President

### 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 28<sup>th</sup> day of August, 2012. 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 Whelchel, Mayor

BY: *[Signature]*  
George S. Brown,  
Deputy City Manager

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

BY: *[Signature]*  
Maurice C. Morel, PE,  
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) according to Section 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.

DATED: July 20<sup>th</sup>, 2012

*[Signature]*  
Robert J. Cajal  
Professional Surveyor & Mapper  
Florida Certificate No. 6266  
Licensed Business No. 4569  
Wallace Surveying Corporation  
5553 Village Boulevard  
West Palm Beach, FL 33407  
(561) 640-4551

### NOTES

- Bearings shown hereon are based on the West line of Lot 2, Boca Tech - Phase Two, according to the plat thereof, as recorded in Plat Book 47, Pages 142 and 143, Public Records of Palm Beach County, Florida, which is assumed to bear South 00°00'35" East, and all other bearings are relative thereto.
- No building or any kind of construction, trees or shrubs shall be placed on any easement without prior written consent of all easement beneficiaries and all applicable City of Boca Raton approvals or permits as required for such encroachments.
- 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.
- Building setback lines shall be required by current City of Boca Raton zoning regulations.
- This instrument prepared by: Robert J. Cajal, Wallace Surveying Corporation, 5553 Village Boulevard, West Palm Beach, FL 33407, (561) 640-4551

### TABULAR DATA

Lot 1: 110,987.5 square feet (2.548 Acres)  
Lot 2: 37,292.5 square feet (0.856 Acres)  
Lot 3: 47,443.7 square feet (1.089 Acres)  
Site: 195,723.7 square feet (4.49 Acres)

**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.

NOTARY PUBLIC SEAL	BANK CORPORATE SEAL	BANK NOTARY PUBLIC SEAL	SURVEYOR'S SEAL	CITY OF BOCA RATON SEAL
<i>[Seal]</i>		<i>[Seal]</i>	<i>[Seal]</i>	<i>[Seal]</i>

1801 CLINT MOORE ROAD

**WALLACE SURVEYING**  
CORP. LICENSED BUSINESS # 4569  
5553 VILLAGE BOULEVARD, WEST PALM BEACH, FLORIDA 33407 • (561) 640-4551

FIELD:	JOB NO.: 98-1153	P/R:	PC
OFFICE: R.C.	DATE: JULY, 2011	DWG. NO.:	98-1153-6
CHKD:	REF: 98-1153-6 PLAT.DWG	SHEET:	1 OF 2