

200 EAST PLAT

A REPLAT OF LOTS 3 THROUGH 22, BLOCK 7, LONGS ORIGINAL MAP OF BOCARATONE, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DOUGLAS R. PRINCE, AS TRUSTEE AND 200 EAST LIMITED, A FLORIDA LIMITED PARTNERSHIP, OWNERS OF THE LAND SHOWN HEREON, BEING IN SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS 200 EAST PLAT, A REPLAT OF LOTS 3 THROUGH 22, BLOCK 7, MAP OF BOCARATONE, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA BEING A PORTION OF SECTION 29, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11 AND 12, BLOCK 7 LESS THE NORTH 10 FEET THEREOF, AND LOTS 13, 14, 15, 16 AND 17, BLOCK 7 ALL IN LONGS ORIGINAL MAP OF BOCA RATONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LESS AND EXCEPT THE PLATTED ROAD RIGHT OF WAY FOR PALMETTO PARK ROAD, S.E. 2ND AVENUE AND ROYAL PALM ROAD, AND LESS THAT PORTION AS DESCRIBED IN OFFICIAL RECORDS BOOK 6432, PAGE 1511, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

TOGETHER WITH:

LOT 18 AND THE WEST 1/2 OF LOT 19, THE EAST 1/2 OF LOT 19 LESS THE SOUTH 10.00 FEET, LOT 20 LESS THE SOUTH 10.00 FEET AND LOTS 21 AND 22, BLOCK 7 ALL IN LONGS ORIGINAL MAP OF BOCA RATONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

ALSO DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 22, BLOCK 7, LONGS ORIGINAL MAP OF BOCA RATONE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE NORTH RIGHT-OF-WAY OF ROYAL PALM ROAD, AS LAID OUT AND CURRENTLY IN USE, FOR THE FOLLOWING SEVEN COURSES AND DISTANCES; THENCE SOUTH 89°18'42" WEST, 103.29 FEET; THENCE NORTH 00°40'32" WEST, 10.00 FEET; THENCE SOUTH 89°18'42" WEST, 77.47 FEET; THENCE SOUTH 00°40'32" EAST, 10.00 FEET; THENCE SOUTH 89°18'42" WEST, 77.47 FEET; THENCE NORTH 00°40'32" WEST, 5.00 FEET; THENCE SOUTH 89°18'42" WEST, 219.00 FEET TO A TANGENT CURVE CONCAVE TO THE NORTHEAST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 22.00 FEET, A CENTRAL ANGLE OF 91°01'58" AND AN ARC DISTANCE OF 34.95 FEET TO THE EAST RIGHT-OF-WAY LINE OF MIZNER BOULEVARD (S.E. 2ND AVENUE PER PLAT); THENCE ALONG SAID EAST RIGHT-OF-WAY LINE FOR THE FOLLOWING THREE COURSES AND DISTANCES; NORTH 00°20'40" EAST, 84.79 FEET TO A TANGENT CURVE CONCAVE TO THE EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 5767.58 FEET, A CENTRAL ANGLE OF 01°17'20" AND AN ARC DISTANCE OF 129.74 FEET; THENCE NORTH 42°54'12" EAST, 46.45 FEET TO THE SOUTH RIGHT-OF-WAY OF PALMETTO PARK ROAD; THENCE NORTH 89°21'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, 464.85 FEET; THENCE SOUTH 00°40'32" EAST, 275.16 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE IN PALM BEACH COUNTY AND CONTAINING 134,426 SQUARE FEET (3.086 ACRES) MORE OR LESS.

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

1. WATER MAIN EASEMENT

THE WATER MAIN 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 FACILITIES OF THE CITY.

2. SIDEWALK, LANDSCAPE AND STREET LIGHT EASEMENT

THE SIDEWALK, LANDSCAPE AND STREET LIGHT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR SIDEWALK, LANDSCAPE AND STREET LIGHT PURPOSES. THE LIGHTING AND IRRIGATION SYSTEM ONLY, SHALL BE MAINTAINED BY THE CITY OF BOCA RATON.

3. RIGHT-OF-WAY EASEMENT

THE RIGHT-OF-WAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, UTILITY EASEMENTS SHALL HAVE FIRST PRIORITY, DRAINAGE EASEMENTS SHALL HAVE SECOND 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, I DOUGLAS R. PRINCE, AS TRUSTEE DO HERETO SET MY HAND AND SEAL, THIS 29th DAY OF July, 2003.

WITNESS: Cheryl A. Vota BY: [Signature]
PRINT NAME: Cheryl A. Vota DOUGLAS R. PRINCE, AS TRUSTEE

WITNESS: Sabina L. Silver
PRINT NAME: Sabina L. Silver

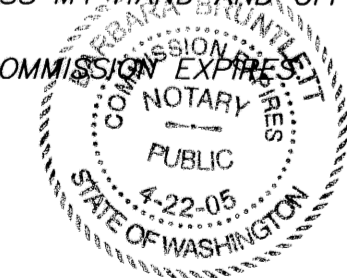
ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF King) SS

BEFORE ME PERSONALLY APPEARED DOUGLAS R. PRINCE, AS TRUSTEE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July, 2003.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC



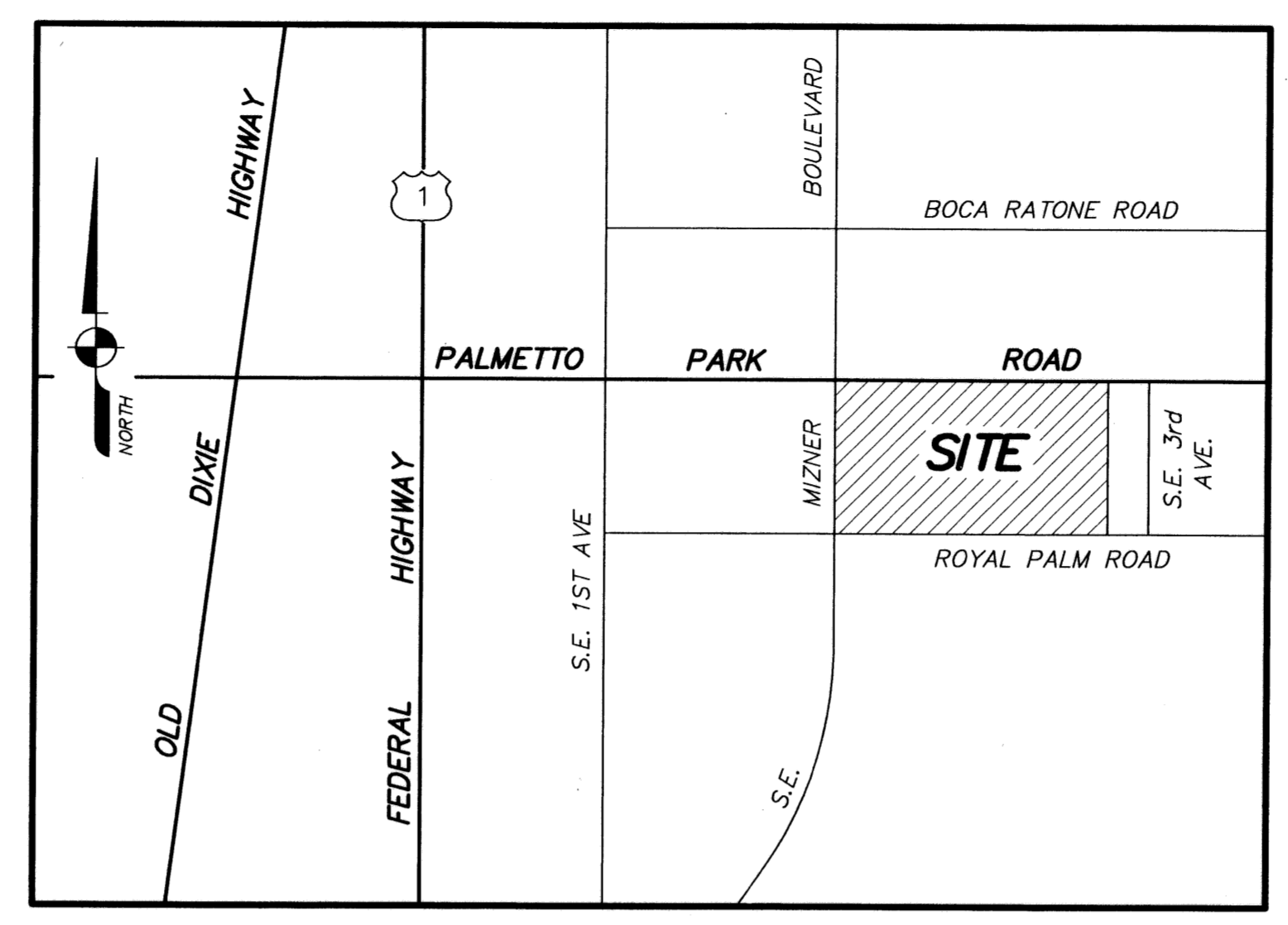
IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AMERA PROPERTIES, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 23rd DAY OF July, 2003.

200 EAST LIMITED
A FLORIDA LIMITED PARTNERSHIP
BY: AMERA PROPERTIES, INC.
A FLORIDA CORPORATION, AS GENERAL PARTNER

WITNESS: [Signature]
PRINT NAME: ERIN R. GOLDBERG

WITNESS: [Signature]
PRINT NAME: Deborah A. Lerner

BY: [Signature]
GEORGE RAHAEL, PRESIDENT



LOCATION SKETCH
NOT TO SCALE

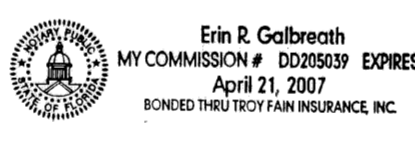
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF BROWARD) SS

BEFORE ME PERSONALLY APPEARED GEORGE RAHAEL WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF AMERA PROPERTIES, INC., A FLORIDA CORPORATION AS GENERAL PARTNER, AND SEVERALLY 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 SEAL OF SAID CORPORATION 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 CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 23rd DAY OF July, 2003.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC



MORTGAGEE'S CONSENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

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 RECORD BOOK 12658 AT PAGE 234 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, I CHARLES J. HLAVINKA, DO HERETO SET MY HAND AND SEAL, THIS 4th DAY OF August, 2003.

WITNESS: [Signature] BY: [Signature]
PRINT NAME: PATSY RYBISKI CHARLES J. HLAVINKA

WITNESS: [Signature]
PRINT NAME: LeSean TerAvest

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 PALM BEACH COUNTY.

THIS INSTRUMENT WAS PREPARED BY:
KEITH M. CHEE-A-TOW, P.L.S.
AVIROM & ASSOCIATES, INC.
SURVEYING & MAPPING
50 S.W. 2nd AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432
(561) 392-2594
JUNE, 2003

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for record
at 3:01 P.M. this 16th
day of October, 2003,
and duly recorded in Plat Book
100, Pages 20, through
31.

DOROTHY H. WILKEN
Clerk of Circuit Court
By: [Signature]

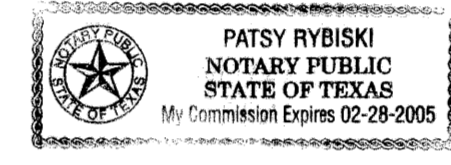
ACKNOWLEDGMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH) SS

BEFORE ME PERSONALLY APPEARED CHARLES J. HLAVINKA WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 4th DAY OF August, 2003.

MY COMMISSION EXPIRES: 2/28/05



[Signature]
NOTARY PUBLIC

TITLE CERTIFICATION

I, STEVE GINESTRA 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 DOUGLAS R. PRINCE, AS TRUSTEE AND 200 EAST LIMITED, A FLORIDA LIMITED PARTNERSHIP; 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.

STEVE GINESTRA, P.A.
1600 S.E. 17TH STREET CAUSEWAY, SUITE 310
FT. LAUDERDALE, FLORIDA 33316

DATED: June 27, 2003 BY: [Signature]

STEVE GINESTRA, P.A.
ATTORNEY-AT-LAW LICENSED IN FLORIDA
FLORIDA BAR NO. 146886

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 11th DAY OF September, 2003.

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]
STEVEN L. ABRAMS, MAYOR

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

BY: [Signature]
SHARMA CARANNANTE, 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: AUGUST 15, 2003

[Signature]
KEITH M. CHEE-A-TOW, P.L.S.
FLORIDA REGISTRATION NO. 5328
AVIROM & ASSOCIATES, INC.
L.B. NO. 3300

