

Lynn Financial Center

A parcel of land lying in the Southeast Quarter of Section 14, Township 47 South, Range 42 East, Boca Raton, Palm Beach County, Florida

121
State of Florida
County of Palm Beach
This plat was filed for record at 11:13 A.M.
This 01 day of MARCH A.D. 2007 and duly recorded in Plat Book 109 on Pages 0121 and 0122.
Sharon R. Bock
Clerk Circuit Court
By: Michelle Spears
Deputy Clerk

Legal Description

A parcel of land lying in the Southeast Quarter of Section 14, Township 47 South, Range 42 East, Boca Raton, Palm Beach County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of Section 14-47-42;
Thence, S89°42'24"W, along the North line of the Southeast One-Quarter, a distance of 49.06 feet;
Thence, S00°17'36"E, a distance of 120.00 feet to a point on the West Right-of-Way Line of State Road 809 (Military Trail) and the Point of Beginning;
Thence, S89°42'24"W, along the South line of Butts Road, a distance of 1,306.64 feet to a point on the East line of NW 21st Avenue;
Thence, S00°17'36"E, along the East line of NW 21st Avenue, a distance of 499.98 feet to a point on the North line of NW 24th Avenue;
Thence, N89°42'24"E, along the North line of NW 24th Avenue, a distance of 1,269.83 feet;
Thence, N44°41'45"E, a distance of 35.36 feet;
Thence, N00°18'54"W, a distance of 285.00 feet;
Thence, N13°10'51"E, a distance of 51.42 feet to a point on the West Right-of-Way Line of State Road 809 (Military Trail);
Thence, N00°18'54"W, along the West line of State Road 809 (Military Trail), a distance of 259.97 feet to the Point of Beginning.

Said lands lying and being in the City of Boca Raton, Palm Beach County, Florida, and containing 649.013 square feet (14.90 acres) more or less.

Dedication

Known all men by these presents that U.S. Epperson Underwriting Company, owner's of the land shown hereon, as Lynn Financial Center, do hereby dedicate as follows:

- Bus Shelter Easement**
The Bus Shelter Easement as shown hereon is hereby dedicated to the public, for the purpose of a bus shelter for public use, and is the perpetual maintenance obligation of the owners, its successors and/or assigns, without recourse to the City of Boca Raton.
- 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 planned 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 these private easements granted to or obtained by a particular electric, telephone, gas, or other public utility. Such construction, installation, maintenance, and operation shall comply with the National Electric Safety Code as adopted by the Florida Public Service Commission.
- Right-Of-Way Dedication**
The right-of-way dedication, as shown hereon, is hereby dedicated to the City of Boca Raton for roadway purposes.

In witness thereof, U.S. Epperson Underwriting Company has caused the presents to be set this 12th day of January, 2007.

Witness
Sherry K. Gardner
Print Name
By: E.H. Mosher
Witness
Bridget M. Powell
Print Name
Edward H. Mosher
Print Name
President, COO
Title

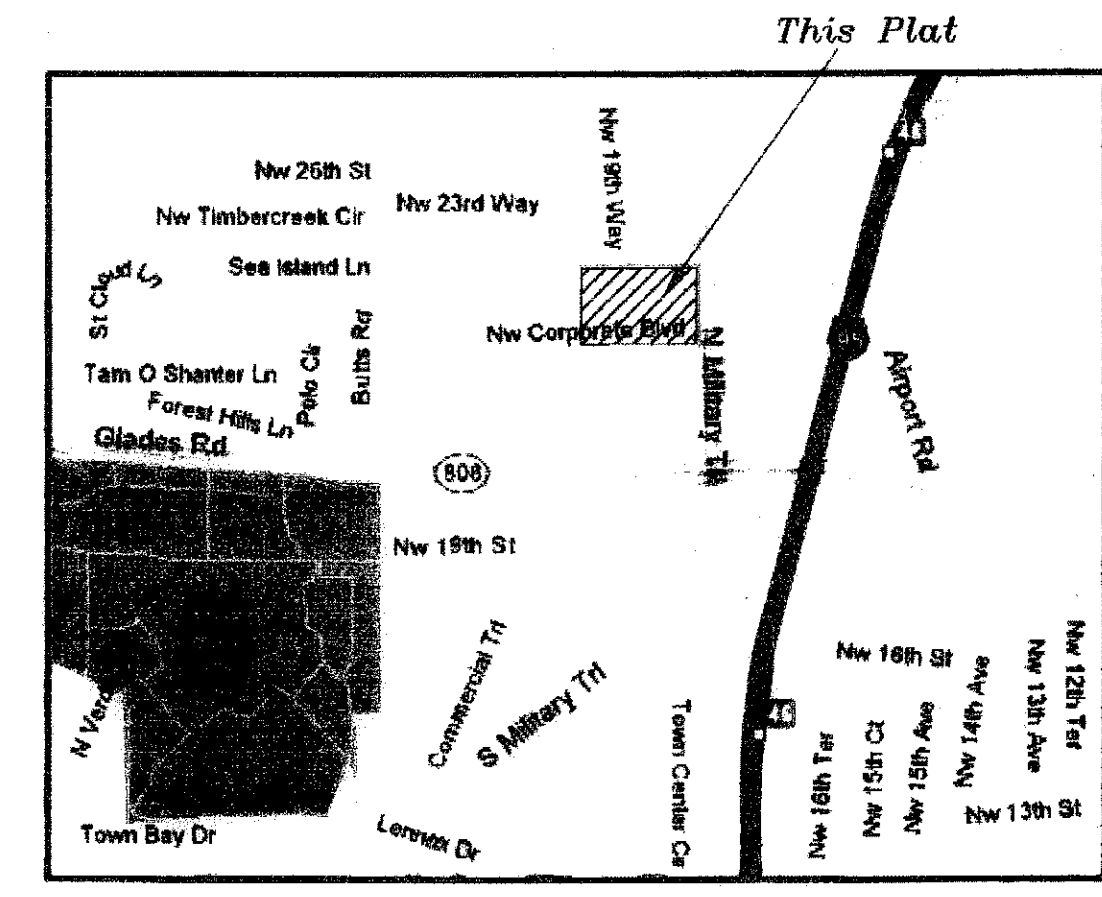
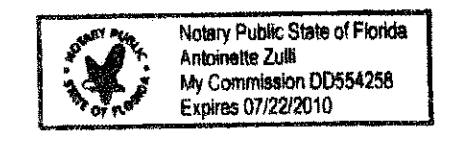
In witness thereof, Lynn Financial Center, LLC has caused the presents to be set this 12th day of January, 2007.

Witness
Sherry K. Gardner
Print Name
By: Jan Carlsson
Witness
Bridget M. Powell
Print Name
Jan Carlsson
Print Name
CEO
Title

Acknowledgment:

State of Florida
County of Palm Beach
I hereby certify that on this 12th day of January, 2007, personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, Jan Carlsson & Edward H. Mosher who personally know me or has produced as identification, and who executed the foregoing instrument and acknowledged the execution thereof to be his free act and deed as owner for the purpose herein expressed.

July 23 2010
My commission expires
Commission No. DD 554258
By: Antoinette Zalli
Notary Public - State of Florida
Antoinette Zalli
Print Name



00006-064

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 23rd day of January, 2007.

This plat has been reviewed by a Professional Surveyor and Mapper employed by the City of Boca Raton in accordance with Section 177.08(1), Florida Statutes.

By: Steven L. Abrams, Mayor
By: Jose A. Consejo, Director of Development Services
By: Shama Carannante, City Clerk
By: Maurice C. Morel, PE, City Civil Engineer

Title Certification:

State of Florida
County of Palm Beach

I, Charles L. Siemon, 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 part to U.S. Epperson Underwriting Company, a Missouri corporation, and in part to Lynn Financial Center, LLC, a Florida limited liability company; that the current taxes have been paid; that there are no mortgages of record; that the following covenants, easements, and reservations exist: (1) covenants, conditions and restrictions recorded at O.R.B. 2599, P. 730, Public Records of Palm Beach County, Florida, (2) reservations in favor of the State of Florida, as set forth in deeds from the Trustees of the Internal Improvement Fund recorded at O.R.B. 2605, P. 1751, and O.R.B. 2722, P. 391, Public Records of Palm Beach County, Florida, (3) easement in favor of Florida Power and Light Company, recorded at O.R.B. 6144, P. 267, Public Records of Palm Beach County, Florida, and (4) easements in favor of U.S. Epperson Underwriting Company, recorded at O.R.B. 2629, P. 78, O.R.B. 2629, P. 81, and O.R.B. 2629, P. 84; and that there are encumbrances of record but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: 1/23/07
By: Charles L. Siemon, Attorney At Law
Licensed in Florida
License No. 194765

Surveyor's Notes

- 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.
- Building setback lines shall be as required by current City Of Boca Raton zoning regulations.
- No buildings or any kind of structures or trees or shrubs shall be placed on an easement without prior written consent of all easement beneficiaries and all applicable city approvals or permits as required for such encroachments.
- Bearing Reference: The Bearings shown hereon are referenced to the North Line of the Southeast One-Quarter of Section 14-47-42, as shown on the plat of Arvida Executive Center - Plat No. 2, as recorded in Plat Book 39, Page 188, of the Public Records of Palm Beach County, Florida. Said Line bears South 89°42'24" West.
- PRM indicates a 4" X 4" X 24" Permanent Reference Monument stamped LB7303.
- Lines intersecting curves are radial.
- "Notice" this plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstance 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.
- ☉ denotes centerline.
- U.E. denotes Utility Easement
- R/W denotes Right-Of-Way

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) 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.

Patriot Surveying and Mapping, Inc.
By: Dennis J. Gabriele
Professional Surveyor and Mapper No. LS5709
State of Florida

Dedication	Notary (Dedication)	City Of Boca Raton	Surveyor
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Patriot Surveying and Mapping, Inc.
3748 NW 124th Avenue
Coral Springs, Florida 33065
Phone: (954) 509-0083 Fax: (866) 495-0203
LB # 7303