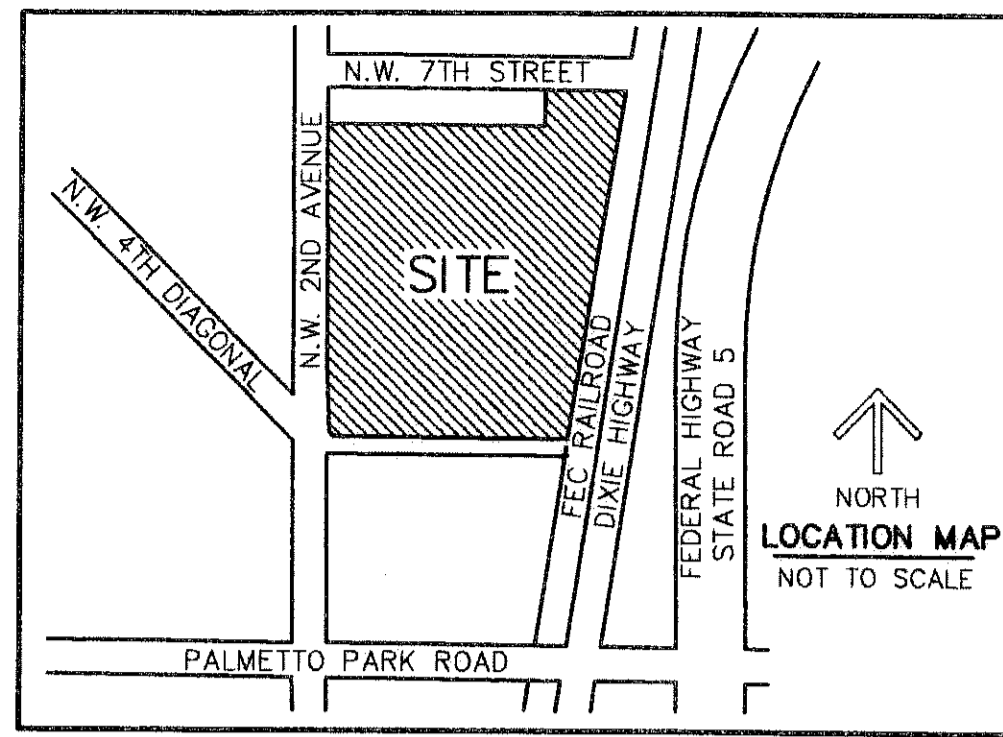


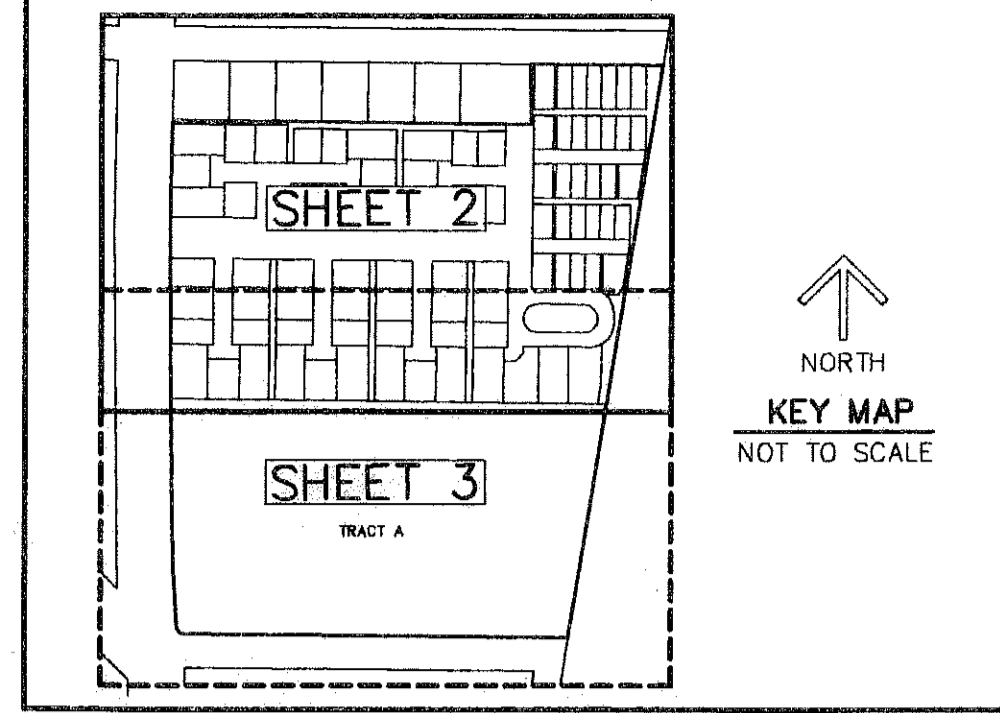
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106



# LIBRARY COMMONS

BEING A REPLAT OF LOTS 1 THROUGH 14, BLOCK 4, BOCA RATON HILLS,  
ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
TOGETHER WITH THAT PORTION OF N.W. 1ST AVENUE, VACATED BY CITY OF BOCA RATON ORDINANCE NUMBER 4864,  
LYING IN SECTIONS 19 AND 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA



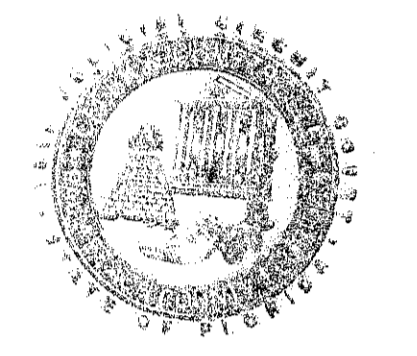
NORTH  
KEY MAP  
NOT TO SCALE

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7301-A WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433 - (561)392-1991  
APRIL - 2006

00006-088

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
RECORD AT 1:18 P.M.  
THIS DAY OF August  
A.D. 2006 AND DULY RECORDED  
IN PLAT BOOK 23 ON  
PAGES 106 AND 109  
SHARON R. BOCK  
CLERK CIRCUIT COURT  
By: Debra Hamiffer  
DEPUTY CLERK

SHEET 1 OF 4



TABULAR DATA  
ZONING: PUD/R3 RESIDENTIAL  
LAND USE DESIGNATION: RM  
SITE - 727,929 SQUARE FEET/16.711 ACRES  
RESIDENTIAL - 267,605 SQUARE FEET/6.144 ACRES  
TRACT A - 304,105 SQUARE FEET/6.981 ACRES  
TRACTS R-R8 (ROADWAY) - 117,492 SQUARE FEET/2.697 ACRES  
TRACTS L-L9 (OPEN SPACE) - 38,727 SQUARE FEET/0.889 ACRES

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT PD-LEN BOCA RATON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF BOCA RATON, A FLORIDA MUNICIPAL CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS LIBRARY COMMONS, BEING A REPLAT OF LOTS 1 THROUGH 14, BLOCK 4, BOCA RATON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF N.W. 1ST AVENUE, VACATED BY CITY OF BOCA RATON ORDINANCE NUMBER 4864, LYING IN SECTIONS 19 AND 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 4; THENCE S.89°31'18"E. ALONG THE NORTH LINE OF SAID LOTS 9 AND 14, BLOCK 4, A DISTANCE OF 636.80 FEET; THENCE N.00°25'51"W. ALONG THE WEST LINE OF SAID LOT 9, BLOCK 4, A DISTANCE OF 103.67 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF N.W. 7TH STREET, AS SHOWN ON SAID PLAT OF BOCA RATON HILLS; THENCE S.89°31'18"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 234.36 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AS SHOWN ON SAID PLAT OF BOCA RATON HILLS; THENCE S.09°20'19"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1,020.69 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.4. 4TH STREET, AS SHOWN ON SAID PLAT OF BOCA RATON HILLS; THENCE N.89°28'57"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.14 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N.W. BOCA RATON BOULEVARD (N.W. 2ND AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 1517, PAGE 291 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 85°07'43"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 22.29 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.85°53'06"E., A RADIAL DISTANCE OF 3,380.57 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03°22'48", A DISTANCE OF 199.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8, BLOCK 4; THENCE N.00°34'18"W. ALONG THE WEST LINE OF SAID LOTS 8 THROUGH 12, BLOCK 4, A DISTANCE OF 493.18 FEET; THENCE N.01°01'42"E. ALONG THE WEST LINE OF SAID LOTS 13 AND 14, BLOCK 4, A DISTANCE OF 198.42 FEET TO THE POINT OF BEGINNING.

CONTAINING 727,929 SQUARE FEET OR 16.711 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. PRIVATE STREETS

TRACTS R THROUGH R8, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND UTILITY EASEMENT PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. TRACT R IS SUBJECT TO A PUBLIC INGRESS/EGRESS EASEMENT, AS DEDICATED IN DEDICATION SEVEN BELOW.

#### 2. TRACT A

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PD BOCA RATON, LLC.

#### 3. OPEN SPACE AND RECREATIONAL TRACTS

TRACTS L THROUGH L9, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, RECREATIONAL USES, PEDESTRIAN ACCESS, WALLS, AND LANDSCAPING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

#### 4. LANDSCAPE AND SIGN EASEMENTS

THE LANDSCAPE AND SIGN EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, SIGN AND LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

#### 5. 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.

#### 6. PUBLIC SIDEWALK EASEMENTS

THE PUBLIC SIDEWALK EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

#### 7. PUBLIC INGRESS/EGRESS EASEMENT

THE PUBLIC INGRESS/EGRESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR VEHICULAR AND PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

#### 8. PERIMETER LANDSCAPE EASEMENT

THE PERIMETER LANDSCAPE EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. REMOVAL OF LANDSCAPING FROM THIS AREA IS PROHIBITED WITHOUT THE APPROVAL OF SAID ASSOCIATION.

IN WITNESS WHEREOF, PD-LEN BOCA RATON, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 22<sup>ND</sup> DAY OF April, 2006.

PD-LEN BOCA RATON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
PD BOCA RATON, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
MANAGING MEMBER  
PARAMOUNT COMMONS II, LLC  
A FLORIDA LIMITED LIABILITY COMPANY  
MANAGING MEMBER  
BY: [Signature]  
FRED B. ROTHMAN  
MANAGING MEMBER

WITNESS:  
PRINT  
WITNESS:  
PRINT

"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.

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED FRED B. ROTHMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING MEMBER OF PARAMOUNT COMMONS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE MANAGING MEMBER OF PD BOCA RATON, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE MANAGING MEMBER OF PD-LEN BOCA RATON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, BY DUE AND REGULAR LIMITED LIABILITY COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22<sup>ND</sup> DAY OF April, 2006.

MY COMMISSION EXPIRES: 6/11/11 [Signature]  
NOTARY PUBLIC

COMMISSION NUMBER: DD44578 Nancy J. Parsons  
PRINT NAME

IN WITNESS WHEREOF, THE CITY OF BOCA RATON, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR BY AND WITH THE AUTHORITY OF ITS CITY COUNCIL, THIS 14<sup>TH</sup> DAY OF August, 2006.

WITNESS: [Signature]  
PRINT  
Vanessa Jones  
WITNESS: [Signature]  
PRINT  
Denise Carroll

CITY OF BOCA RATON,  
A FLORIDA MUNICIPAL CORPORATION  
BY: [Signature]  
STEVEN L. ABRAMS, MAYOR

### ACKNOWLEDGMENT:

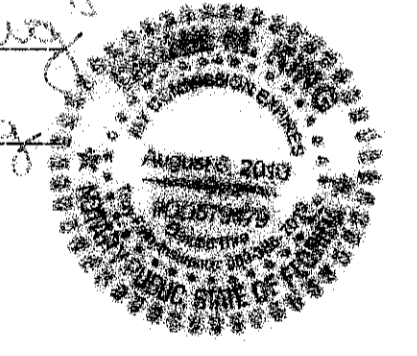
STATE OF FLORIDA  
COUNTY OF FLORIDA

BEFORE ME PERSONALLY APPEARED STEVEN L. ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF BOCA RATON, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID MUNICIPAL 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 20<sup>TH</sup> DAY OF August, 2006.

MY COMMISSION EXPIRES: [Signature]  
NOTARY PUBLIC

COMMISSION NUMBER: [Signature]  
PRINT NAME



### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 22<sup>ND</sup> DAY OF April, 2006.

LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: [Signature]  
PRINT NAME Fred B. Rothman  
BY: [Signature]  
Phong S. Cuover, CEO

### ACKNOWLEDGMENT:

STATE OF FLORIDA  
COUNTY OF FLORIDA

BEFORE ME PERSONALLY APPEARED [Signature] WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS [Signature] OF THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., 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<sup>ND</sup> DAY OF April, 2006.

MY COMMISSION EXPIRES: 6/11/11 [Signature]  
NOTARY PUBLIC

COMMISSION NUMBER: DD44578 Nancy J. Parsons  
PRINT NAME

MANAGING MEMBER

MANAGING MEMBER  
NOTARY

LIBRARY COMMONS  
HOMEOWNERS ASSOCIATION, INC.

LIBRARY COMMONS  
HOMEOWNERS ASSOCIATION, INC.  
NOTARY

CITY OF  
BOCA RATON

SURVEYOR

