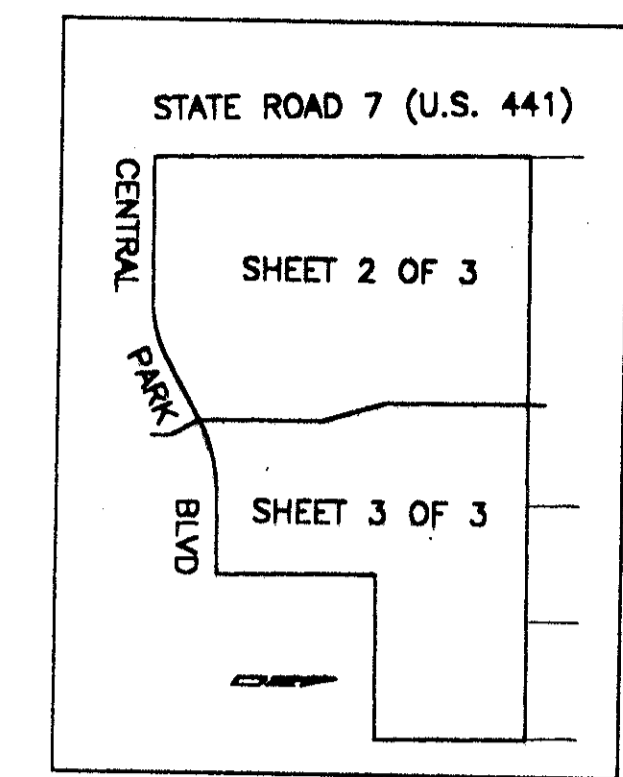


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STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record at 2:11 P.M., this 7th day of April, 1994, and duly recorded in Plat Book No. 72 on Pages 527 and 528. DOROTHY H. WILKEN, CLERK BY: *Lugh A. Stoddard* DC

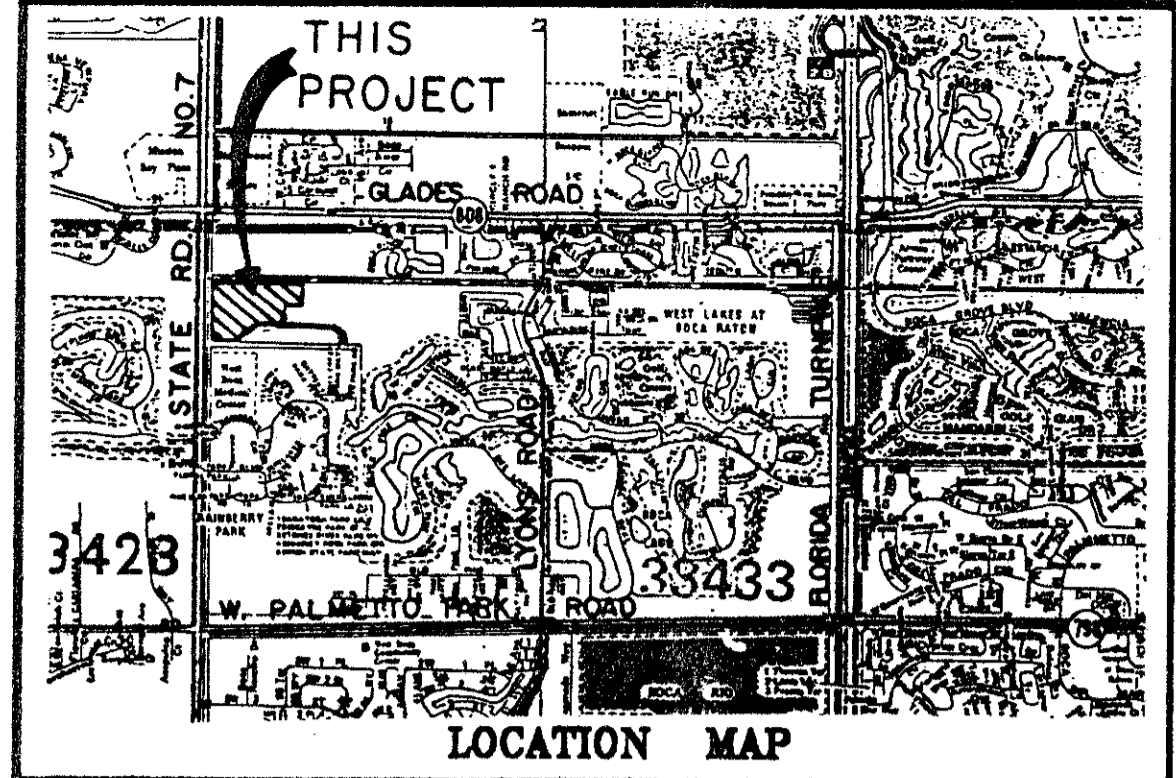


SHEET INDEX

ARBOR OAKS AT BOCA RATON

A PORTION OF RAINBERRY WEST BOCA P.U.D.

A REPLAT OF A PORTION OF TRACTS 40 THROUGH 44, BLOCK 78, PALM BEACH FARMS COMPANY'S PLAT NO. 3 (PLAT BOOK 2, PAGES 45 - 52, PALM BEACH COUNTY RECORDS) LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA



LOCATION MAP

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS that ARBOR OAKS, LTD., a Florida limited partnership, owner of the land shown hereon, being in Section 19, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as ARBOR OAKS AT BOCA RATON, being more particularly described as follows:

Being a parcel of land situated in Section 19, Township 47 South, Range 42 East, also being a replat of a portion of Tracts 40 through 44, Block 78, of THE PALM BEACH FARMS COMPANY'S PLAT NO. 3, as recorded in Plat Book 2, Pages 45 through 52, Palm Beach County, Florida, being more particularly described as follows:

The above described parcel contains 32.124 acres, more or less, have caused the same to be surveyed and platted as shown hereon, and do hereby dedicate as follows:

- Parcel "A", as shown hereon, is hereby reserved for ARBOR OAKS, LTD., a Florida limited partnership, its successors and assigns for residential purposes, and is the perpetual maintenance obligation of said ARBOR OAKS, LTD., a Florida limited partnership, its successors and assigns, without recourse to Palm Beach County.
 - The Water Management Tract, as shown hereon, is hereby reserved for RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns for stormwater management and drainage purposes, and is the perpetual maintenance obligation of said RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns, without recourse to Palm Beach County.
 - The drainage easements, as shown hereon, are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of ARBOR OAKS, LTD., a Florida limited partnership, its successors and assigns, without recourse to Palm Beach County.
 - The lake maintenance and lake maintenance access easements as shown hereon are hereby reserved for RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns for access to stormwater management and drainage facilities located with in the associated water management tract for purposes of performing any and all maintenance activities pursuant to the maintenance obligation of said RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns, without recourse to Palm Beach County.
- Palm Beach County shall have the right, but not the obligation, to maintain any portion of the drainage system encompassed by this plat which is associated with the drainage of public streets, including the right to utilize for proper purposes any and all drainage, lake maintenance and lake maintenance access easements associated with said drainage system.
- The utility easements, as shown hereon, are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities.
 - The limited access easements, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.
 - The Littoral Zones "A" and "B", as shown hereon are reserved for littoral zone and water management purposes for RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns, and is the perpetual maintenance obligation of said RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, its successors and assigns without recourse to Palm Beach County. It is a punishable violation of Palm Beach County laws, ordinances, codes, regulations and approvals to alter the approved slopes, contours or cross sections, or to chemically or physically remove, damage or destroy, out or trim any plants within said zones without the prior written consent of the Director of the Palm Beach County Department of Environmental Resources Management.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partner, ALTMAN DEVELOPMENT CORPORATION, a Michigan corporation, licensed to do business in Florida, this 30th day of March, 1994.

WITNESS: *Elizabeth B. Manney* BY: ALTMAN DEVELOPMENT CORPORATION, a Michigan corporation, as general partner
WITNESS: *James B. Wells* BY: *Robert S. Altman* ROBERT S. ALTMAN - Vice President

THIS INSTRUMENT PREPARED BY: MICHAEL D. ROSE, PLS

SDA SHAH DROTOS & ASSOCIATES ENGINEERING SURVEYING PLANNING

4901 N.W. 17th Way • Suite 404 • Ft. Lauderdale, FL 33309 PH: 305-776-7604 • FAX: 305-776-7608

P.U.D. TABULAR DATA	
OPEN SPACE	14.16 ACRES
RECREATION	2.16 ACRES
LAKE	4.26 ACRES
TOTAL AREA	32.12 ACRES
DWELLING UNITS	360
PETITION NO.	84-139B

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH } THE RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not for profit corporation, 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 25th day of February, 1994.

RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC. a Florida corporation not-for-profit BY: *Richard Freeman* (printed name) - (Title) RICHARD FREEMAN, PRESIDENT

ATTEST: *Richard Cohen* (printed name) - (Title) RICHARD COHEN, SECRETARY

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH } BEFORE ME personally appeared RICHARD FREEMAN and RICHARD COHEN, who are personally known to me or have produced *Drivers Licenses* as identification and did not take an oath, and who executed the foregoing instrument as PRESIDENT and SECRETARY, respectively, of RAINBERRY AT WEST BOCA PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation, and severally acknowledged to and before me that they executed such instrument as such officers 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 20th day of February, 1994.

NOTARY PUBLIC: *Kenneth T. Soler* (printed name) KENNETH T. SOLER My commission expires: AUG. 25, 1998

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH } BEFORE ME personally appeared ROBERT S. ALTMAN and *James J. Wheeler* who are personally known to me or have produced *Drivers Licenses* as an identification and did not take an oath, and who executed the foregoing instrument as Vice President and Secretary, respectively, of ALTMAN DEVELOPMENT CORPORATION, a Michigan corporation, licensed to do business in Florida, and severally acknowledged to and before me that they executed such instrument as such officers 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 30th day of March 1994.

NOTARY PUBLIC: *James J. Wheeler* (printed name) James J. Wheeler My commission expires:

NOTES:

- Bearings shown hereon are relative to the West line of Block 78, PALM BEACH FARMS COMPANY'S PLAT NO. 3 (Plat Book 2, Pages 46-52, P.B.C.R.). Said line bears North 00-53'52" West.
- There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
- There shall be no buildings or any kind of construction placed on utility or drainage easements. Construction or landscaping upon maintenance or maintenance access easements must be in conformance with Ordinance 86-21 and all other building and zoning codes and/or ordinances of Palm Beach County.
- There shall be no trees or shrubs placed on utility easements which are provided for water and sewer use or upon drainage easements. Landscaping on other utility easements shall be allowed only after consent of all the utility companies occupying same.
- In instances where drainage and utility easements intersect, those areas of intersection are drainage and utility easements. Construction, operation and maintenance of utilities within these areas of intersection shall not interfere with the construction, operation and maintenance of drainage facilities.
- Building setback lines shall be as required by current Palm Beach County zoning regulations and/or any restrictive covenants pertaining to that portion of the Planned Unit Development reflected by this plat.
- D.E. - denotes drainage easement
 ■ - denotes Permanent Reference Monument (PRM) No. 3998 unless noted otherwise
 LWDD - denotes Lake Worth Drainage District
 P.B. - denotes Plat Book
 ORB - denotes Official Records Book
 POB - denotes Point of Beginning
 POC - denotes Point of Commencement
 C - denotes centerline
 U.E. - denotes utility easement
 R/W - denotes right-of-way

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH } I, James Wheeler, 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 ARBOR OAKS, LTD.; that the current taxes have been paid; and that there are no mortgages of record; and that there are encumbrances of record, but but these encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Dated: 3-30-94 BY: *James J. Wheeler* James J. Wheeler, P.A.

COUNTY APPROVALS

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA: This plat is hereby approved for record this 1st day of March, 1994. BY: *Mary McCarty* MARY MCCARTY - CHAIR

ATTEST: DOROTHY H. WILKEN, Clerk BY: *James J. Wheeler* Deputy Clerk

COUNTY ENGINEER: This plat is hereby approved for record this 1st day of March, 1994. BY: *George Webb* GEORGE WEBB, P.E. - COUNTY ENGINEER

Pet. 84-139B ALLOC. # 0001

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 that Permanent Control Points ("P.C.P.s") will be set under the guarantee posted with the Palm Beach County Board of County Commissioners for the Required Improvements; and further, that the survey data complies with all the requirements of Chapter 177, Florida Statutes, as amended, and the ordinances of Palm Beach County, Florida.

Date: 10/04/93 BY: *Michael D. Rose* Michael D. Rose Professional Land Surveyor Florida Registration No. 3998

0560-005 72/93

VISION of ARBOR OAKS AT BOCA RATON : 72 PAGE 93 3D ZONE FLOOR RESP # ZONING RS 10 # 54 8887 84-139B ZIP CODE 33433 BOCA NAME RAINBERRY WEST BOCA

ALTMAN DEVELOPMENT CORPORATION	NOTARY	RAINBERRY AT WEST BOCA P.O.A.	NOTARY	SURVEYOR	COUNTY ENGINEER	COUNTY COMMISSIONER
<i>James J. Wheeler</i>	<i>James J. Wheeler</i>	<i>Michael D. Rose</i>	<i>James J. Wheeler</i>	<i>Michael D. Rose</i>	<i>George Webb</i>	<i>James J. Wheeler</i>
Sealed at Signature						

ARBOR OAKS AT BOCA RATON