

DWV PLAT

A PLAT OF A PORTION OF SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST
AND ALSO BEING A REPLAT OF LOTS 1 THROUGH 7 INCLUSIVE, BLOCK 37, VILLA RICA, ACCORDING TO THE
PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 73 THROUGH 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
BOCA RATON, PALM BEACH COUNTY, FLORIDA

JOHN A. GRANT, JR., INC. CONSULTING ENGINEERS AND LAND SURVEYORS BOCA RATON, FLORIDA

SHEET 1 OF 2
AUGUST 2001

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT DWV REAL PROPERTY, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING IN SECTION 8, TOWNSHIP 47 SOUTH, RANGE 43 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING A REPLAT OF LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 37, VILLA RICA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGES 73 THROUGH 82, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS DWV PLAT, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS :

LOTS 1 THROUGH 7, INCLUSIVE, BLOCK 37, VILLA RICA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 14, PAGES 73 THROUGH 82 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

- TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR DWV TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND 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 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 CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, VOLKMAR DIRKSEN, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7 DAY OF November, A.D., 2001.

DWV REAL PROPERTY, INC.,
A FLORIDA CORPORATION,

WITNESS : Carolina Gorman
SIGN
Carolina Gorman
PRINT

WITNESS : Therese Steinlauf
SIGN
Therese Steinlauf
PRINT

BY : Volkmar Dirksen
VOLKMAR DIRKSEN - PRESIDENT

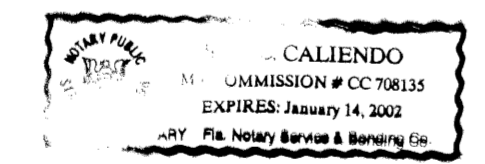
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED VOLKMAR DIRKSEN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver Lic AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DWV REAL PROPERTY, INC., A FLORIDA CORPORATION, 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 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 7 DAY OF November, A.D., 2001.

MY COMMISSION EXPIRES : 1-14-02
MY COMMISSION NUMBER : CC 708135



Sam C. Caliendo
NOTARY PUBLIC, STATE OF FLORIDA

CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOCA RATON, AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S., THIS 8th DAY OF January, 2002, AND HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR & MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH CHAPTER 177.081 (1), F.S.

M.C. Morel
MAURICE C. MOREL, P.E., CITY CIVIL ENGINEER

THE APPROVAL AND ACCEPTANCE OF THIS PLAT INFERS NO OBLIGATION ON THE PART OF THE MUNICIPALITY TO IMPROVE ANY STREETS, OTHER THAN PROVIDED UNDER EXISTING CHAPTER, NOR TO INSTALL WATER OR SEWER MAINS.

ACCEPTED AND APPROVED THIS 8th DAY OF January, A.D., 2002

Jorge A. Camejo
DIRECTOR-DEVELOPMENT SERVICES DEPARTMENT

Steven L. Abrams
STEVEN L. ABRAMS, MAYOR

Sharma Carannante
SHARMA CARANNANTE, CITY CLERK

INDEX OF SHEETS
SHEET NO. 1 TITLE SHEET AND CERTIFICATES
SHEET NO. 2 DETAIL SHEET

THIS INSTRUMENT WAS PREPARED BY :
FREDERICK M. LEHMAN IN THE OFFICES OF
JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
3333 NORTH FEDERAL HIGHWAY
BOCA RATON, FLORIDA 33431
PHONE NUMBER : (561) 395-3333
FAX NUMBER : (561) 395-3315
LICENSED BUSINESS NO. : LB-50

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.

STATISTICAL DATA

TOTAL AREA THIS PLAT	25,300 SQ. FT.	0.581 AC.
LOT 1	5,913 SQ. FT.	0.136 AC.
LOT 2	3,085 SQ. FT.	0.071 AC.
LOT 3	3,085 SQ. FT.	0.071 AC.
LOT 4	2,990 SQ. FT.	0.068 AC.
LOT 5	5,913 SQ. FT.	0.136 AC.
TRACT A	4,314 SQ. FT.	0.099 AC.
LAND USE : RM		
ZONING : R3		
DENSITY : 9.5 UNITS/AC		
NO OF PROPOSED UNITS : 5		

PROJECT NUMBER : SUB-01-02/01-82500003

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

DWV TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 7 DAY OF November, A.D., 2001.

WITNESS : Carolina Gorman
SIGN
Carolina Gorman
PRINT

WITNESS : Therese Steinlauf
SIGN
Therese Steinlauf
PRINT

ACCEPTANCE OF RESERVATIONS

DWV TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

BY : Volkmar Dirksen
VOLKMAR DIRKSEN - PRESIDENT

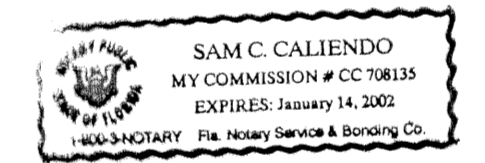
ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

BEFORE ME PERSONALLY APPEARED VOLKMAR DIRKSEN WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Driver Lic AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF DWV TOWNHOUSES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 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 7 DAY OF November, A.D., 2001.

MY COMMISSION EXPIRES : 1-14-02
MY COMMISSION NUMBER : CC 708135



Sam C. Caliendo
NOTARY PUBLIC, STATE OF FLORIDA

TITLE CERTIFICATE

STATE OF FLORIDA)
COUNTY OF PALM BEACH)SS

I, SAM C. CALIENDO, ESQUIRE, 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 DWV REAL PROPERTY, INC., A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOT OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

DATED : 10-10-01

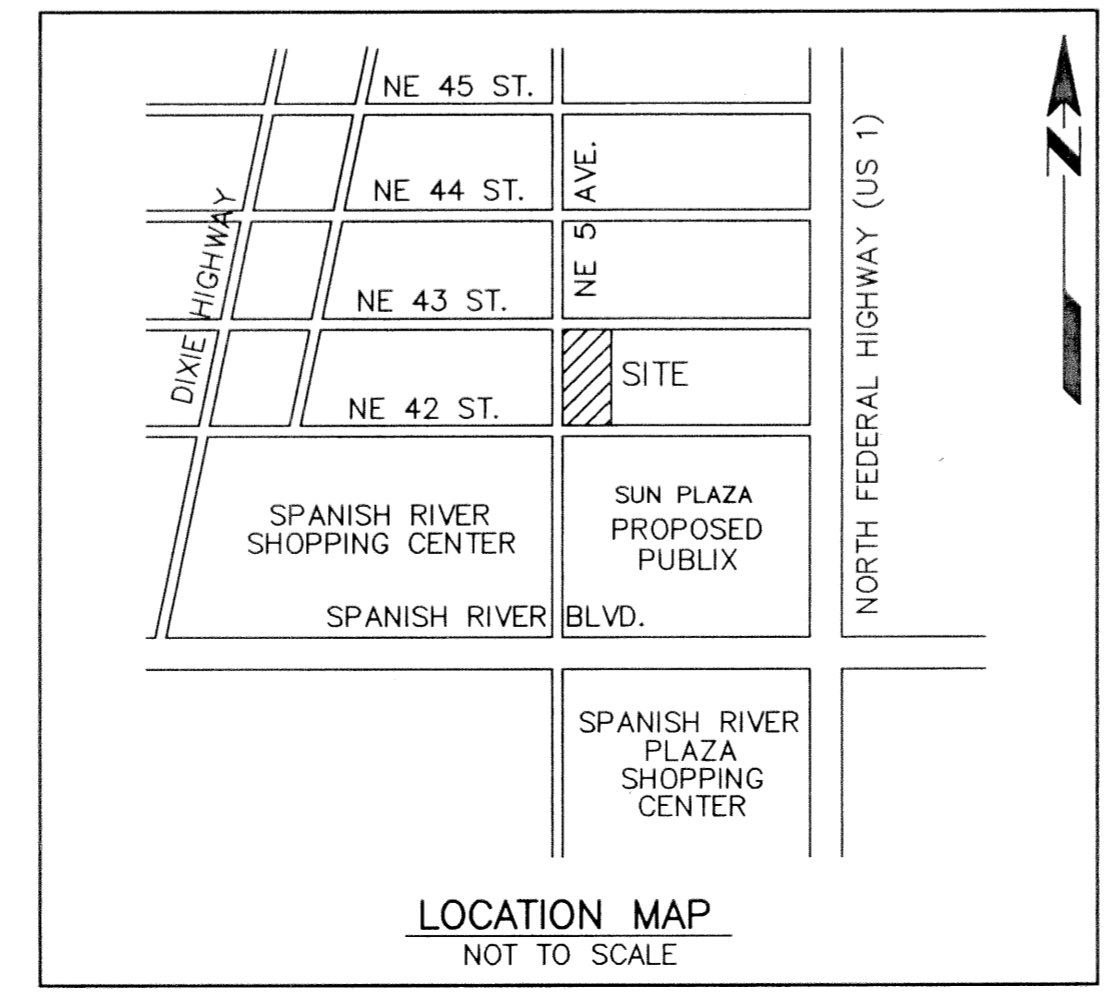
Sam C. Caliendo
SAM C. CALIENDO, ESQUIRE
ATTORNEY-AT-LAW LICENSED IN FLORIDA

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 PALM BEACH COUNTY, FLORIDA.

11/08/01
DATE

Frederick M. Lehman
FREDERICK M. LEHMAN
PROFESSIONAL LAND SURVEYOR NO. 4304.
STATE OF FLORIDA
PREPARED IN THE OFFICES OF
JOHN A. GRANT, JR., INC
3333 N. FEDERAL HIGHWAY, STE #3
BOCA RATON, FLORIDA 33431
LICENSED BUSINESS LB-50



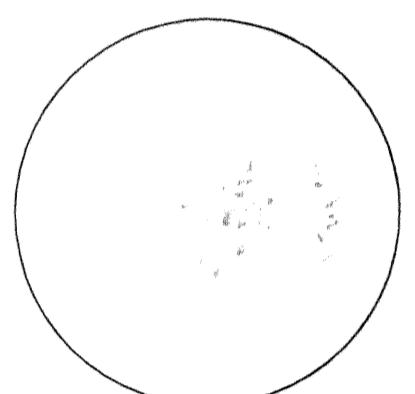
PAGE: 15
FLOOD MAP #
ZONING
ZIP CODE

SUBDIVISION:
BOOK
BLOCK
QUAD #
SP. TAZ
TUD NAME

REVISED DATE : OCTOBER 24, 2001
REVISED DATE : SEPTEMBER 11, 2001
DATE : AUGUST 17, 2001
JOB NUMBER : JG-100-8437
FILE NAME : JAG7\CADD\IG6437\11-7B37\TENTPLAT.DWG

STATE OF FLORIDA
COUNTY OF PALM BEACH
This plat was filed for
record at 2:33 PM on this 15th
day of November, 2002,
and duly recorded in
Plat Book No. 93 on
Pages 15 Through 16

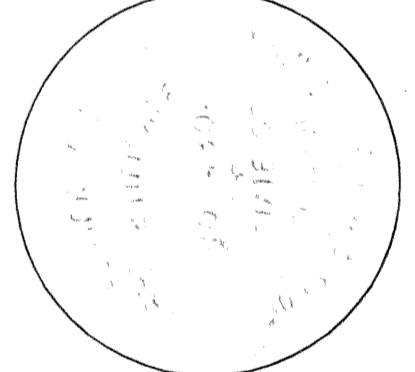
DOROTHY H. WILKEN
Clerk of the Circuit Court
By Shirley A. Wilken D.C.



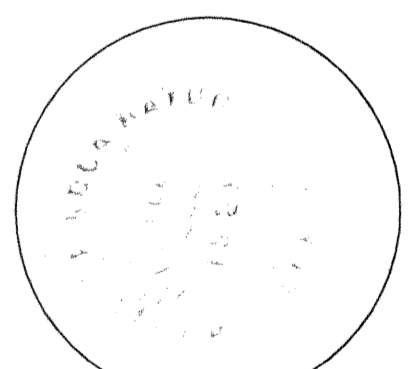
DWV REAL PROPERTY, INC.
DEDICATION



DWV TOWNHOUSES HOMEOWNERS
ASSOCIATION, INC.
ACCEPTANCE OF
RESERVATIONS



SURVEYORS



CITY APPROVAL