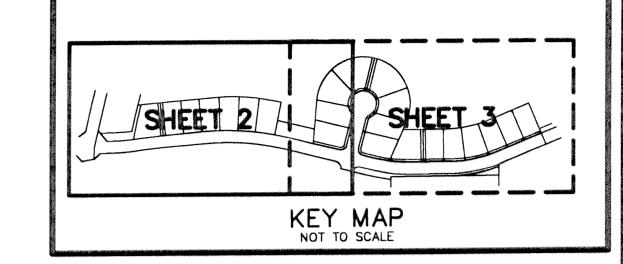
OAKS AT BOCA RATON PLATTWO

A PLANNED UNIT DEVELOPMENT BEING A PART OF RAINBOW PUD BEING A REPLAT OF A PORTION OF TRACT C, "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991 JUNE - 2002



NOTES COORDINATES, BEARINGS AND DISTANCES

DATUM - NAD 83 1990 ADJUSTMENT ZONE = FLORIDA EAST LINEAR UNIT = US SURVEY FEET COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND SCALE FACTOR = 1.00002099GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

TITLE CERTIFICATION:

I, CARL E. SIEGEL, 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 THE OAKS

ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY

REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH

BY:/Devy

ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2). F.S., THIS

THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND

KNOWLEDGE AND BELIEF: THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S)

POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL

HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL

BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY

BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND,

CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF

FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF

SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY

~~~

CARL E. SIEGEL

ATTORNEY AT LAW

GEORGE T. WEBB, P.E.

COUNTY ENGINEER

DAVID P. LINDLEY

STATE OF FLORIDA

LB #3591

REG. LAND SURVEYOR #5005

LICENSED IN FLORIDA

\_\_\_\_ 200 AND HAS BEEN

AT BOCA RATON VENTURE, L.P., 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

STATE OF FLORIDA)

BY THIS PLAT.

COUNTY OF PALM BEACH)

DATED: 3/27/03

**COUNTY ENGINEER:** 

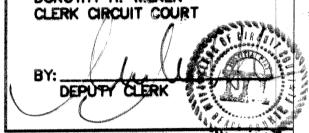
SURVEYOR'S CERTIFICATE:

PALM BEACH COUNTY, FLORIDA.

COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

COORDINATES SHOWN ARE GRID

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 11:05 A . M. THIS 29 DAY OF MAY A.D. 2003 AND DULY RECORDED IN PLAT BOOK 98 ON PAGES 196 AND 190 DOROTHY H. WILKEN



#### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, WHOSE GENERAL PARTNER IS THE OAKS AT BOCA RATON DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS "OAKS AT BOCA RATON PLAT TWO", A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF TRACT C. "OAKS AT BOCA RATON PLAT ONE", AS RECORDED IN PLAT BOOK 95, PAGES 16 THROUGH 22 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHERLY NORTHEAST CORNER OF SAID TRACT C; THENCE S22'42'06"E ALONG THE EAST LINE THEREOF, A DISTANCE OF 185.00 FEET; THENCE S67"7"54"W, A DISTANCE OF 202.01 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 525.00 FEET AND A CENTRAL ANGLE OF 00'49'03"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 7.49 FEET; THENCE S00"25'59"E, A DISTANCE OF 10.73 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N21"27"51"W, A RADIAL DISTANCE OF 535.00 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 21"01'02", A DISTANCE OF 196.25 FEET; THENCE S89"33"11"W, A DISTANCE OF 192.03 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 535.00 FEET AND A CENTRAL ANGLE OF 1474'40"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 133.01 FEET; THENCE N76"12'09"W, A DISTANCE OF 56.36 FEET; THENCE S58"47"51"W, A DISTANCE OF 27.07 FEET; THENCE N76"12'09"W, A DISTANCE OF 70.00 FEET; THENCE N31"12'09"W, A DISTANCE OF 27.07 FEET; THENCE N76"12"09"W, A DISTANCE OF 219.78 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 970.00 FEET AND A CENTRAL ANGLE OF 19'03'36"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 322.68 FEET; THENCE S84'44'15"W, A DISTANCE OF 175.73 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 965.00 FEET AND A CENTRAL ANGLE OF 0403'08"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 68.25 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 1,035.00 FEET AND A CENTRAL ANGLE OF 10"21"08"; THENCE WESTERLY ALONG THE ARC, A DISTANCE OF 187.00 FEET; THENCE S46"01'28"W, A DISTANCE OF 16.55 FEET; THENCE S80°04'36"W, A DISTANCE OF 17.86 FEET; THENCE NOO'46'49"E, A DISTANCE OF 49.10 FEET; THENCE N12'40'41"E, A DISTANCE OF 72.60 FEET; THENCE S38'26'21"E, A DISTANCE OF 13.05 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT. OF WHICH THE RADIUS POINT LIES NO1"26'00"E. A RADIAL DISTANCE OF 940.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 06'41'47", A DISTANCE OF 109.86 FEET; THENCE N84'44'15"E, A DISTANCE OF 20.58 FEET; THENCE N12'40'41"E, A DISTANCE OF 65.10 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 2.339.00 FEET AND A CENTRAL ANGLE OF 01°06'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 45.41 FEET; THENCE N84\*44'15"E, A DISTANCE OF 325.43 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 750.00 FEET AND A CENTRAL ANGLE OF 15'51'05"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 207.49 FEET; THENCE S79'24'40"E, A DISTANCE OF 60.64 FEET; THENCE S10'59'45"W, A DISTANCE OF 136.57 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S10'59'45"W. A RADIAL DISTANCE OF 1,030.00 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 02'48'06", A DISTANCE OF 50.37 FEET; THENCE S76"12"09"E, A DISTANCE OF 112.93 FEET; THENCE NO4"30"01"E, A DISTANCE OF 180.06 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 192.62 FEET AND A CENTRAL ANGLE OF 198'35'49"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 667.66 FEET; THENCE S23'05'50"W, A DISTANCE OF 35.18 FEET; THENCE N89'33'11"E, A DISTANCE OF 170.63 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 22"15"18"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 194.21 FEET; THENCE N67"7"54"E, A DISTANCE OF 170.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 412,542 SQUARE FEET OR 9.471 ACRES, MORE OR LESS.

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

#### 1. PRIVATE STREET

TRACT R AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 2. OPEN SPACE TRACT

TRACT L AS SHOWN HEREON IS HEREBY RESERVED FOR THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

# 3. TRACTS A AND B

TRACTS A AND B AS SHOWN HEREON ARE HEREBY RESERVED FOR THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 4. DRAINAGE EASEMENTS

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 THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

# DEDICATION AND RESERVATIONS CONTINUED:

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, THE OAKS AT BOCA RATON DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, THIS \_\_\_\_\_ DAY OF <u>twan</u>

THE OAKS AT BOCA RATON VENTURE, L.P. A FLORIDA LIMITED PARTNERSHIP BY: THE OAKS AT BOCA RATON DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY, GENERAL PARTNER PRINT PARTY E NAME/Richard FinkelsTein

### ACKNOWLEDGMENT:

WITNESS: \_\_\_

STATE OF FLORIDA) COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PULLED CONTINUE OF HAS AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF THE OAKS AT BOCA RATON DEVELOPMENT, LLC, THE GENERAL PARTNER OF THE OAKS AT BOCA RATON VENTURE, L.P., A FLORIDA LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THATCHE/SHE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS . MY COMMISSION EXPIRES: 9-23-06 E OBRIEL COMMISSION NUMBER: 700 (44221

# ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA) COUNTY OF PALM BEACH)

THE OAKS AT BOCA RATON PROPERTY OWNERS' 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 27 DAY OF FCBRUARY 2003 . 2008.

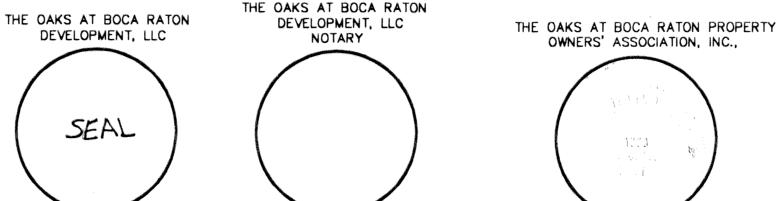
THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT em 1. Day MINESS: Name & Prince PRESIDENT

#### ACKNOWLEDGMENT:

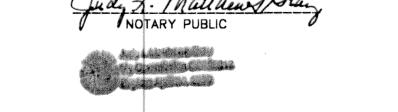
STATE OF FLORIDA) COUNTY OF PALM BEACE

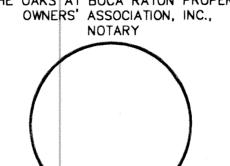
DEAN J. BORG BEFORE ME PERSONALLY APPEARED NAMEY WALSH, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE OAKS AT BOCA RATON PROPERTY OWNERS' ASSOCIATION, INC. . AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 \_\_\_\_\_\_ DAY OF \_\_\_\_\_\_ 2002 MY COMMISSION EXPIRES: 4123103 NANCY E. O'BRIEN Notary Public - State of Florida My Commission Expres Sep 23, 2008 Commission # DD 144221 onded Dy National Notary Assn



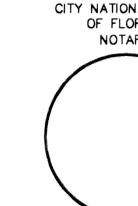
Notary Public - Etats of Florida My Commission Explos Sep 21, 2008 Commission 9 DD 144221

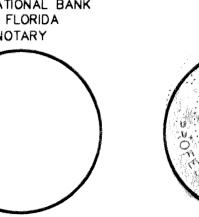


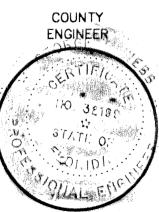














#### TABULAR DATA 9.471 ACRES TOTAL AREA THIS PLAT AREA OF PRIVATE ROAD TRACT R 2.644 ACRES 0.378 ACRES AREA OF TRACTS A AND B 0.131 ACRES AREA OF TRACT L 6.318 ACRES AREA OF RESIDENTIAL JSE SINGLE FAMILY NUMBER OF UNITS - 22 2.32 D.U./AC. PETITION NO. PDD 97-104B

# MORTGAGEES CONSENT

STATE OF FLORIDA) COUNTY OF PALM BEACH

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 RECORDS BOOK 12585 AT PAGE 685 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON. IN WITNESS WHEREOF THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20 + H DAY OF MARCH 2003, 2000.

> CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA

> > NAME J. Scott McClangthen VICE PRESIDENT

MARCH

Natthews Sin

PRINT NAME M. EJAINE BROWN : NO

STATE OF FLORIDA)

MY COMMISSION EXPIRES:

4.24.2003 Commission No: C 820212

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING PRODUCED \_X/A\_\_ INSTRUMENT AS VICE PRESIDENT OF CITY NATIONAL BANK OF FLORIDA, A BANKING CORPORATION AUTHORIZED TO DO BUSINESS IN FLORIDA, 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

THE OAKS AT BOCA RATON PROPERTY

CITY NATIONAL BANK OF FLORIDA NOTARY

SURVEYOR

# ACKNOWLEDGMENT:

COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED J. SCOTT ME CLEWIS MINHO IS PERSONALLY KNOWN TO ME OR HAS

200

2003