

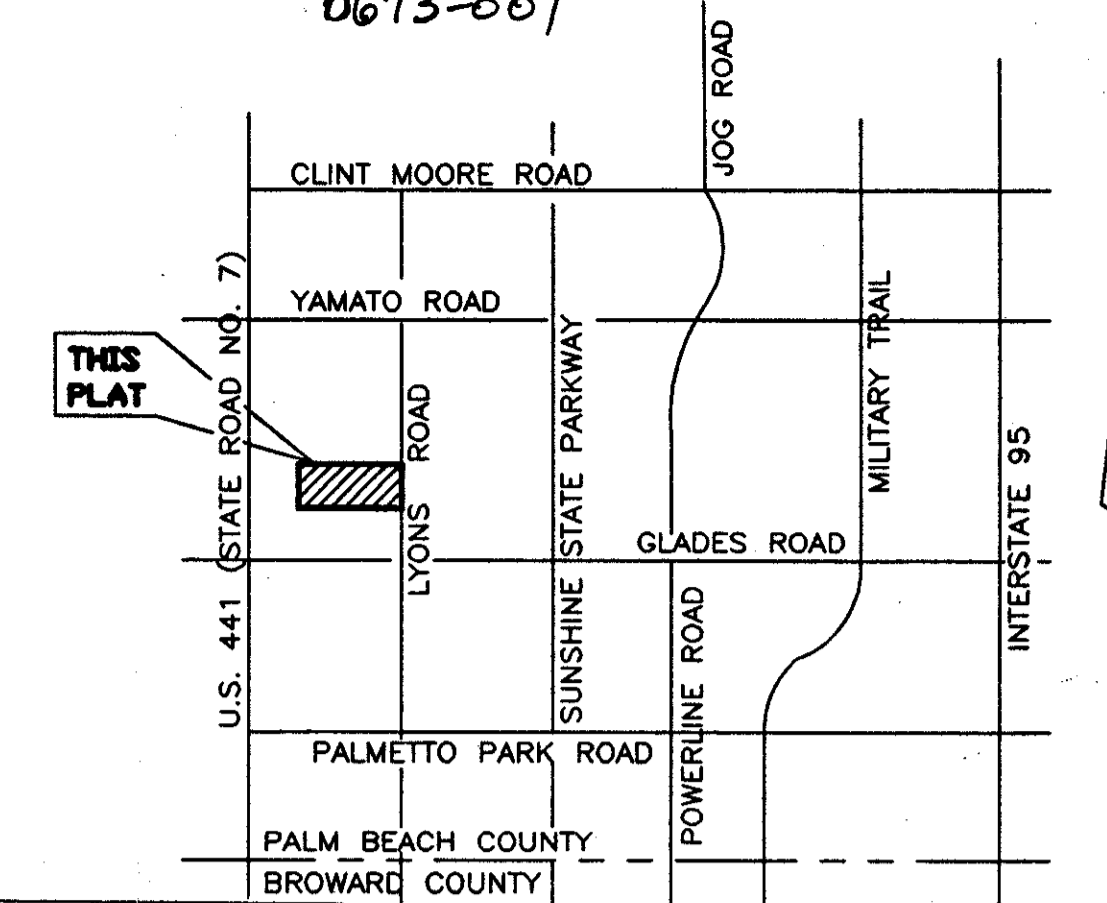
# SAVANNAH'S PLACE

(PROMENADE AT BOCA RATON, P.U.D.)  
A REPLAT OF A PORTION OF TRACTS 65, 66, 67, 68 AND 69, BLOCK 77,  
PALM BEACH FARMS CO. PLAT NO. 3, (PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE)  
SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST,  
PALM BEACH COUNTY, FLORIDA

NOVEMBER, 1996  
SHEET 1 OF 2 SHEETS

0673-001

# 148



COUNTY OF PALM BEACH }  
STATE OF FLORIDA } ss  
This Plat was filed for record at 11:40 a.m.  
this 28 day of May 1997  
and duly recorded in Plat Book No. 79  
on page 148-149  
DOROTHY HAWKINS, Clerk of Circuit Court  
by *[Signature]* D.O.

### DESCRIPTION, DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT ZOM BOCA RATON, LTD., A FLORIDA LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS SAVANNAH'S PLACE, (PROMENADE AT BOCA RATON, P.U.D.) A REPLAT OF A PORTION OF TRACTS 65, 66, 67, 68 AND 69, BLOCK 77, PALM BEACH FARMS CO. PLAT NO. 3, (PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE), BEING IN SECTION 18, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS 65, 66, 67, 68 AND 69, BLOCK 77, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT 65, BLOCK 77, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, AT PAGES 45 THROUGH 54 INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND RUN ON AN ASSUMED BEARING OF S89°59'38"W ALONG THE SOUTH LINES OF SAID TRACTS 65, 66, 67, 68 AND 69 FOR A DISTANCE OF 1650.44 FEET; THENCE N00°00'22"W ALONG THE WEST LINE OF SAID TRACT 69 FOR A DISTANCE OF 620.58 FEET; THENCE N89°59'38"E ALONG A LINE PARALLEL WITH AND 39.60 FEET SOUTH OF AS MEASURED AT RIGHT ANGLES TO THE NORTH LINES OF SAID TRACTS 69, 68, 67, 66 AND 65 FOR A DISTANCE OF 1650.44 FEET; THENCE S00°00'22"W ALONG THE EAST LINE OF TRACT 65 FOR A DISTANCE OF 620.58 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE WITHIN PALM BEACH COUNTY, FLORIDA.

CONTAINING 23.51 ACRES, MORE OR LESS.

- TRACT "A", AS SHOWN HEREON IS RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - TRACT "B", TRACT "C" AND TRACT "D" AS SHOWN HEREON ARE RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - TRACT "E" (CIVIC TRACT-PRIVATE), AS SHOWN HEREON IS RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - TRACT "F" AS SHOWN HEREON IS RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - TRACT "G", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
  - LAKE TRACT "A" AND LAKE TRACT "B" ARE RESERVED FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO LITTORAL ZONE RESTRICTIVE COVENANT RECORDED IN O.R.B. 9645 PAGES 1101-1114.
  - THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND/OR 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, LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS 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 BUS STOP AREA EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY AS A PUBLIC TRANSIT WAITING AREA FOR PROSPECTIVE PASSENGERS OF PUBLIC TRANSPORTATION INTENDING TO EMBARK OR DISEMBARK PUBLIC TRANSPORTATION VEHICLES. ONLY THE FEE SIMPLE OWNER SHALL HAVE THE RIGHT TO CONSTRUCT STRUCTURES AND/OR IMPROVEMENTS WITHIN SAID AREA AND SHALL HAVE THE MAINTENANCE OBLIGATION THEREOF WITHOUT RECOURSE TO PALM BEACH COUNTY.

### ACKNOWLEDGEMENT - DEDICATION

IN WITNESS WHEREOF ZOM DEVELOPMENT, INC., A FLORIDA CORPORATION THE GENERAL PARTNER OF ZOM BOCA RATON, LTD., A FLORIDA LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, ERIC KOVAR AND ITS COPORATE SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 7th DAY OF JANUARY, 1997.

ZOM DEVELOPMENT, INC., A FLORIDA CORPORATION  
THE GENERAL PARTNER OF  
ZOM BOCA RATON, LTD., A FLORIDA LIMITED PARTNERSHIP

BY: *[Signature]*  
ERIC KOVAR  
VICE PRESIDENT

WITNESS: *[Signature]*  
SCOTT BRION

WITNESS: *[Signature]*  
ELLEN L. GLISSON

### ACKNOWLEDGEMENT - NOTARY

STATE OF FLORIDA }  
COUNTY OF ORANGE } SS

BEFORE ME PERSONALLY APPEARED ERIC KOVAR, WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ZOM DEVELOPMENT, INC. A FLORIDA CORPORATION, THE GENERAL PARTNER OF ZOM BOCA RATON, LTD., A FLORIDA LIMITED PARTNERSHIP AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 7th DAY OF JANUARY, 1997.  
MY COMMISSION EXPIRES 2-25-2000

*[Signature]*  
NOTARY PUBLIC

### TITLE CERTIFICATION

STATE OF FLORIDA }  
COUNTY OF ORANGE } SS

I, LEE STUART SMITH, 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 ZOM BOCA RATON, LTD.; 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 ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3/27/97

*[Signature]*  
LEE STUART SMITH, Partner  
ATTORNEY AT LAW LICENSED IN FLORIDA

### MORTGAGE HOLDER

STATE OF FLORIDA }  
COUNTY OF ORANGE } SS

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 1600 AT PAGE(S) 171 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27th DAY OF March, 1997.

BARNETT BANK, N.A.

BY: *[Signature]*  
BRADLEY J. CARPENTER, VICE PRESIDENT

WITNESS: *[Signature]*  
DEBRA J. GIBBY

WITNESS: *[Signature]*  
DONNA M. LARGE

### MORTGAGE HOLDER - NOTARY

STATE OF FLORIDA }  
COUNTY OF ORANGE } SS

BEFORE ME PERSONALLY APPEARED BRADLEY J. CARPENTER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BARNETT BANK, N.A., AND SEVERALLY ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS 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 27th DAY OF MARCH, 1997.  
MY COMMISSION EXPIRES: 9/18/98

*[Signature]*  
NOTARY PUBLIC

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.071 (2), FLORIDA STATUTES, THIS 27 DAY OF MARCH, 1997.

BY: *[Signature]*  
GEORGE T. WEBB, P.E., COUNTY ENGINEER

### SURVEYOR'S CERTIFICATE

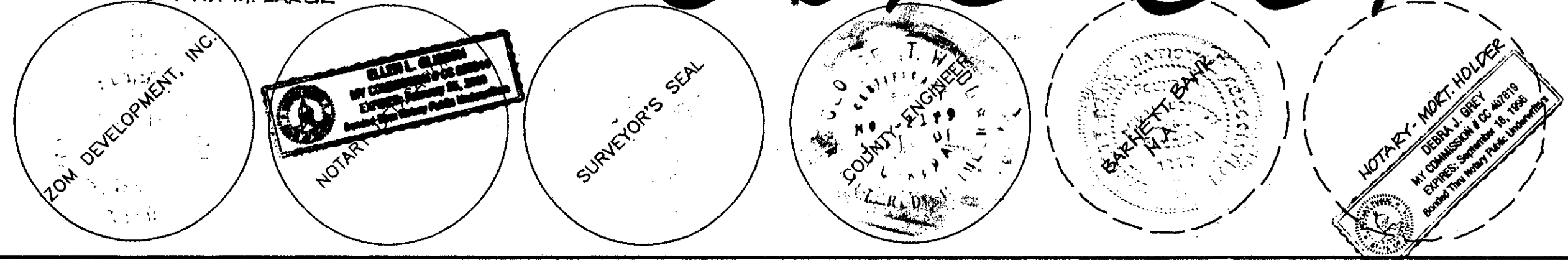
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER THAT THE DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

HELLER-WEAVER AND CATO, INC.  
BY: *[Signature]*  
JOHN D. WEAVER  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA STATE REG. NO. 3550

DATED THIS 16th DAY OF DECEMBER, 1996.  
FIELD BOOK 96-7 PAGES 62-64.

PET. 95-88  
5/3/3/M

BOOK 79  
PAGE 148  
FLOOD ZONE B  
FLOOD MAP #2310  
ZONING  
QUAD # 53  
SE 1/4  
ZIP CODE 33434  
ROAD NAME PROMENADE AT BOCA RATON



# 0673-001

plat prepared by:  
**Heller-Weaver and Cato, Inc.**  
engineers ... surveyors ... planners  
310 s.e. 1st street, suite 4  
delray beach, florida 33483



THIS INSTRUMENT WAS PREPARED BY:  
JOHN D. WEAVER IN THE OFFICES OF  
HELLER-WEAVER AND CATO, INC.  
310 S.E. 1st STREET, SUITE 4,  
DELRAY BEACH, FL 33483  
(407) 243-8700

# 79/148