JUN-17-1997 2:25pm 97-213837

PARKVIEW ESTATES AT BOCA

A REPLAT OF TRACTS 93, 94, 95, 96 AND 97, BLOCK 78 AND A REPLAT OF A PORTION OF TRACTS 103 AND 104, BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45 — 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST

PALM BEACH COUNTY, FLORIDA

CONSULTING ENGINEERS AND LAND SURVEYORS

SHEET I OF 5

BOCA RATON, FLORIDA

JOHN A. GRANT, JR., INC.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT CENTERLINE/RBG XXXV, L.P., AN ILLINOIS LIMITED PARTNERSHIP, LICENSED TO DO BUSINESS IN FLORIDA. OWNER OF THE LAND SHOWN HEREON, BEING IN A REPLAT OF TRACTS 93,94,95,96 AND 97, BLOCK 78 AND A REPLAT OF A PORTION OF TRACTS 103 AND 104. BLOCK 78 OF PALM BEACH FARMS COMPANY PLAT NO. 3 AS RECORDED IN PLAT BOOK 2, PAGES 45-54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PARKVIEW ESTATES AT BOCA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACTS 93, 94, 95, 96, 97, 103 AND 104, BLOCK 78, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, INCLUSIVE, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPTING THEREFROM THE SOUTH 140 FEET OF TRACTS 103 AND 104.

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

1. STREET:

TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, 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 REACH COUNTY.

2. WATER MANAGEMENT TRACTS:

TRACTS C, G AND K, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT. ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH

3. OPEN SPACE TRACTS:

TRACTS B, F AND J, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION MOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND LANDSCAPE BUFFER AS NOTED, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. PRESERVATION AREAS:

TRACTS D AND H, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PRESERVATION PURPOSES FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACTS WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

5. RECREATION AREA:

TRACT E, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE PARKVIEW ESTATES AT BOCA 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 PALM BEACH COUNTY.

6. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS:

- A. 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 PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- B. THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES AND LITTORAL AREAS LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. UTILITY EASEMENTS:

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.

8. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

LANDSCAPE BUFFERS:

THE LANCISCAPE BUFFERS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. LITTORAL ZONE EASEMENTS:

PORTIONS OF TRACTS C, G AND K AS SHOWN HEREON ARE HEREBY RESERVED FOR LITTORAL ZONE AND WATER MANAGEMENT PURPOSES FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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, DESTROY, CUT OR TRIM ANY PLANTS WITHIN SAID TRACT WITHOUT THE PRIOR WRITTEN CONSENT OF THE PALM BEACH COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES MANAGEMENT.

11. LANDSCAPE EASEMENTS:

THE LANDSCAPE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PARKVIEW ESTATES AT BOCA HOMEOWNERS' ASSOCIATION. INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

INDEX OF SHEETS

AND CERTIFICATES DETAIL SHEET

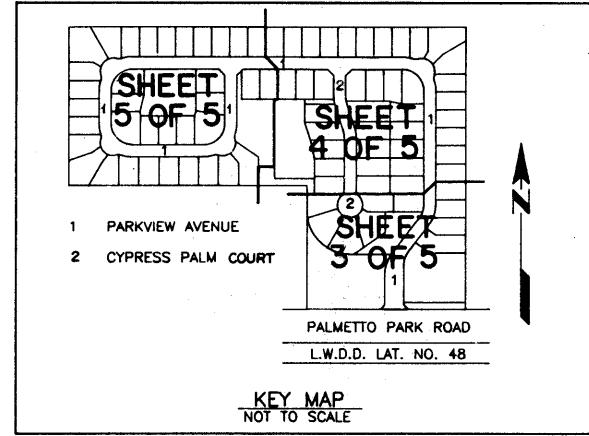
SHEET NO. 1 & 2 TITLE SHEET

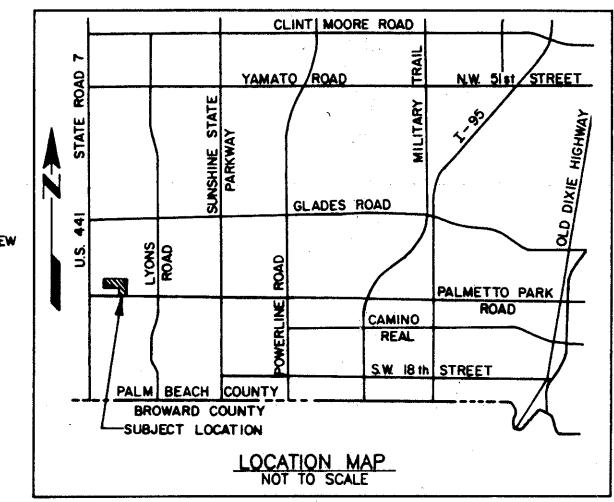
THIS INSTRUMENT WAS PREPARED BY : FREDERICK M. LEHMAN JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS 3333 NORTH FEDERAL HIGHWAY BOCA RATON, FLORIDA 33431 PHONE NUMBER: (407) 395-3333

THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

CTA	TISTI	CAL	DATA
SIA	11211	UAL	DATA

TOTAL AREA THIS PLAT	32.881 AC.			
TOTAL AREA OF LOTS	20.519 AC.			
AREA OF PRIVATE ROAD RIGHT-OF-WAY (TRACT A)	5.153 AC.			
AREA OF OPEN SPACE (TRACTS B, F AND J)	0.499 AC.			
AREA OF WATER MANAGEMENT TRACTS (TRACTS C, G AND K)	3.350 AC.			
RECREATION AREA (TRACT E)	0.524 AC.			
PRESERVATION AREA (TRACTS D AND H)	2.836 AC.			
TOTAL NUMBER UNITS PROPOSED	84 UNITS			
DENSITY PROPOSED 2.5	5 UNITS/AC.			
LAND USE : SINGLE FAMILY				
FUTURE LAND USE : R-5				
ZONING PETITION NO. : 95-104 ZON	NG RS			





DEDICATION (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY CENTERLINE/DOJR ASSOCIATES. A FLORIDA GENERAL PARTNERSHIP, ITS GENERAL PARTNER, BY CENTERLINE HOMES AT BOCA, INC., A FLORIDA CORPORATION, ITS GENERAL PARTNER, BY ITS PRESIDENT THIS 21 DAY OF MARCH ... 1997.

> CENTERLINE/RBG XXXV, L.P., AN ILLINOIS LIMITED PARTNERSHIP CENTERLINE/DOJR ASSOCIATES. A FLORIDA GENERAL PARTNERSHIP.

CENTERLINE HOMES AT BOCA, INC. A FLORIDA CORPORATION, ITS GENERAL PARTNER

ACKNOWLEDGEMENT

STATE OF FLORIDA BEFORE ME PERSONALLY APPEARED LEWIS MOSCOVITCH, WHO IS PERSONALLY KNOWN TO ME, AND COUNTY OF PALM BEACH) WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT, OF THE ABOVE NAMED CENTERLINE HOMES AT BOCA, INC., A FLORIDA CORPORATION, GENERAL PARTNER TO CENTERLINE/DOJR ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP. GENERAL PARTNER TO CENTERLINE/RBG XXXV. L.P., AN ILLINOIS LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH GENERAL PARTNER OF SAID LIMITED PARTNERSHIP, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID LIMITED PARTNERSHIP.

..... int 09/30/00

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS /L DAY OF . JUNE , 1997.

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