

00006.050

RAVELLA TOWNHOMES

A PORTION SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST,
LYING IN THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
MAY - 2005

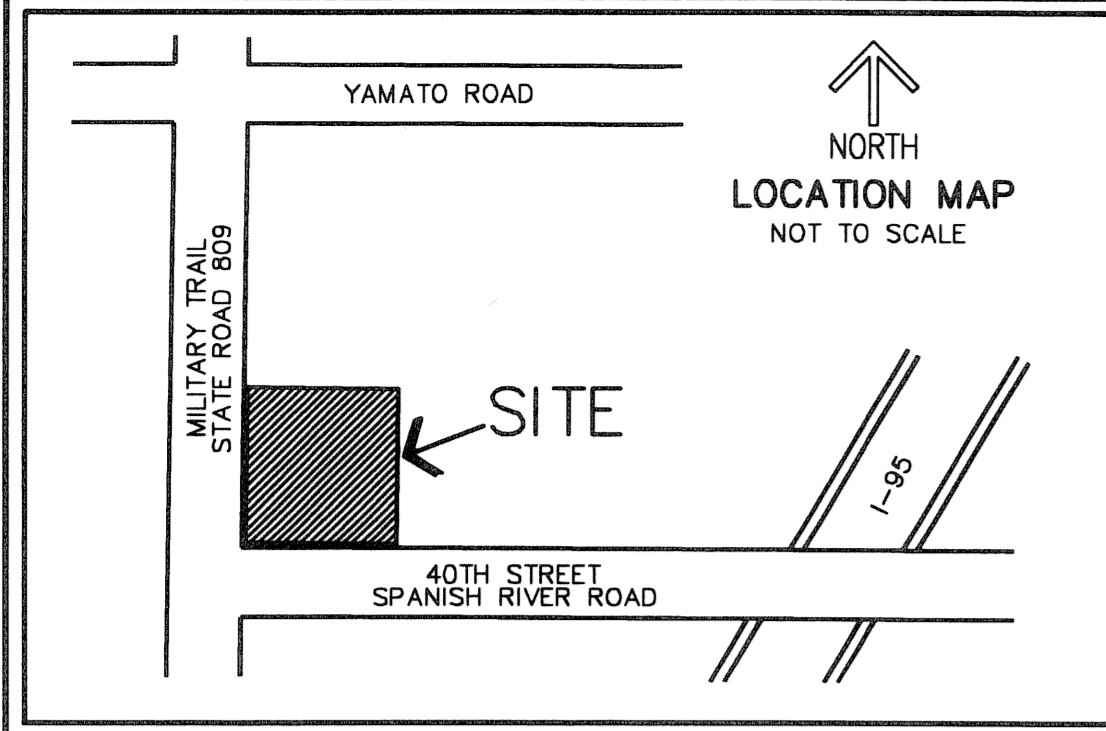
"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY.

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:00 A.M.
THIS 11th DAY OF May
A.D. 2006 AND DULY RECORDED
IN PLAT BOOK 1038 ON
PAGES 448 AND 449

SHARON R. BOCK
CLERK AND COMPTROLLER

BY: Sharon R. Bock
DEPUTY CLERK

SHEET 1 OF 2



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT APK HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS RAVELLA TOWNHOMES, BEING A PORTION OF THE NORTHWEST QUARTER (1/4) OF SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 12; THENCE S89°54'07"E ALONG THE NORTH LINE THEREOF, A DISTANCE OF 70.02 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 809 (MILITARY TRAIL), AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 93590-2601; THENCE S01°18'34"E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 2049.48 FEET TO THE POINT OF BEGINNING; THENCE N88°41'26"E, A DISTANCE OF 500.00 FEET; THENCE S01°18'34"E, A DISTANCE OF 524.15 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF 17TH STREET, AS RECORDED IN ROAD PLAT BOOK 4, PAGES 77 THROUGH 79 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N89°53'34"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 451.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 88°35'00"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 77.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD 809 (MILITARY TRAIL); THENCE N01°18'34"W ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 463.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 258,476 SQUARE FEET OR 5.934 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. 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.

2. RECREATION TRACT

TRACT F AS SHOWN HEREON IS HEREBY DEDICATED TO THE RAVELLA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

3. RESIDENTIAL ACCESS STREET

TRACT R AS SHOWN HEREON IS RESERVED FOR THE RAVELLA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET AND UTILITY 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 THE CITY OF BOCA RATON.

4. OPEN SPACE TRACTS

TRACTS L THROUGH L7 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE RAVELLA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

5. LIMITED ACCESS EASEMENTS/SAFE SIGHT TRIANGLE EASEMENT: THE SAFE SIGHT DISTANCE TRIANGLE EASEMENT AND THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS, AND TRAFFIC SAFE SIGHT DISTANCE TRIANGLE CONTROL.

6. TRACT Z

TRACT Z, AS SHOWN HEREON IS HEREBY DEDICATED TO THE RAVELLA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

7. BUS RIDER SHELTER EASEMENT

THE BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE RAVELLA HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF A BUS RIDER SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

8. WALL AND FENCE EASEMENTS

THE WALL AND FENCE EASEMENTS (WFE) AS SHOWN HEREON ARE HEREBY DEDICATED TO THE RAVELLA HOMEOWNERS ASSOCIATION, INC., FOR THE PURPOSE OF VERTICAL RETAINING WALLS AND PRESERVE FENCING, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, INC. ITS SUCCESSORS OR ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

9. DRAINAGE EASEMENTS

DRAINAGE EASEMENTS ARE HEREBY DEDICATED TO THE RAVELLA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, OVER LOTS 1 THROUGH 45, FOR THE INSTALLATION AND MAINTENANCE OF DRAINAGE SYSTEMS.

IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 5TH DAY OF June, 2006.

APK HOMES, LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: Kolter Real Estate Group, LLC
A DELAWARE LIMITED LIABILITY COMPANY
IT'S MANAGING MEMBER

BY: H. Erbstein
HOWARD ERBSTEIN
VICE PRESIDENT

WITNESS:
PRINT Scott Morton
WITNESS: Angie Stule
PRINT Doug Bunk

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

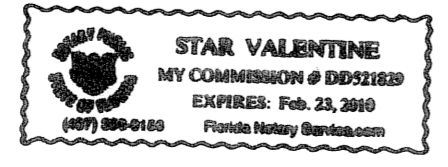
BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS (PERSONALLY KNOWN TO ME,) OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF KOLTER REAL ESTATE GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, MANAGING MEMBER OF APK HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 5th DAY OF June, 2006.

MY COMMISSION EXPIRES: 2/23/10

COMMISSION NUMBER:

Star Valentine
NOTARY PUBLIC
Star Valentine
PRINT NAME



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 19185, AT PAGE 121B 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 5th DAY OF May, 2006.

WITNESS: Colleen Robinson
NAME Colleen Robinson
BY: Joseph C. Erwin
NAME Joseph C. Erwin
VICE PRESIDENT

WITNESS: Dustin Hall
NAME Dustin Hall

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Joseph C. Erwin WHO IS (PERSONALLY KNOWN TO ME,) OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF AMSOUTH BANK AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE 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 26th DAY OF May, 2006.

MY COMMISSION EXPIRES: September 2, 2007
Kendra L. Amsterdam
NOTARY PUBLIC



CITY APPROVALS:

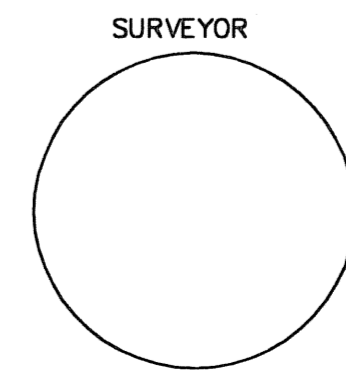
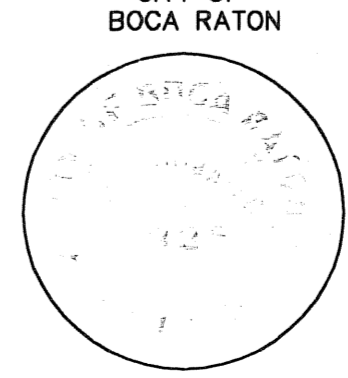
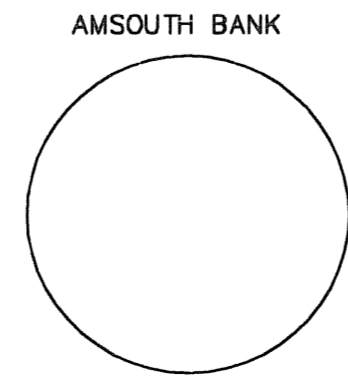
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF BOCA RATON, FLORIDA, IN AND BY RESOLUTION DULY ADOPTED BY SAID CITY COUNCIL, ON THIS 25th DAY OF July, 2006. THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: Steven L. Abrams
STEVEN L. ABRAMS, MAYOR

BY: Jorge A. Camejo
JORGE A. CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES

BY: Sharma Carannante
SHARMA CARANNANTE, CITY CLERK

BY: Maurice C. Morel
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER



ACCEPTANCE OF DEDICATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAGE OF RAVELLA HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5th DAY OF June, 2006.

WITNESS: Scott Morton
WITNESS: Angie Stule
WITNESS: Doug Bunk

BY: H. Erbstein
HOWARD ERBSTEIN, VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS (PERSONALLY KNOWN TO ME,) OR HAVE PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE RAVELLA HOMEOWNERS ASSOCIATION, 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 5th DAY OF June, 2006.

MY COMMISSION EXPIRES: 2/23/10



Star Valentine
NOTARY PUBLIC

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I, Patricia K. Fletcher, 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 APK HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

DATE: June 1, 2006

Patricia K. Fletcher
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 THE CITY OF BOCA RATON.

DATE: 6/1/06

David P. Lindley
DAVID P. LINDLEY, P.L.S.
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

TABULAR DATA
ZONING: R3(MULTI-FAMILY RESIDENTIAL)
LAND USE DESIGNATION: RM (RESIDENTIAL MEDIUM)
SITE - 258,476 SQUARE FEET/5.934 ACRES
RESIDENTIAL - 123,102 SQUARE FEET/2.826 ACRES
TRACT R (ROADWAY) - 67,908 SQUARE FEET/1.559 ACRES
TRACT Z (PRESERVE - 32,670 SQUARE FEET/0.750 ACRES
TRACT L-L7 (OPEN SPACE) - 28,450 SQUARE FEET/0.653 ACRES
TRACT F (RECREATION) - 6,344 SQUARE FEET/0.146 ACRES

TABULAR DATA	SQUARE FEET	ACRES
LOT 1	3,408	0.078
LOT 2	2,551	0.059
LOT 3	3,316	0.076
LOT 4	3,355	0.077
LOT 5	2,529	0.058
LOT 6	2,460	0.056
LOT 7	3,051	0.070
LOT 8	3,671	0.084
LOT 9	2,556	0.059
LOT 10	2,550	0.059
LOT 11	2,750	0.063
LOT 12	2,893	0.066
LOT 13	3,829	0.088
LOT 14	4,324	0.099
LOT 15	2,607	0.060
LOT 16	2,584	0.059
LOT 17	2,562	0.059
LOT 18	2,989	0.069
LOT 19	2,948	0.068
LOT 20	2,479	0.057
LOT 21	2,457	0.056
LOT 22	2,434	0.056
LOT 23	3,249	0.075
LOT 24	3,152	0.072
LOT 25	2,310	0.053
LOT 26	2,310	0.053
LOT 27	2,310	0.053
LOT 28	2,450	0.056
LOT 29	2,682	0.062
LOT 30	2,682	0.062
LOT 31	2,310	0.053
LOT 32	2,310	0.053
LOT 33	2,878	0.066
LOT 34	2,671	0.061
LOT 35	2,160	0.050
LOT 36	2,160	0.050
LOT 37	2,160	0.050
LOT 38	2,718	0.062
LOT 39	3,554	0.082
LOT 40	3,052	0.070
LOT 41	2,672	0.061
LOT 42	2,160	0.050
LOT 43	2,160	0.050
LOT 44	2,160	0.050
LOT 45	2,671	0.061
TRACT L	22,227	0.510
TRACT L1	1,272	0.029
TRACT L2	628	0.014
TRACT L3	660	0.015
TRACT L4	530	0.012
TRACT L5	1,231	0.028
TRACT L6	952	0.022
TRACT L7	950	0.022
TRACT F	6,344	0.146
TRACT R	67,908	1.559
TRACT Z	32,670	0.750
TOTAL AREA THIS PLAT	258,476	5.934