

# SPANISH RIVER TOWNHOMES

BEING A REPLAT OF RAVELLA TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

**SHEET INDEX**  
1 - COVER SHEET  
2 - MAP SHEET  
3 - UTILITY EASEMENT GEOMETRY

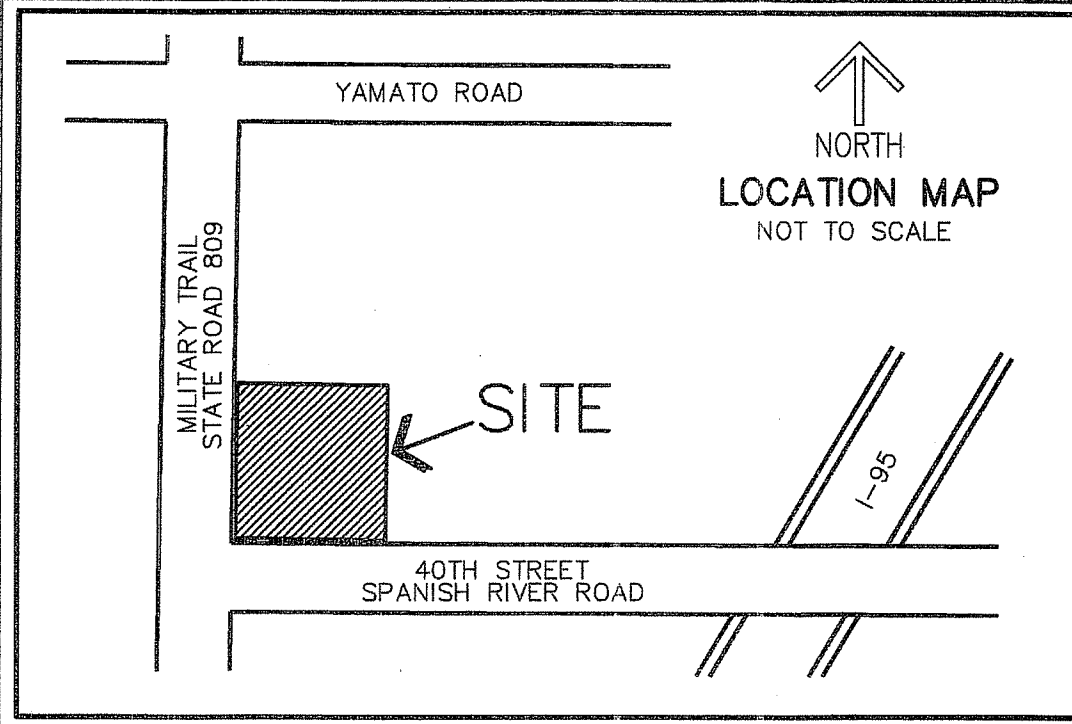
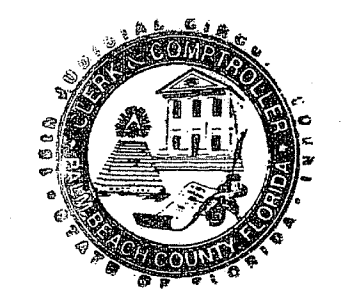
**TABULAR DATA**  
ZONING: R-3-C (MULTI-FAMILY RESIDENTIAL)  
LAND USE DESIGNATION: RH (RESIDENTIAL HIGH)

TABULAR DATA	SQUARE FEET	ACRES
TRACT L1	21,030	0.482
TRACT L2	891	0.021
TRACT L3	360	0.008
TRACT L4	358	0.008
TRACT L5	23,453	0.539
TRACT L6	1,848	0.042
TRACT L7	455	0.010
TRACT L8	466	0.011
TRACT L9	388	0.009
TRACT F	10,585	0.243
TRACT R	57,697	1.325
RESIDENTIAL LOTS	140,945	3.236
TOTAL AREA THIS PLAT	258,476	5.934

ZONING: R-3-C LAND USE DESIGNATION: RH

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:54 AM  
THIS 13 DAY OF November  
A.D. 2015 AND DULY RECORDED  
IN PLAT BOOK 108 ON  
PAGES 180 AND 182.

SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: [Signature]  
DEPUTY CLERK



THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB 3591  
AUGUST - 2015

"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.

**REQUIRED PERIMETER BUILDING SETBACKS**

PROPERTY LINE	R-3-C REQUIRED	PROPOSED
BUILDING HEIGHT	50' MAX	35' MAX
NORTH - PRESERVE	*20'	30'
SOUTH - SPANISH RIVER BLVD. R.O.W.	*30'	30'
EAST - PRESERVE	*20'	30'
WEST - MILITARY TRAIL R.O.W.	*30'	30'

\*SETBACK BASED ON 35' BUILDING HEIGHT

**ACCEPTANCE OF DEDICATIONS:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

THE SPANISH RIVER TOWNHOMES 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 9 DAY OF September, 2015.

WITNESS: [Signature] BY: [Signature]  
JIM BOYCE, VICE PRESIDENT

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED JIM BOYCE, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE SPANISH RIVER TOWNHOMES 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 9th DAY OF September, 2015.

MY COMMISSION EXPIRES: 3/23/16  
COMMISSION NO. EC178318  
NOTARY PUBLIC  
Nicole E. Angelakos  
PRINTED NAME: Nicole E. Angelakos

**MORTGAGEE'S CONSENT:**  
STATE OF Texas  
COUNTY OF Dallas

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 RECORD BOOK 27472, PAGE 497 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Vice President THIS 8 DAY OF September, 2015.

U.S. BANK NATIONAL ASSOCIATION,  
D/B/A HOUSING CAPITAL COMPANY  
BY: [Signature]  
NAME: Jamie Miller  
TITLE: Vice President

WITNESS: [Signature]  
PRINTED NAME: SAM A. MEADE  
WITNESS: [Signature]  
PRINTED NAME: Kim White

**ACKNOWLEDGMENT:**  
STATE OF Texas  
COUNTY OF Dallas

BEFORE ME PERSONALLY APPEARED Jamie Miller WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF U.S. BANK NATIONAL ASSOCIATION, D/B/A HOUSING CAPITAL COMPANY, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8th DAY OF September, 2015.

MY COMMISSION EXPIRES:  
COMMISSION NO.  
NOTARY PUBLIC  
Lauren Gonzales  
PRINTED NAME:

**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 SPANISH RIVER TOWNHOMES, BEING A REPLAT OF RAVELLA TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 47 SOUTH, RANGE 42 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

RAVELLA TOWNHOMES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 108, PAGES 48 AND 49 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA CONTAINING 258,476 SQUARE FEET OR 5.934 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

- 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 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. THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS IS RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL DRAINAGE FACILITIES ASSOCIATED WITH THIS PLAT INCLUDING THE CONTROL STRUCTURE. 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.
- RECREATION TRACT**  
TRACT F AS SHOWN HEREON IS HEREBY DEDICATED TO THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL AND OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- RESIDENTIAL ACCESS STREET**  
TRACT R AS SHOWN HEREON IS RESERVED FOR THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET AND UTILITY PURPOSES, UTILITIES, DRAINAGE, PEDESTRIAN AND VEHICULAR INGRESS/EGRESS PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- OPEN SPACE TRACTS**  
TRACTS L1 THROUGH L9 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES, UTILITIES, DRAINAGE, PEDESTRIAN AND VEHICULAR INGRESS/EGRESS PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

THE WEST 25 FEET OF TRACTS L1 AND L5 ARE SUBJECT TO A UTILITY EASEMENT IN PERPETUITY TO THE CITY OF BOCA RATON IN OFFICIAL RECORD BOOK 4119, PAGE 1384 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FOR THE INSTALLATION, CONSTRUCTION, RECONSTRUCTION, OPERATION, MAINTENANCE, AND REPAIR OF WATER MAINS OF THE CITY. THIS EASEMENT CREATES RESTRICTIONS ON WHAT IS ALLOWED TO BE PLANTED IN THIS 25 FOOT AREA OF TRACTS L1 AND L5.

- BUS RIDER SHELTER EASEMENT**  
THE BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOCA RATON, FLORIDA, FOR THE PURPOSE OF A BUS RIDER SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- SCHOOL BUS RIDER SHELTER EASEMENT**  
THE SCHOOL BUS RIDER SHELTER EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF A SCHOOL BUS RIDER SHELTER AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.
- RIGHT-OF-WAY EASEMENT**  
THE RIGHT-OF-WAY EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC, FOR THE NON-EXCLUSIVE PURPOSE OF RIGHT-OF-WAY USES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA.
- RESTRICTIVE LANDSCAPE EASEMENT**  
THE RESTRICTIVE LANDSCAPE EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF RESTRICTING THE LANDSCAPING OF THIS AREA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. NO TREES OR LANDSCAPING, OTHER THAN MATERIALS SPECIFIED IN NFPA 1144, SHALL BE PLANTED IN THIS RESTRICTIVE LANDSCAPE EASEMENT
- SIDEWALK EASEMENT**  
THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC, FOR THE NON-EXCLUSIVE PURPOSE OF A SIDEWALK, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE CITY OF BOCA RATON

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY BY AND WITH THE AUTHORITY OF ITS MANAGER, THIS 9 DAY OF September, 2015.

APK HOMES, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
BY: [Signature]  
A FLORIDA LIMITED LIABILITY COMPANY  
ITS MANAGER  
HOWARD ERBSTEIN  
MANAGER

**ACKNOWLEDGMENT:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HOWARD ERBSTEIN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS AUTHORIZED MANAGER OF THE KOLTER GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY, MANAGER OF APK HOMES, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 9th DAY OF September, 2015

MY COMMISSION EXPIRES: 3/23/16  
COMMISSION NUMBER: EE179319  
NOTARY PUBLIC  
Nicole E. Angelakos  
PRINT NAME: Nicole E. Angelakos

OWNER: [Signature]

OWNER NOTARY: [Signature]

SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC. [Signature]

SPANISH RIVER TOWNHOMES HOMEOWNERS ASSOCIATION, INC. NOTARY: [Signature]

MORTGAGEE: [Signature]

MORTGAGEE NOTARY: [Signature]

CITY OF BOCA RATON: [Signature]

SURVEYOR: [Signature]

**BUILDING LOT SETBACKS**  
(SETBACKS BASED ON A 35' BUILDING HEIGHT)

DESCRIPTION	R-3-C REQUIRED	R-3-C PUD PROPOSED
FRONT SETBACK		
FRONT STRUCTURE	30'	2'
FRONT BALCONY		3'
SIDE SETBACK		
SIDE STRUCTURE	20'	0'
SIDE BALCONY		0'
STREET SIDE SETBACK		
STREET STRUCTURE	20'	2'
STREET BALCONY		2'
REAR SETBACK		
REAR STRUCTURE	30'	8'
REAR BALCONY		3'

**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 27th DAY OF October, 2015. 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: [Signature]  
SUSAN HAYNIE, MAYOR  
BY: [Signature]  
GEORGE S. BROWN, DEPUTY CITY MANAGER  
BY: [Signature]  
SUSAN S. SAXTON, CITY CLERK  
BY: [Signature]  
MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

**TITLE CERTIFICATION:**  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)

I, H. WILLIAM PERRY, 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 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.

DATED: September 4, 2015  
H. WILLIAM PERRY  
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 THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET FOR THE REQUIRED IMPROVEMENTS WITHIN THE PLATTED LANDS; AND, FURTHER, THAT THE SURVEY COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOCA RATON, FLORIDA.

DATED: 9-9-15  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591