

LAKES AT BOCA RATON - PARCEL K

388-011

11

A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF PARCEL K-R, LAKES AT BOCA RATON - PHASE IV, PLAT BOOK 71, PAGES 193 & 194,
 SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA
 OCTOBER, 1993 SHEET 1 of 3

AREA TABULATION:

| | |
|------------|-------------------------|
| TRACT 'A' | 3.08 ACRES |
| TRACT 'D1' | 0.07 ACRE |
| TRACT 'D2' | 0.05 ACRE |
| TRACT 'O' | 0.06 ACRE |
| TRACT 'P' | 0.12 ACRE |
| LOTS (91) | 15.36 ACRES |
| TOTAL | 15.36 ACRES |
| DENSITY | 5.7 DWELLING UNITS/ACRE |

PETITION NUMBER: 83-121 (A)

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
 THIS PLAT WAS FILED FOR RECORD AT
 1:14 PM, THIS 11 DAY OF
 January, A.D., 1993, AND DULY
 RECORDED IN PLAT BOOK 72, ON
 PAGES 11 THROUGH 13

DOROTHY H. WILKEN
 CLERK OF THE CIRCUIT COURT
 BY: *Deirdre Standley*
 DEPUTY CLERK

TITLE CERTIFICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
 I, BRIAN J. SHERR, OF THE FIRM
 OF GREENBERG, TRAUERIG, HOFFMAN, LIPOFF, ROSEN & QUENTEL, P.A., 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 K. HOVNANIAN AT LAKES OF BOCA RATON, INC.; THAT THE CURRENT TAXES
 HAVE BEEN PAID; AND THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE NO OTHER ENCUMBRANCES OF
 RECORD.

DATE: 10/8/93

BY: *Brian J. Sherr*
 BRIAN J. SHERR,
 GREENBERG, TRAUERIG, HOFFMAN, LIPOFF,
 ROSEN & QUENTEL, P.A.
 ATTORNEY-AT-LAW LICENSED IN FLORIDA

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)
 I HEREBY 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 (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, AND (P.C.P.'S) PERMANENT
 CONTROL POINTS WILL BE SET UNDER THE GUARANTEES POSTED WITH PALM BEACH COUNTY FOR THE REQUIRED
 IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA
 STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA, AND FURTHER, THAT THE BOUNDARY SURVEY
 ENCOMPASSING THE PROPERTY SHOWN HEREON IS IN COMPLIANCE WITH CHAPTER 21HH-6, F.A.C.

BENCH MARK LAND SURVEYING & MAPPING, INC.

DATE: 10-3-93

BY: *Wm. R. Van Campen*
 WM. R. VAN CAMPEN, R.L.S. 7423

SURVEYOR'S NOTES:

1. BEARINGS SHOWN OR STATED HEREON, ARE BASED ON, OR ARE RELATIVE TO THE BEARING OF NORTH 01°17'26" WEST, ALONG THE WEST LINE OF PARCEL K-R, LAKES AT BOCA RATON - PHASE IV REPLAT, AS RECORDED IN PLAT BOOK 71, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.
 2. (P.R.M.) DENOTES SET #2424 PERMANENT REFERENCE MONUMENT (P.R.M.)
 3. (P.C.P.) DENOTES A #2424 PERMANENT CONTROL POINT (P.C.P.)
 4. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, R.L.S. IN AND FOR THE OFFICES OF BENCH MARK LAND SURVEYING & MAPPING, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, 33404. TELEPHONE (407) 848-2102.
- GENERAL EASEMENT NOTES & RESTRICTIVE COVENANTS:**
1. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
 2. THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS, MUST BE IN CONFORMANCE WITH ORDINANCE 86-10 AND ALL OTHER BUILDING AND ZONING CODES AND/OR ORDINANCES OF PALM BEACH COUNTY, FLORIDA.
 3. THERE SHALL BE NO TREES OR SHRUBS PLACED UPON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER OR SEWER USE, OR UPON DRAINAGE, LAKE MAINTENANCE OR LAKE MAINTENANCE ACCESS EASEMENTS.
 4. LANDSCAPING ON OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER THE CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.
 5. WHERE DRAINAGE AND UTILITY EASEMENTS INTERSECT, THE AREAS WITHIN THE INTERSECTION ARE UTILITY AND DRAINAGE EASEMENTS. CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES SHALL NOT INTERFERE WITH THE DRAINAGE FACILITIES WITHIN THESE AREAS OF INTERSECTION.
 6. NOTICE THERE MAY BE ADDITIONAL RESTRICTIONS, NOT SHOWN ON THIS PLAT, THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

APPROVALS:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Dec, A.D., 1993.

BY: *Mary McCarty*
 MARY MCCARTY, CHAIR

ATTEST:
 DOROTHY H. WILKEN, CLERK

BY: *Deirdre Standley*
 DEPUTY CLERK

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 21 DAY OF Dec, A.D., 1993.

BY: *George T. Webb*
 GEORGE T. WEBB P.E., COUNTY ENGINEER

PET. 83-121/A
 AUOC. #0001

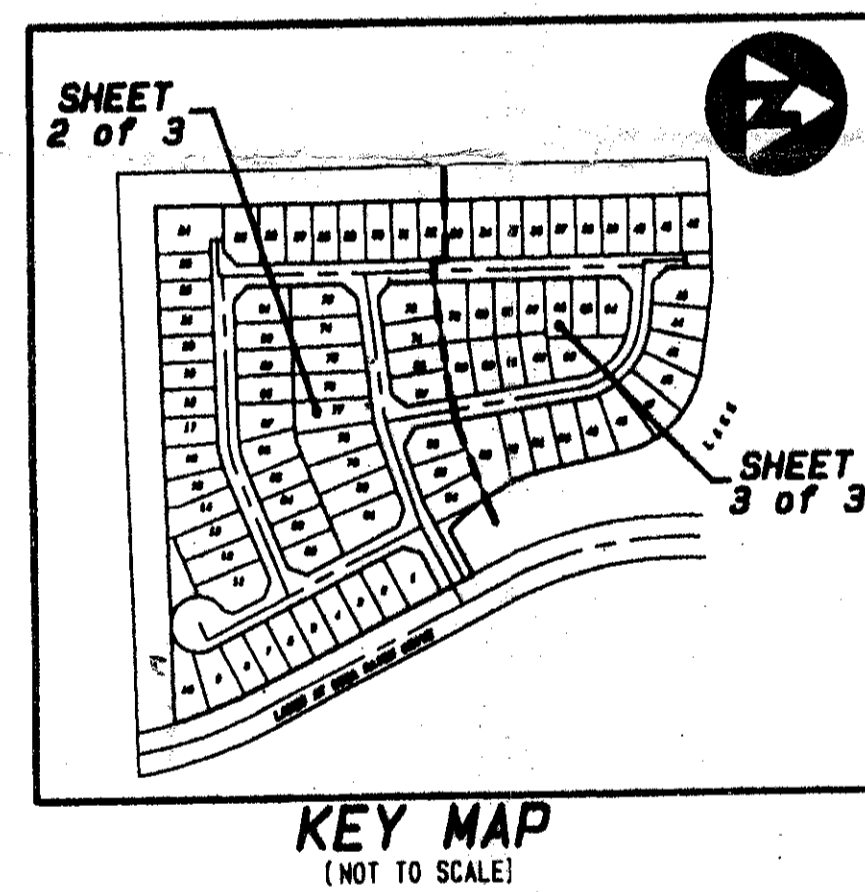
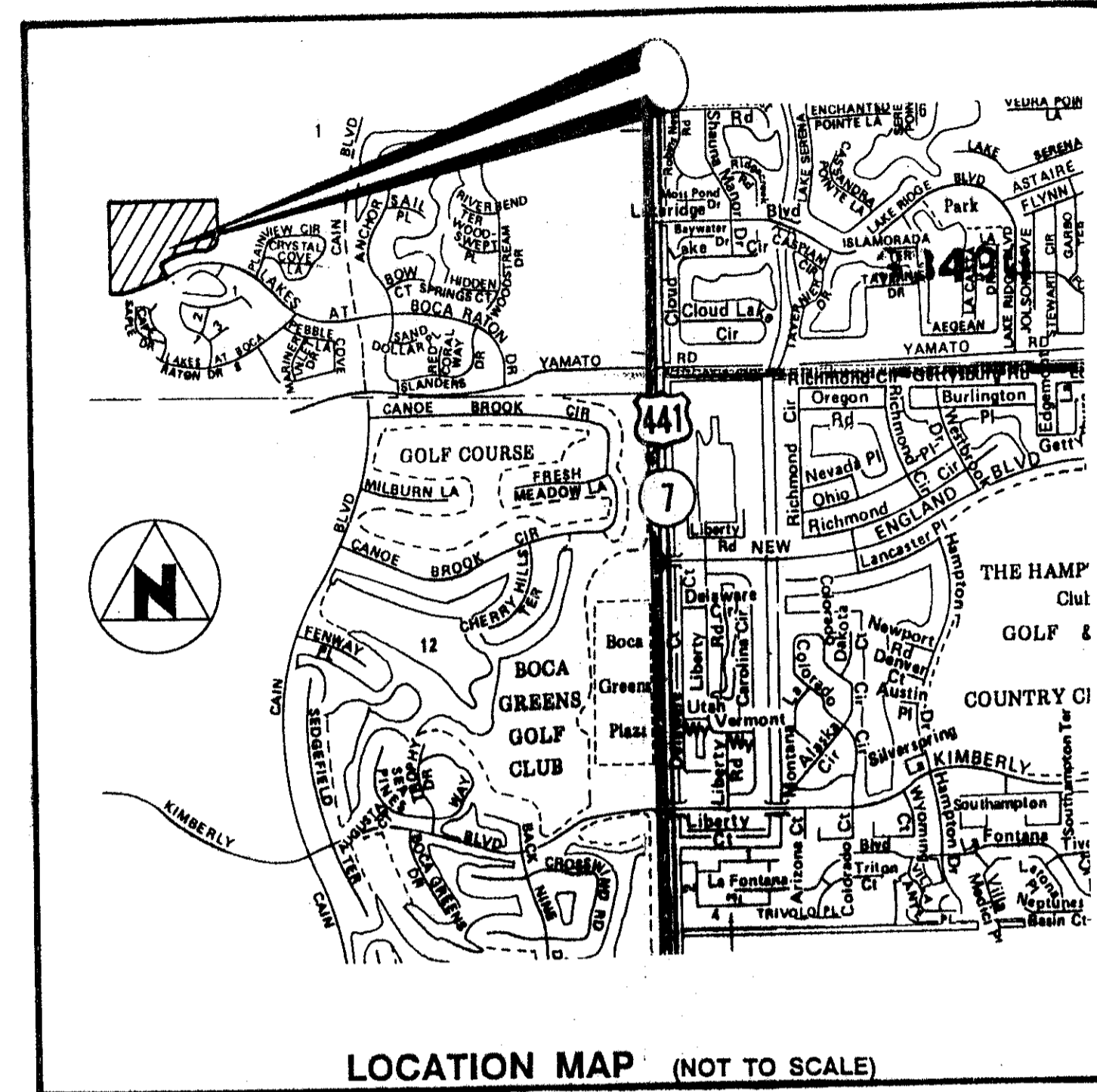
0388-011
 72/11

This instrument was prepared by Wm. R. Van Campen, R.L.S., in and for the offices of Bench Mark Land Surveying & Mapping, Inc., 4152 West Blue Heron Boulevard, Suite 121, Riviera Beach, Florida

BENCH MARK
 Land Surveying and Mapping, Inc.
 4152 West Blue Heron Blvd., Suite 121, Riviera Beach, FL 33404
 Fax (407) 844-2102 Phone (407) 848-2102

RECORD PLAT
 LAKES AT BOCA RATON - PARCEL K

| | | | |
|-----|------|--------------|--------------|
| OWN | FB | DATE 5-19-93 | WO.# P153 |
| CKD | FILE | SCALE | SHEET 1 OF 3 |



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

THE PELICAN CAY HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 6th DAY OF October, 1993.

BY: *Wannec Lucas*
 WANNEC LUCAS
 PELICAN CAY HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: *Ralph R. Hintz*
 RALPH R. HINTZ, PRESIDENT

WITNESS: *Jerry Flatow*
 JERRY FLATOW

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED RALPH R. HINTZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING 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 6th DAY OF October, 1993.

MY COMMISSION EXPIRES: *June 14, 1994*
 G. STEVEN BRANNOCK
 Notary Public State of Florida

DEDICATION:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

KNOW ALL MEN BY THESE PRESENTS, THAT K. HOVNANIAN AT LAKES OF BOCA RATON, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON AS 'LAKES AT BOCA RATON - PARCEL K'; SAID LAND BEING A REPLAT OF PARCEL K-R, LAKES AT BOCA RATON - PHASE IV REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 1, TOWNSHIP 47 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACT K-R, LAKES AT BOCA RATON - PHASE IV REPLAT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 71, PAGE 193, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA.

CONTAINING: 15.36 ACRES, MORE OR LESS.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AND DOES HEREBY MAKE THE FOLLOWING DEDICATIONS AND/OR RESERVATIONS:

1. TRACT 'A', RESIDENTIAL ACCESS STREET, AS SHOWN HEREON, IS HEREBY RESERVED FOR PELICAN CAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE ROAD PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. TRACT 'O', AS SHOWN HEREON, IS HEREBY RESERVED FOR PELICAN CAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS FOR OPEN SPACE AND OTHER PROPER PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
3. TRACT 'P', AS SHOWN HEREON, IS HEREBY RESERVED FOR PELICAN CAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
4. TRACTS 'D1' AND 'D2', AS SHOWN HEREON, ARE HEREBY RESERVED FOR PELICAN CAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AS DRIVEWAY TRACTS SERVING ADJUTING LOTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
5. THE ROOF OVERHANG AND MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOT OWNER WHOSE BUILDING UNIT ABUTS SAID EASEMENT, OR SUCH LOT OWNER'S SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES, WITHOUT RECOURSE TO PALM BEACH COUNTY.
6. THE DRAINAGE EASEMENTS, OVER ALL OF TRACT 'D', AND PORTIONS OF LOT 53 AND TRACT 'O', 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 PELICAN CAY HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
7. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEM. THE INSTALLATION OF THE CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES, PER CHAPTER 177, FLORIDA STATUTES.

IN WITNESS WHEREOF, K. HOVNANIAN AT LAKES OF BOCA RATON, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY PAUL W. ASFAHL, AS PRESIDENT, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 6th DAY OF October, A.D., 1993.

BY: *K. HOVNANIAN AT LAKES OF BOCA RATON, INC.*
 A FLORIDA CORPORATION

WITNESS: *Paul W. Asfahl*
 PAUL W. ASFAHL, PRESIDENT

WITNESS: *Teresa J. Breland*
 TERESEA J. BRELAND

ACKNOWLEDGMENT:

STATE OF FLORIDA)
) SS
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED PAUL W. ASFAHL OF K. HOVNANIAN AT LAKES OF BOCA RATON, INC., WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION AND DID NOT TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF SAID CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SAID 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 6th DAY OF October, 1993.

MY COMMISSION EXPIRES: *June 14, 1994*
 G. STEVEN BRANNOCK
 Notary Public State of Florida

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