

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:18 AM THIS 27th DAY OF January 1998, AND DULY RECORDED IN PLAT BOOK 81 ON PAGES 111 AND 112 DOROTHY H. WILKEN, CLERK BY Dawn Martin

SHEET 1 OF 1 SHEETS

JEFF S. HODAPP OF CARNAHAN-PROCTOR AND ASSOCIATES, INC. CONSULTING ENGINEERS SURVEYORS ENGINEERS PLANNERS 6191 WEST ATLANTIC BLVD., MARGATE, FLORIDA 33063 AUGUST 1997 961016 JSH

PARKVIEW ESTATES AT BOCA REPLAT # 1

A REPLAT OF LOTS 36 AND 37 OF THE PLAT OF "PARKVIEW ESTATES AT BOCA" (P.B. 79, PGS. 160-164, P.B.C.R.) IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DESCRIPTION, DEDICATION AND RESERVATION

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 LANDS SHOWN HEREON AS "PARKVIEW ESTATES AT BOCA REPLAT # 1" BEING A REPLAT OF ALL OF LOTS 36 AND 37, "PARKVIEW ESTATES AT BOCA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79 AT PAGES 160 THROUGH 164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOTS 36 AND 37, "PARKVIEW ESTATES AT BOCA", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 79 AT PAGES 160 THROUGH 164 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 27,752 SQUARE FEET, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON:

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, CENTERLINE/DOJR ASSOCIATES, A FLORIDA GENERAL PARTNERSHIP, BY ITS GENERAL PARTNER, CENTERLINE HOMES AT BOCA, INC., A FLORIDA CORPORATION, THIS 25 DAY OF November 1997.

CENTERLINE/RBG XXXV, L.P., AN ILLINOIS LIMITED PARTNERSHIP BY: CENTERLINE/DOJR ASSOCIATES A FLORIDA GENERAL PARTNERSHIP ITS GENERAL PARTNER BY: CENTERLINE HOMES AT BOCA, INC. A FLORIDA CORPORATION, ITS GENERAL PARTNER

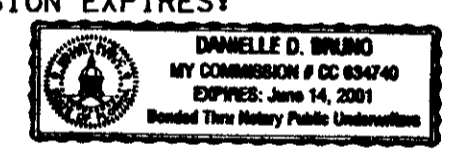
WITNESS: Mary Weiss PRINT NAME: Susan Fj WITNESS: Susan Fj PRINT NAME:

BY: Lewis Moscovitch, PRESIDENT LEWIS MOSCOVITCH, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED LEWIS MOSCOVITCH, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF 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 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 LIMITED PARTNERSHIP.

WITNESS MY HAND AND OFFICIAL SEAL THIS 25th DAY OF November, 1997. MY COMMISSION EXPIRES: Daniel D. Brand



ACCEPTANCE OF RESERVATIONS

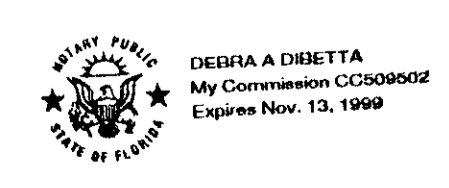
STATE OF FLORIDA ) COUNTY OF PALM BEACH ) THE PARKVIEW ESTATES AT BOCA HOMEOWNERS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 1st DAY OF December, 1997.

WITNESS: Mary Weiss PRINT NAME: Susan Fj WITNESS: Susan Fj PRINT NAME: OWEN D. ALTMAN, PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED OWEN D. ALTMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PARKVIEW ESTATES AT BOCA 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 1 DAY OF December, 1997. MY COMMISSION EXPIRES: COMMISSION NO: Notary Public - State of Florida



MORTGAGEE'S CONSENT

STATE OF FLORIDA ) SS COUNTY OF DADE ) 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 9480 AT PAGE 1127 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 SENIOR VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF December, 1997.

MORTGAGEE'S ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF DADE ) BEFORE ME PERSONALLY APPEARED ROBERT HUMMEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE-PRESIDENT OF SUNTRUST BANK, MIAMI, N.A., 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 2nd DAY OF December, 1997. MY COMMISSION EXPIRES: 2/21/2001 COMMISSION NO: 02072857

TITLE CERTIFICATION

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) I, Larry A. Rothberg, 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 CENTERLINE/RBG XXXV, L.P., AN ILLINOIS LIMITED PARTNERSHIP. THAT 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: 12/14/97 BY: Larry A. Rothberg, ATTORNEY AT LAW

SURVEYOR'S CERTIFICATE

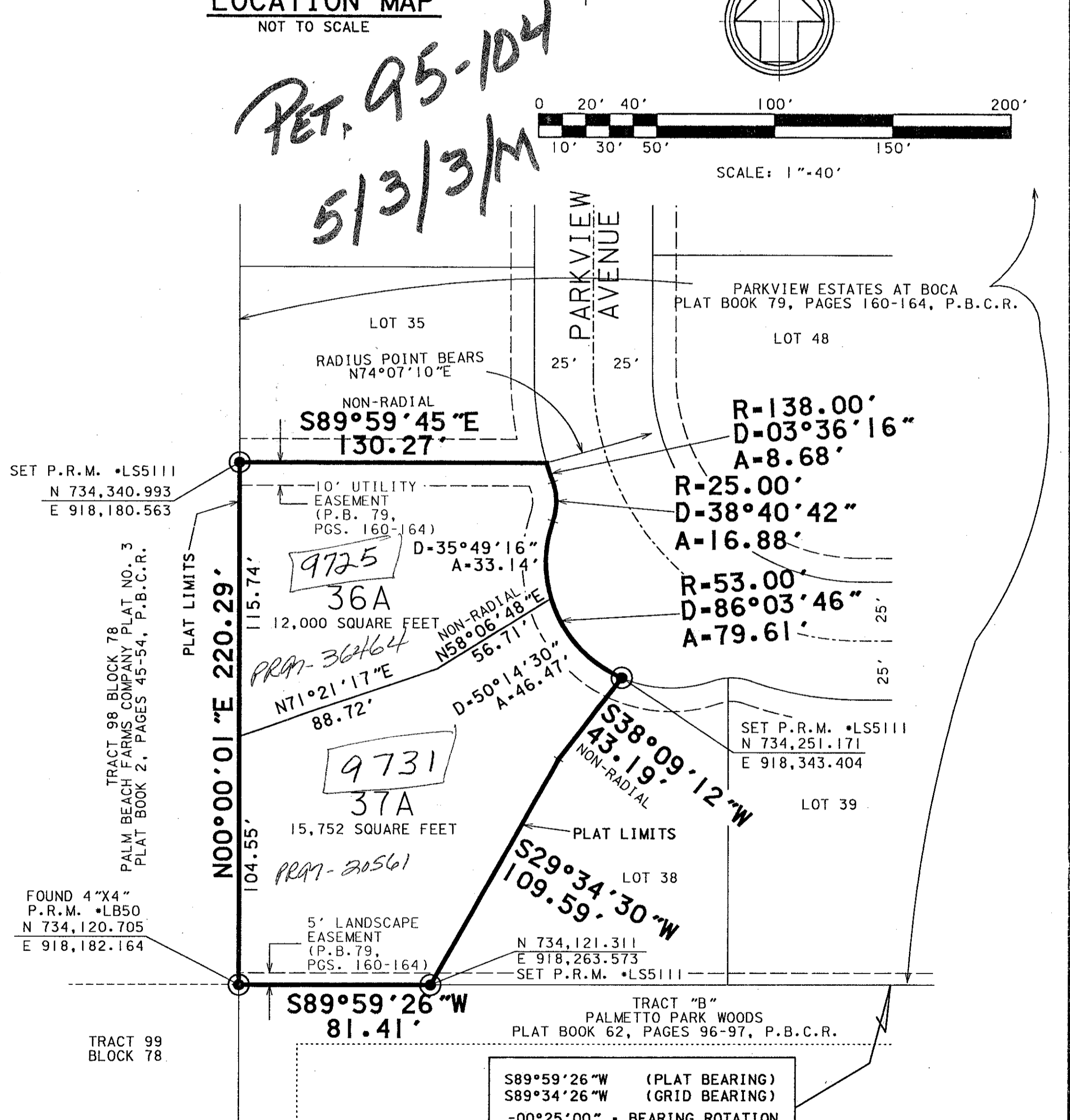
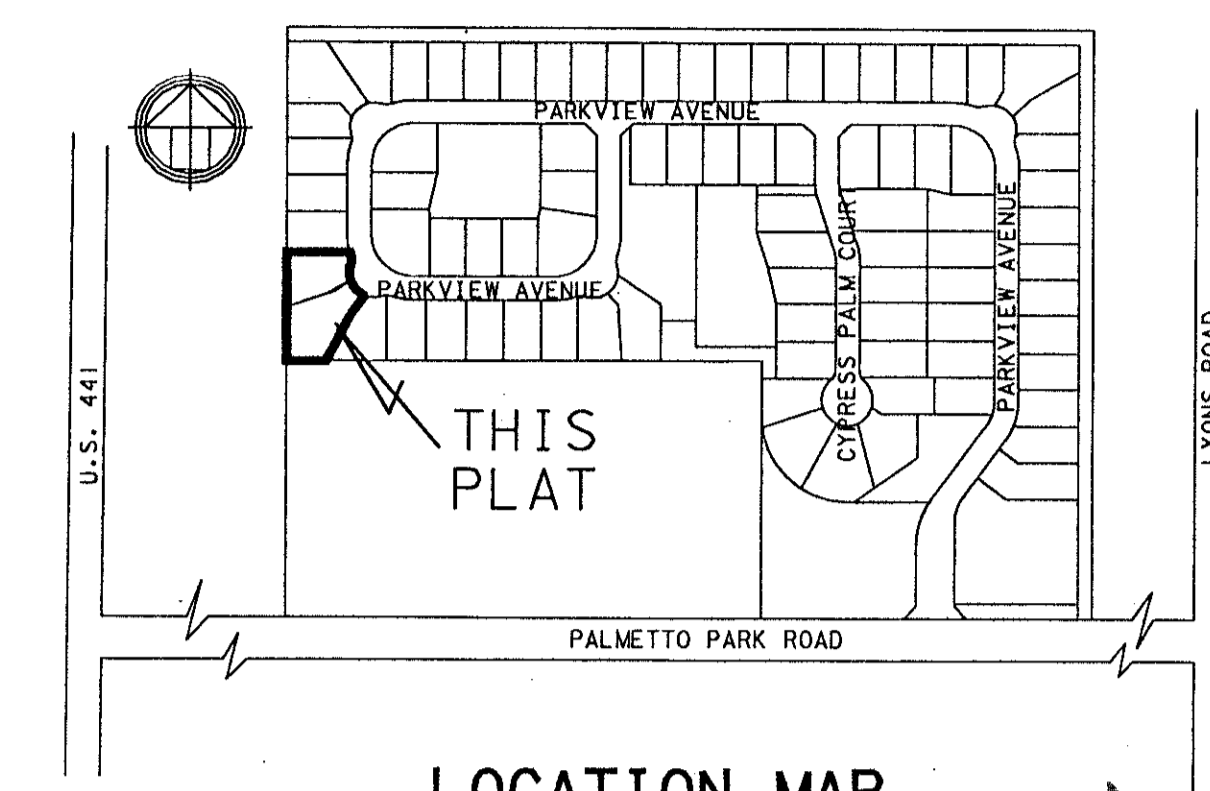
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW;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

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 27 DAY OF January, 1998.

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF NORTH 89°58'17" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF PALMETTO PARK ROAD, AS SHOWN ON SAID PLAT OF "PARKVIEW ESTATES AT BOCA".
02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
04. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL.
06. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
07. THE COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, WITH THE NAD 83 1990 ADJUSTMENT.
08. THE DISTANCES SHOWN HEREON ARE GROUND DISTANCES. THE SCALE FACTOR USED IS 1.000193. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.



STATISTICAL DATA: TOTAL AREA OF PLAT 27,752 SQUARE FEET; TOTAL AREA OF LOTS 27,752 SQUARE FEET; LAND USE SINGLE FAMILY; ZONING PETITION NO. 95-104

Seals and stamps for CENTERLINE HOMES AT BOCA, INC., SUNTRUST BANK, PARKVIEW ESTATES AT BOCA HOMEOWNERS ASSOCIATION, INC., SURVEYOR, and COUNTY ENGINEER.

7/2 983
SUBDIVISION #
BOOK 81 PAGE 111
FLOOD HAZARD ZONING MAP
89-73-164
FILE: 98-nov-97 08:51

0678-002

81/197