LIBRARY COMMONS

BEING A REPLAT OF LOTS 1 THROUGH 14, BLOCK 4, BOCA RATON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF N.W. 1ST AVENUE, VACATED BY CITY OF BOCA RATON ORDINANCE NUMBER 4864, LYING IN SECTIONS 19 AND 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA

> THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY

CAULFIELD and WHEELER, INC.

SURVEYORS - ENGINEERS - PLANNERS

7301-A WEST PALMETTO PARK ROAD, SUITE 100A BOCA RATON, FLORIDA 33433 - (561)392-1991

APRIL - 2006

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

BEFORE ME PERSONALLY APPEARED FRED B. ROTHMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAVE PRODUCED

NOTARY PUBLIC

PRINT NAME

BEFORE ME PERSONALLY APPEARED STEVEN L. ABRAMS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

JULIOTE TO SORCELET

Diane M. King.

NOTARY PUBLIC

PRINT NAME

THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE

23 BD DAY OF ________ 2007-

WITNESS MY HAND AND OFFICIAL SEAL THIS 22 (4) DAY OF CALL

COMMISSION NUMBER: DEGLETSY'S NEW TREES

DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND

HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS

BOCA RATON, A FLORIDA MUNICIPAL CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED

SUCH INSTRUMENT AS SUCH OFFICER OF SAID MUNICIPAL 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

MEMBER OF PARAMOUNT COMMONS II, LLC, A FLORIDA LIMITED LIABILITY COMPANY THE MANAGING MEMBER OF PD BOCA RATON,

LLC, A FLORIDA LIMITED LIABILITY COMPANY THE MANAGING MEMBER OF PD-LEN BOCA RATON, LLC, A DELAWARE LIMITED LIABILITY

COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID

LIMITED LIABILITY COMPANY, BY DUE AND REGULAR LIMITED LIABILITY COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE

IN WITNESS WHEREOF, THE CITY OF BOCA RATON, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR BY AND WITH THE

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR OF THE CITY OF

AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS THE MANAGING

_____, 200<u>3</u>:

CITY OF BOCA RATON.

A FLORIDA MUNICIPAL CORPORATION

STEVEN L. ABRAMS, MAYOR

RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL THIS ASKED DAY OF APPLICA

COMMISSION NUMBER: DOWN 1548 NANCY T. PERSO

AUTHORITY OF ITS CITY COUNCIL, THIS 14 DAY OF August

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF

FREE ACT AND DEED OF SAID LIMITED LIABILITY COMPANY.

RECORDS OF PALM BEACH COUNTY.

STATE OF FLORIDA)

ACKNOWLEDGMENT:

COUNTY OF PALM BEACH)

MY COMMISSION EXPIRES: 6/19/11

ACKNOWLEDGMENT

STATE OF FLORIDA)

COUNTY OF FLORIDA)

MY COMMISSION EXPIRES:

ACCEPTANCE OF RESERVATIONS:

PRINT NAME TOWN A . DO MANAGE ...

COMMISSION NUMBER:

STATE OF FLORIDA)

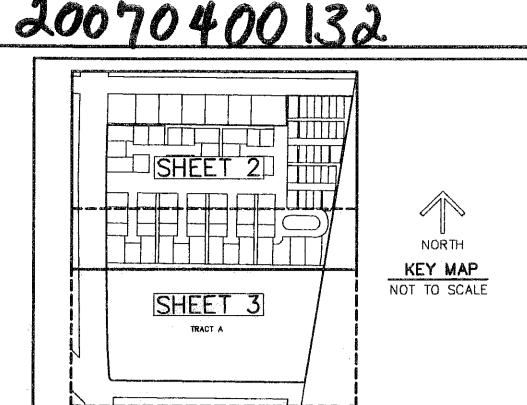
COUNTY OF PALM BEACH)

ACKNOWLEDGMENT:

MY COMMISSION EXPIRES: () (1/4 1/4 1/4 1/4

STATE OF FLORIDA) COUNTY OF FLORIDA) 00004-088



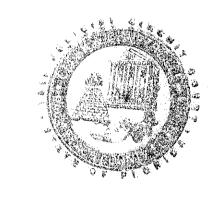


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT ______,M.
THIS ___ DAY OF _____,
A.D. 200_ AND DULY RECORDED IN PLAT BOOK 1/10
PAGES 1/1 AND 1/69

SHARON R. BOCK CLERK CIRCUIT COURT

BY: Delin Glanetter. DEPUTY CLERK

SHEET 1 OF 4



TABULAR DATA RESIDENTIAL - 267,605 SQUARE FEET/6.144 ACRES TRACT A - 304,105 SQUARE FEET/6.981 ACRES TRACTS L-L9 (OPEN SPACE) - 38,727 SQUARE FEET/0.889 ACRES

KNOW ALL MEN BY THESE PRESENTS THAT PD-LEN BOCA RATON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF BOCA RATON, A BOCA RATON HILLS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGES 53 THROUGH 55 OF THE PUBLIC RECORDS OF PALM

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14, BLOCK 4; THENCE S.89'31'18"E. ALONG THE NORTH LINE OF SAID LOTS 9 AND 14, BLOCK 4, A DISTANCE OF 636.80 FEET; THENCE N.00'25'51"W. ALONG THE WEST LINE OF SAID LOT 9, BLOCK 4, A DISTANCE OF 103.67 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF N.W. 7TH STREET, AS SHOWN ON SAID PLAT OF BOCA RATON HILLS; THENCE S.89'31'18"E. ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 234.36 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILROAD, AS SHOWN ON SAID PLAT OF BOCA RATON HILLS; THENCE S.09'20'19"W. ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 1.020.69 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF N.4. 4TH STREET, AS SHOWN ON SAID PLAT OF BOCA RATON HILLS; THENCE N.89'28'57"W. ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 680.14 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF N.W. BOCA RATON BOULEVARD (N.W. 2ND AVENUE), AS RECORDED IN OFFICIAL RECORD BOOK 1517, PAGE 291 OF SAID PUBLIC RECORDS, SAID POINT BEING A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 85'07'43"; THENCE NORTHWESTERLY ALONG THE ARC OF SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 22.29 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.85'53'06"E., A RADIAL DISTANCE OF 3,380.57 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID EAST RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 03'22'48", A DISTANCE OF 199.42 FEET TO A POINT ON THE WEST LINE OF SAID LOT 8, BLOCK 4; THENCE N.00'34'18"W. ALONG THE WEST LINE OF SAID LOTS 8 THROUGH 12, BLOCK 4, A DISTANCE OF 493.18 FEET; THENCE N.01'01'42"E. ALONG THE WEST LINE OF SAID LOTS 13 AND 14, BLOCK 4, A DISTANCE OF 198.42 FEET TO THE POINT OF BEGINNING.

2. TRACT A

TRACTS L THROUGH L9, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, RECREATIONAL USES, PEDESTRIAN ACCESS, WALLS, AND LANDSCAPING AND ARE THE PERPETUAL MAINTENANCE OBLIGATION

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.

6. PUBLIC SIDEWALK EASEMENTS

PERPETUAL MAINTENANCE OBLIGATION OF THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE

AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

PRINT

LARISTON FOR CONTROL BY

SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. REMOVAL OF LANDSCAPING FROM THIS AREA IS PROHIBITED WITHOUT THE APPROVAL OF SAID ASSOCIATION.

IN WITNESS WHEREOF, PD-LEN BOCA RATON, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER BY AND WITH THE AUTHORITY OF ITS MEMBERS, THIS 2002

PD-LEN BOCA RATON, LLC A DELAWARE LIMITED LIABILITY COMPANY PD BOCA RATON, LLC A FLORIDA LIMITED LIABILITY COMPANY MANAGING MEMBER PARAMOUNT COMMONS II, LLC A ELORIDA LIMITED-WABILITY COMPANY

FRED B. ROTHMAN MANAGING MEMBER and and the

MANAGING MEMBER NOTARY

LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC.

A FLORIDA CORPORATION NOT FOR PROFIT

TRUE S. CHUNDY TRUE

LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC. TITLE CERTIFICATION: STATE OF FLORIDA)

COUNTY OF PALM BEACH)

I, HENRY HANDLER, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN PD-LEN BOCA RATON, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND THE CITY OF BOCA RATON, A FLORIDA MUNICIPAL CORPORATION, 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.

B. W. W. DATED: 1017 ATTORNEY AT LAW LICENSED IN FLORIDA

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 _______ DAY OF _______ , 200 THIS PLAT HAS BEEN REVIEWED BY A PROFESSIONAL LAND SURVEYOR AND MAPPER EMPLOYED BY THE CITY OF BOCA RATON IN ACCORDANCE WITH SECTION 10.081 (1). F.S.

STEVEN L. ABRAMS, MAYO A CAMEJO, DIRECTOR OF DEVELOPMENT SERVICES MAURICE C. MOREL, PE, CITY CIVIL ENGINEER

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 UNDER THE GUARANTEES POSTED WITH THE CITY OF BOCA RATON FOR THE REQUIRED IMPROVEMENTS: AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THER CITY-OF BOCA RATON, FLORIDA.

DAVID P. LINDLEY REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591 LIBRARY COMMONS

CITY OF BOCA RATON SURVEYOR

ZONING: PUD/R3 RESIDENTIAL LAND USE DESIGNATION: RM SITE - 727,929 SQUARE FEET/16,711 ACRES TRACTS R-R8 (ROADWAY) - 117,492 SQUARE FEET/2.697 ACRES

DEDICATION AND RESERVATIONS:

FLORIDA MUNICIPAL CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS LIBRARY COMMONS, BEING A REPLAT OF LOTS 1 THROUGH 14, BLOCK 4, BEACH COUNTY, FLORIDA, TOGETHER WITH THAT PORTION OF N.W. 1ST AVENUE, VACATED BY CITY OF BOCA RATON ORDINANCE NUMBER 4864, LYING IN SECTIONS 19 AND 20, TOWNSHIP 47 SOUTH, RANGE 43 EAST, THE CITY OF BOCA RATON, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING 727,929 SQUARE FEET OR 16.711 ACRES MORE OR LESS.

AND DO HEREBY DEDICATE AS FOLLOWS:

1. PRIVATE STREETS

TRACTS R THROUGH R8, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET AND UTILITY EASEMENT PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON. TRACT R IS SUBJECT TO A PUBLIC INGRESS/EGRESS EASEMENT, AS DEDICATED IN DEDICATION SEVEN BELOW.

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CITY OF BOCA RATON, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PD BOCA RATON, LLC.

3. OPEN SPACE AND RECREATIONAL TRACTS

OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

4. LANDSCAPE AND SIGN EASEMENTS

THE LANDSCAPE AND SIGN EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, SIGN AND LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOCA RATON.

5. UTILITY EASEMENTS

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE CITY OF BOCA RATON FOR THE INSTALLATION.

THE PUBLIC SIDEWALK EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN ACCESS PURPOSES AND ARE THE TO THE CITY OF BOCA RATON.

7. PUBLIC INGRESS/EGRESS EASEMENT

THE PUBLIC INGRESS/EGRESS EASEMENT, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR VEHICULAR AND PESESTRIAN ACCESS PURPOSES

8. PERIMETER LANDSCAPE EASEMENT

THE PERIMETER LANDSCAPE EASEMENT, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION, INC., ITS

WANAGING MEMBER

BEFORE ME PERSONALLY APPEARED LANGE S GRUND WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED

THE LIBRARY COMMONS HOMEOWNERS ASSOCIATION .. INC., 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

REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND

MANAGING MEMBER

HOMEOWNERS ASSOCIATION, INC. NOTARY a second distress literate William Control of the