

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GREENACRES CONSTRUCTION AND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY...

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 20, THENCE N89°01'35"E ALONG THE NORTH LINE OF SAID TRACT 20 FOR A DISTANCE OF 401.43 FEET...

CONTAINING 4.968 ACRES, MORE OR LESS.

ALSO DESCRIBED AS:

PARCEL 1:

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT 20, BLOCK 22, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT...

PARCEL 2:

BEGINNING AT THE NORTHWESTERLY CORNER OF TRACT 20, BLOCK 22, PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT...

BEGINNING AT A POINT IN THE WESTERLY LINE OF TRACT 20, BLOCK 22, OF PALM BEACH FARMS COMPANY, PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT...

- 1. EASTWARDLY ALONG CLARKE'S SOUTHERLY LINE, 395.67 FEET TO JOG ROAD, THENCE; 2. SOUTHWARDLY ALONG JOG ROAD, 110 FEET, THENCE;

PARCEL 3:

THE SOUTH 110 FEET OF THE NORTH 440.19 FEET OF TRACT 20 WEST OF JOG ROAD, BLOCK 22, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT...

CONTAINING 4.968 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SANTA CATALINA CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS A ROADWAY TRACT SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION...

TRACT 'B', AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SANTA CATALINA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AS A ROADWAY TRACT SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION...

TRACTS 'C1' AND 'C2', AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SANTA CATALINA CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF GREENACRES...

TRACTS 'P1' AND 'P2', AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SANTA CATALINA CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, AS PARKING TRACTS SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION...

TRACT 'D1', AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SANTA CATALINA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACTS 'D2' AND 'D3', AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SANTA CATALINA CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACT 'L1', AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SANTA CATALINA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACTS 'L2' AND 'L3', AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE SANTA CATALINA CONDOMINIUM ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

TRACT 'E', AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

TRACT 'F', AS SHOWN HEREON, IS HEREBY RESERVED FOR THE SANTA CATALINA HOMEOWNERS ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION...

THE DRAINAGE EASEMENTS, 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 THE SANTA CATALINA HOMEOWNERS ASSOCIATION...

THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PUBLIC IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION SYSTEMS. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES.

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES...

THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA...

SANTA CATALINA

A REPLAT OF A PORTION OF TRACT 20, BLOCK 22, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 22, TOWNSHIP 44 SOUTH, RANGE 42 EAST, CITY OF GREENACRES, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 FEBRUARY, 2017

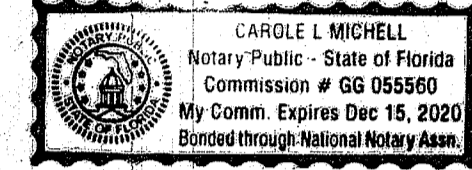
DEDICATION (CONTINUED):

IN WITNESS WHEREOF, GREENACRES CONSTRUCTION AND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS COMPANY SEAL AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS SOLE MEMBER, THIS 31 DAY OF January 2017.

GREENACRES CONSTRUCTION AND DEVELOPMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: Deborah Falgout By: John P. Reichard III

WITNESS: Barton Darmont



ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED JOHN PAUL REICHARD III, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GREENACRES CONSTRUCTION AND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY...

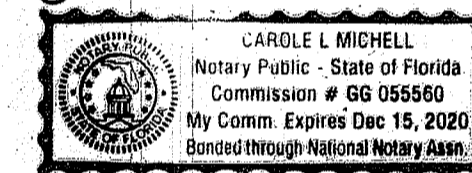
MY COMMISSION EXPIRES: Dec 15, 2020 COMMISSION NO. 06 055660 By: Carole Michell NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

IN WITNESS WHEREOF, SANTA CATALINA HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE AND OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 31 DAY OF January 2017.

WITNESS: Deborah Falgout By: John P. Reichard III

WITNESS: Barton Darmont



ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John P. Reichard III, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SANTA CATALINA HOMEOWNERS ASSOCIATION, INC., ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION...

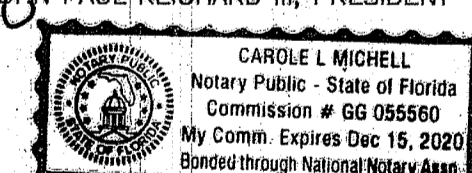
MY COMMISSION EXPIRES: Dec 15, 2020 COMMISSION NO. 06 055660 By: Carole Michell NOTARY PUBLIC

ACCEPTANCE OF RESERVATIONS:

IN WITNESS WHEREOF, SANTA CATALINA CONDOMINIUM ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE AND OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 31 DAY OF January 2017.

WITNESS: Deborah Falgout By: John P. Reichard III

WITNESS: Barton Darmont

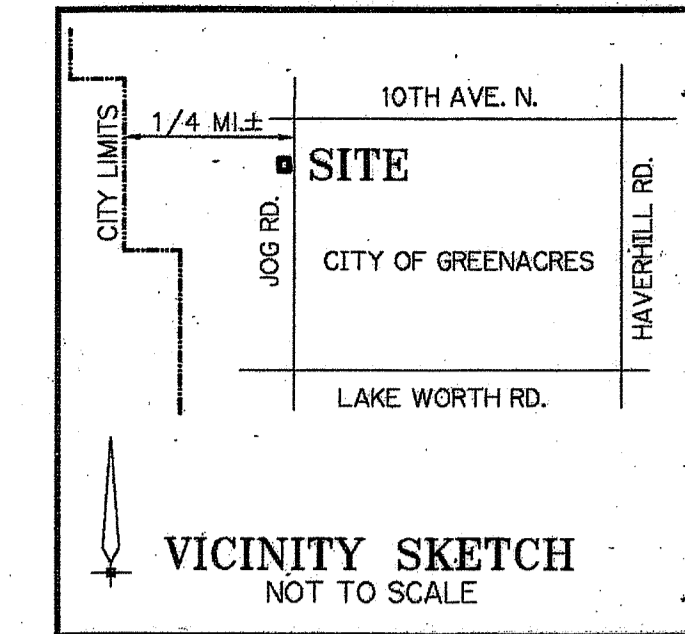
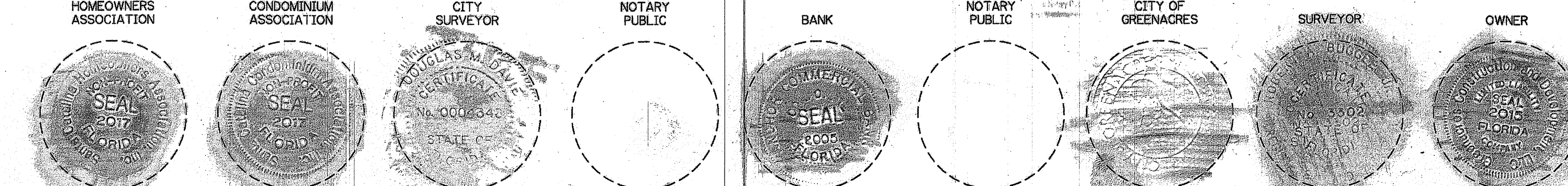


ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED John P. Reichard III, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE SANTA CATALINA CONDOMINIUM ASSOCIATION, INC., ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION...

MY COMMISSION EXPIRES: Dec 15, 2020 COMMISSION NO. 06 055660 By: Carole Michell NOTARY PUBLIC



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STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 12:30 P.M. THIS 11th DAY OF February 2017, AND DULY RECORDED IN PLAT BOOK NO. 123 ON PAGE 10-11

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



SITE DATA:

Table with 2 columns: PLAT NAME and Area. Rows include Santa Catalina and various tracts (A, B, C1, C2, D1, D2, D3, E, L1, L2, L3, P1, P2, B, 1-29).

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...

CITY OF GREENACRES APPROVAL:

CITY COUNCIL GREENACRES, FLORIDA THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 6th DAY OF February 2017 A.D. BY: Samuel Ferreri, Mayor; Andrea McQue, City Manager; Patrick J. Gibney, City Engineer; Joann Cunningham, City Clerk.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH

I, MICHAEL J. POSNER, 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 GREENACRES CONSTRUCTION AND DEVELOPMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY...

DATE: February 6, 2017 [Signature] MICHAEL J. POSNER ATTORNEY AT LAW

MORTGAGEE'S 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 AS SANTA CATALINA, 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 27689, PAGE 1605...

IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 31 DAY OF January 2017. BY: Mark T. Costi, Exec. VICE PRESIDENT; Andrea McQue, City Manager; [Signature] SECRETARY

ACKNOWLEDGMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Mark T. Costi, WHO IS KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF ANCHOR COMMERCIAL BANK, A FLORIDA STATE CHARTERED BANK, ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID BANK...

MY COMMISSION EXPIRES: January 25, 2021 COMMISSION NO. 0606224 By: [Signature] NOTARY PUBLIC

SURVEYOR'S NOTES:

BEARINGS ARE BASED ON THE PALM BEACH COUNTY STATE PLANE GRID WITH THE WEST RIGHT OF WAY LINE OF JOG ROAD BEARING S02°07'07"W. THE CITY OF GREENACRES SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

SURVEYOR'S CERTIFICATION:

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. THIS SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.09 (8), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW...

THIS INSTRUMENT PREPARED BY ROBERT A. BUGGEE PROFESSIONAL SURVEYOR & MAPPER #3302 STATE OF FLORIDA IN THE OFFICES OF "THE SURVEYOR" 233 E. GATEWAY BOULEVARD BOYNTON BEACH, FLORIDA 33435 LICENSED BUSINESS # 7890