

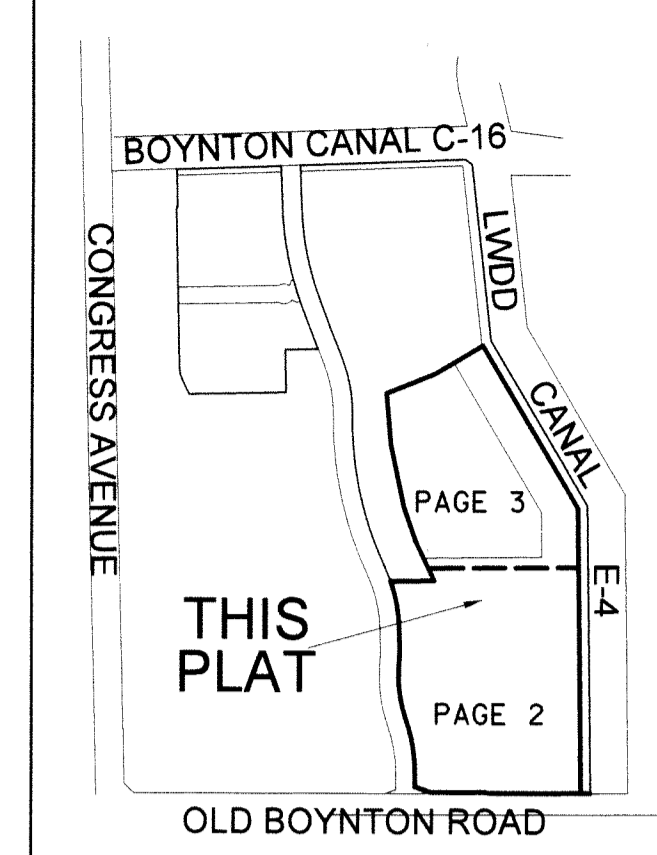
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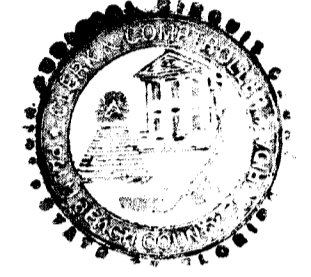
PERIMETER SURVEYING & MAPPING Prepared by: Jeff S. Hodapp, P.S.M. Certificate of Authorization No. LB7264 947 Clint Moore Road Boca Raton, Florida 33487 Tel: (561) 241-9988 Fax: (561) 241-5182

CORTINA PUD REPLAT THREE A REPLAT OF A PORTION OF "CORTINA PUD REPLAT TWO" (P.B. 121, PGS. 80-90, P.B.C.R.) SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA. MAY, 2018



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT THIS DAY OF 2018, AND DULY RECORDED IN PLAT BOOK 121 ON PAGES 88 THRU 90 SHARON R. BOCK, CLERK AND COMPTROLLER BY: Sharon R. Bock

LOCATION AND KEY MAP NOT TO SCALE SHEET 1 OF 3



DESCRIPTION, DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) KNOW ALL MEN BY THESE PRESENTS THAT BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES; OWNERS OF THE LANDS SHOWN HEREON, BEING A REPLAT OF A PORTION OF "CORTINA P.U.D. REPLAT TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 AT PAGES 80 THROUGH 90, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "CORTINA P.U.D. REPLAT THREE", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 115, AND TRACTS L-1, L-2, R-1, D, B-4, B-5, B-6 AND B-7, OF "CORTINA PUD REPLAT TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 121 AT PAGES 80 THROUGH 90 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, AND CONTAIN 27.759 ACRES, MORE OR LESS.

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

- 1. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED BY BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND/OR ASSIGNS, FOR DEVELOPMENT PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BR CORTINA ACQUISITION, LLC, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
2. TRACT L, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND SHALL BE MAINTAINED IN ACCORDANCE TO THE LAKE MANAGEMENT PLAN AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
3. THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PUBLIC FOR SIDEWALK PURPOSES.
4. THE LAKE MAINTENANCE EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES ITS SUCCESSORS AND/OR ASSIGNS, FOR WATER MANAGEMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

DEDICATOR

IN WITNESS WHEREOF, BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 25 DAY OF May, 2018.

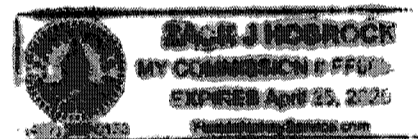
BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES

WITNESS: Joly Rivera, PRINT NAME: Joly Rivera; Avani Patel, PRINT NAME: Avani Patel; BY: Adam Freedman, PRINT NAME: ADAM FREEDMAN, CHAIRMAN OF THE BOARD OF SUPERVISORS

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED ADAM FREEDMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF May, 2018.

MY COMMISSION EXPIRES: April 25, 2020 NOTARY PUBLIC



PRINT NAME: Zack J. Hobrock #FF985849

COMMUNITY DEVELOPMENT DISTRICT ACCEPTANCE

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID DISTRICT AS STATED AND SHOWN HEREON AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME, DATED THIS 25 DAY OF May, 2018.

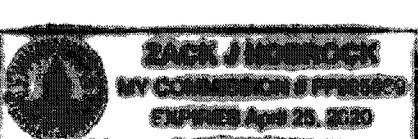
BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES.

WITNESS: Joly Rivera, PRINT NAME: Joly Rivera; Avani Patel, PRINT NAME: Avani Patel; BY: Adam Freedman, PRINT NAME: ADAM FREEDMAN, CHAIRMAN OF THE BOARD OF SUPERVISORS

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED ADAM FREEDMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS 25 DAY OF May, 2018.

MY COMMISSION EXPIRES: April 25, 2020 NOTARY PUBLIC



PRINT NAME: Zack J. Hobrock #FF985849

TITLE CERTIFICATION

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) I, BARRY D. LAPIDES, ESQ., 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 BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY AND BOYNTON VILLAGE CDD, A LOCAL UNIT OF SPECIAL PURPOSE GOVERNMENT ESTABLISHED PURSUANT TO CHAPTER 190, FLORIDA STATUTES, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THESE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 5/29/2018 BY: Barry D. Lapides, ATTORNEY AT LAW MEMBER OF THE FLORIDA BAR LICENSE NO. 683558

CITY OF BOYNTON BEACH APPROVAL

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) THE PLAT OF "CORTINA PUD REPLAT THREE, IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 2, LAND DEVELOPMENT REGULATIONS, THIS 24 DAY OF June, 2018.

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 30 DAY OF May, 2018.

BY: Gary Dunmyer, P.E., CITY ENGINEER

BY: Steven B. Grant, MAYOR

ATTEST (AS TO BOTH): Judith Pyle, CITY CLERK

REVIEWING SURVEYOR

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF "CORTINA PUD REPLAT THREE", AS REQUIRED BY CHAPTER 177.081(1), FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, FLORIDA STATUTES.

DATE: 6/4/2018 BY: John T. Doogan, P.L.S., AVIROM & ASSOCIATES, INC. 56 SW 2ND AVENUE, BOCA RATON, FL 33432 CERTIFICATE OF AUTHORIZATION NUMBER 3300

DEDICATOR

IN WITNESS WHEREOF, BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 29 DAY OF May, 2018.

BR CORTINA ACQUISITION LLC, A DELAWARE LIMITED LIABILITY COMPANY BY: BRIDGE CORTINA MANAGEMENT, LLC A FLORIDA LIMITED LIABILITY COMPANY, ITS MANAGER

WITNESS: Michael Oliveri, PRINT NAME: MICHAEL OLIVERI, MANAGER

WITNESS: Jolene Leath, PRINT NAME: Jolene Leath

ACKNOWLEDGEMENT

STATE OF FLORIDA ) SS COUNTY OF PALM BEACH ) BEFORE ME PERSONALLY APPEARED MICHAEL OLIVERI, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF BRIDGE CORTINA MANAGEMENT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AS MANAGER OF BR CORTINA ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 29 DAY OF May, 2018.

MY COMMISSION EXPIRES: April 25, 2020 NOTARY PUBLIC



PRINT NAME: Zack J. Hobrock #FF985849

Table with 5 columns: BRIDGE CORTINA MANAGEMENT, LLC; BOYNTON VILLAGE COMMUNITY DEVELOPMENT DISTRICT; CITY OF BOYNTON BEACH CITY ENGINEER; REVIEWING SURVEYOR AND MAPPER; SURVEYOR AND MAPPER. Includes various official seals and signatures.