

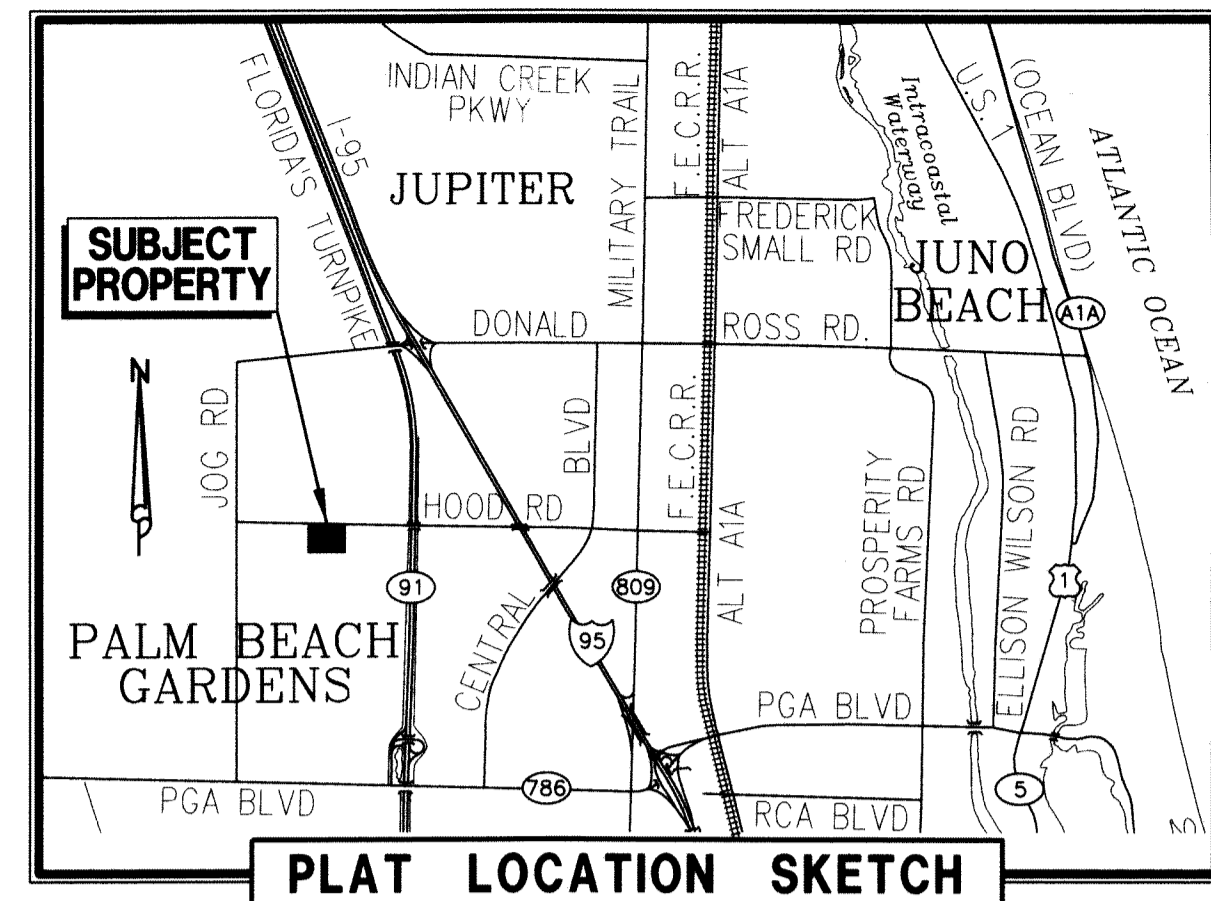
DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH KNOW ALL MEN BY THESE PRESENTS THAT PARKWOOD DISTINCTIVE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS BONNETTE HUNT CLUB, BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BONNETTE HUNT CLUB

BEING A PARCEL OF LAND LYING IN SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, CITY OF PALM BEACH GARDENS, PALM BEACH COUNTY, FLORIDA

SEPTEMBER 2019 - SHEET 1 OF 2



STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 10:45 A.M. THIS 12th DAY OF November 2019 AND DULY RECORDED IN PLAT BOOK 129 ON PAGES 119 THRU 120. SHARON R. BOCK CLERK AND COMPTROLLER BY: [Signature] D.C. SHEET 1 OF 2

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED PETER J. TREMATERRA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A Personally Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF PARKWOOD DISTINCTIVE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL (IF AVAILABLE) OF SAID COMPANY, AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

TITLE CERTIFICATION:

STATE OF FLORIDA COUNTY OF PALM BEACH I, RICHARD B. WARREN, 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 PARKWOOD DISTINCTIVE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

CITY OF PALM BEACH GARDENS - REVIEWING SURVEYOR AND MAPPER:

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT CONTROL POINTS (P.C.P.'S) AND LOT MONUMENTATION. DATE: OCTOBER 17, 2019 BY: [Signature] JOHN J. RICE PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4506



PLAT POSITION AND ORIENTATION:

- BEARINGS AND COORDINATES SHOWN HEREON ARE GRID
LINEAR UNITS: US SURVEY FOOT
DATUM: NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT
ZONE: FLORIDA EAST
COORDINATE SYSTEM: 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
PROJECT SCALE FACTOR: 1.000032014
DISTANCES SHOWN HEREON ARE GROUND DISTANCES, UNLESS OTHERWISE NOTED.
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

CITY OF PALM BEACH GARDENS APPROVALS:

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF November, 2019. BY: [Signature] MARK T. MARCIANO MAYOR ATTEST: [Signature] PATRICIA SNIDER, CMC CITY CLERK THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 7th DAY OF November, 2019. BY: [Signature] TODD ENGLE, P.E. CITY ENGINEER

SURVEYOR AND MAPPER'S NOTES:

- 1.) BEARINGS AND COORDINATES SHOWN HEREON ARE GRID AND ARE BASED ON THE NATIONAL GEODETIC SURVEY, NORTH AMERICAN DATUM OF 1983, 1990 ADJUSTMENT (NAD83/90), FLORIDA STATE PLANE TRANSVERSE MERCATOR PROJECTION AND ARE RELATIVE TO THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 41 SOUTH, RANGE 42 EAST, SAID NORTHEAST QUARTER SECTION LINE BEARS NORTH 00°51'38" EAST.
2.) NO STRUCTURE OR BUILDING OR ANY KIND OF LANDSCAPING SHALL BE PLACED ON OR WITHIN ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND THE CITY ENGINEER.
3.) 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. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
4.) 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 BEING DETERMINED BY USE RIGHTS GRANTED.
5.) INSTRUMENTS SHOWN ON THIS PLAT ARE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
6.) THIS INSTRUMENT WAS PREPARED BY ERIC CASASUS P.S.M., IN AND FOR THE OFFICES OF LIDBERG LAND SURVEYING, INC., 675 WEST INDIANTOWN ROAD, SUITE 200, JUPITER, FLORIDA 33458. TELEPHONE (561) 746-8454.

LEGEND:

- SET 4"x4" CONCRETE MONUMENT WITH DISK "PRM LB 4431" PERMANENT REFERENCE MONUMENT (P.R.M.)
SET MAG NAIL & DISK "PCP LB 4431" PERMANENT CONTROL POINT (P.C.P.)
DENOTES 3 FOOT SIDE SETBACK BUILDING ORIENTATION

ABBREVIATIONS:

- (P) = AS SHOWN ON PLAT
CONC. = CONCRETE
D = CURVE'S DELTA ANGLE
D.B. = DEED BOOK
E = EASTING
L = CURVE'S ARC LENGTH
MON. = MONUMENT
N = NORTHING
O.R.B. = OFFICIAL RECORD BOOK
P.B. = PLAT BOOK
PG. = PAGE
PGS. = PAGES
PRM = PERMANENT REFERENCE MONUMENT
PSM = PROFESSIONAL SURVEYOR AND MAPPER
R = CURVE'S RADIUS
R/W = RIGHT-OF-WAY
SUAE = SEACOAST UTILITY AUTHORITY EASEMENT
W/ = WITH

SURVEYOR & MAPPER'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, AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF PALM BEACH GARDENS, FLORIDA.

DATE: OCTOBER 2, 2019 BY: [Signature] DAVID C. LIDBERG, P.S.M. LICENSE NO. 3613 STATE OF FLORIDA

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA COUNTY OF BROWARD 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 RECORD BOOK 30893, PAGE 1273, 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2 DAY OF October, 2019.

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA COUNTY OF PALM BEACH BONNETTE HUNT CLUB HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT 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 2 DAY OF Oct, 2019. WITNESS: [Signature] Pam Frank PRINT NAME: Pam Frank ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT WITNESS: [Signature] Lori J. Christiano BY: [Signature] Peter J. Trematerra PRESIDENT PRINT NAME: Lori J. Christiano

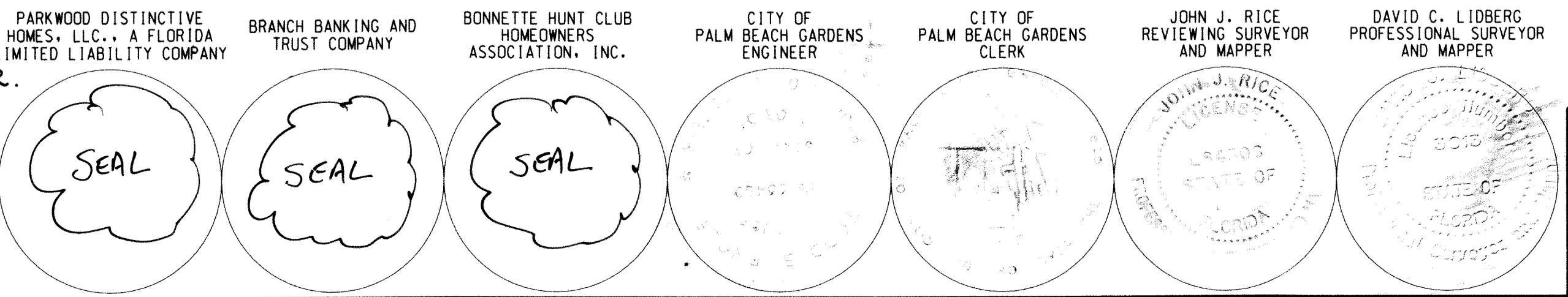
ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF BROWARD BEFORE ME PERSONALLY APPEARED WILLIAM RUIZ WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A Personally Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BRANCH BANKING AND TRUST COMPANY AND 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 2 DAY OF October, 2019. MY COMMISSION EXPIRES: March 13, 2021 NOTARY PUBLIC STATE OF FLORIDA PRINT NAME: Derek Penach COMMISSION NUMBER: 66073025

ACKNOWLEDGEMENT:

STATE OF FLORIDA COUNTY OF PALM BEACH BEFORE ME PERSONALLY APPEARED PETER J. TREMATERRA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A Personally Known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BONNETTE HUNT CLUB 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 (IF AVAILABLE) 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 2 DAY OF October, 2019. MY COMMISSION EXPIRES: July 23, 2022 NOTARY PUBLIC STATE OF FLORIDA PRINT NAME: Scott E. Hall COMMISSION NUMBER: 66 178014

IN WITNESS WHEREOF, PARKWOOD DISTINCTIVE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, THIS 2 DAY OF Oct, 2019. WITNESS: [Signature] Pam Frank BY: PARKWOOD DISTINCTIVE HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY PRINT NAME: Pam Frank WITNESS: [Signature] Lori J. Christiano BY: [Signature] Peter J. Trematerra, MANAGER PRINT NAME: Lori J. Christiano



LIDBERG LAND SURVEYING, INC. 675 West Indiantown Road, Suite 200, Jupiter, Florida 33458 TEL: 561-746-8454. CAD: K:\UST \ 344142 \ 17-053-306 \ 17-053-306.DGN. REF. FLD. PG. FB. PG. JOB 17-053-306 OFF. CASASUS DATE SEPTEMBER 2019 CKD. D.C.L. SHEET 1 OF 2 DWG. 017-053P