

# BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT FOUR

BEING A REPLAT OF A PORTION OF TRACT "E", BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT ONE, AS RECORDED IN PLAT BOOK 126, PAGES 46 THROUGH 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 4

162

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT 11:31 AM THIS 8<sup>th</sup> DAY OF January 2019 RECORDED IN PLAT BOOK NO. 129 ON PAGE(S) 162-165 SHARON R. BOCK, CLERK & COMPTROLLER BY *[Signature]* D.C.



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES VIII, L.L.P., A FLORIDA LIMITED LIABILITY PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT FOUR", BEING A REPLAT OF A PORTION OF TRACT "E", BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT ONE, AS RECORDED IN PLAT BOOK 126, PAGES 46 THROUGH 62 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "054", BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT THREE, AS RECORDED IN PLAT BOOK 126, PAGE 35, SAID PUBLIC RECORDS; THENCE NORTH 88°37'57" EAST ALONG THE SOUTH LINE AND ITS EASTERLY EXTENSION OF BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 127, PAGE 90, SAID PUBLIC RECORDS, A DISTANCE OF 717.16 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 2260.00 FEET AND A CENTRAL ANGLE OF 19°24'32"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 607.79 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 59°22'40" EAST, A DISTANCE OF 624 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 74°45'57" WEST, HAVING A RADIUS OF 1980.00 FEET AND A CENTRAL ANGLE OF 06°59'36"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 241.67 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 81°45'33" EAST, A DISTANCE OF 40.00 FEET; THENCE NORTH 51°58'42" EAST, A DISTANCE OF 34.57 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE NORTHERLY, FROM WHICH A RADIAL LINE BEARS NORTH 05°42'57" EAST, HAVING A RADIUS OF 1020.00 FEET AND A CENTRAL ANGLE OF 02°43'37"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 114.11 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°18'21" EAST, A DISTANCE OF 252.04 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 08°34'32"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 92.27 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 88°46'49" EAST, A DISTANCE OF 98.01 FEET; THENCE SOUTH 01°31'11" EAST, ALONG THE EAST LINE OF SAID TRACT "E", A DISTANCE OF 616.13 FEET; THENCE NORTH 81°00'00" WEST, A DISTANCE OF 392.99 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3,020.00 FEET AND A CENTRAL ANGLE OF 02°23'38"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 126.18 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°23'40" WEST, A DISTANCE OF 155.63 FEET; THENCE NORTH 42°08'36" WEST, A DISTANCE OF 36.72 FEET; THENCE NORTH 85°33'33" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 05°06'27" EAST, A DISTANCE OF 74.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 11°57'50"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 67.86 FEET TO THE POINT OF TANGENCY; THENCE NORTH 17°04'16" EAST, A DISTANCE OF 18.35 FEET TO THE POINT OF INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2,140.00 FEET AND A CENTRAL ANGLE OF 06°39'53"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 248.95 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 07°28'23" WEST, A DISTANCE OF 25.81 FEET; THENCE NORTH 82°31'37" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 07°28'23" EAST, A DISTANCE OF 24.85 FEET TO A POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, FROM WHICH A RADIAL LINE BEARS SOUTH 05°41'44" WEST, HAVING A RADIUS OF 2,140.00 FEET AND A CENTRAL ANGLE OF 07°03'47"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 263.91 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88°57'57" WEST, A DISTANCE OF 223.52 FEET; THENCE ALONG THE EASTERLY BOUNDARY OF SAID BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT THREE FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 16°31'44" EAST, A DISTANCE OF 21.02 FEET; THENCE NORTH 01°22'03" WEST, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 12.692 ACRES, MORE OR LESS.  
ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, 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 FOR THE LOTUS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LOTUS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACTS "051" THROUGH "054", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOTUS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. ALL TRACTS FOR PRIVATE STREET PURPOSES AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLAYING NON-EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 5. TRACT "R" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE LOTUS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### DEDICATION AND RESERVATIONS (CONTINUED)

6. 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 LOTUS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOTUS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS AND THE TRACTS FOR PRIVATE ROAD PURPOSES, AS SHOWN HEREON, ARE NON-EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO THE PUBLIC FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE INSTALLATION OF CABLE TELEVISION SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE OF OTHER UTILITIES. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

8. 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 MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

9. THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON VIII CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THIS 27<sup>th</sup> DAY OF August, 2019.

BOCA RATON ASSOCIATES VIII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP  
By: BOCA RATON VIII CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

By: *[Signature]* V.P.  
ALAN FANT, VICE PRESIDENT  
WITNESS: *[Signature]* *[Signature]*  
REBECCA C. MEDLEY SHAROLYN WEBB  
PRINT NAME: REBECCA C. MEDLEY PRINT NAME: SHAROLYN WEBB

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AS VICE PRESIDENT OF BOCA RATON VIII, CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA RATON ASSOCIATES VIII, L.L.P., 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 27<sup>th</sup> DAY OF August, 2019.

NOTARY PUBLIC: *[Signature]*  
REBECCA C. MEDLEY  
PRINT NAME: REBECCA C. MEDLEY  
MY COMMISSION EXPIRES: 5/11/2022 COMMISSION NUMBER: 660182428

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE LOTUS HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 5<sup>th</sup> DAY OF September, 2019.

LOTUS HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
By: *[Signature]*  
KARA BABCOCK, PRESIDENT  
WITNESS: *[Signature]* *[Signature]*  
EDDY VICIA KAESTIE SWENSON  
PRINT NAME: Eddy Vicia PRINT NAME: Kaestie Swenson

### ACKNOWLEDGMENT

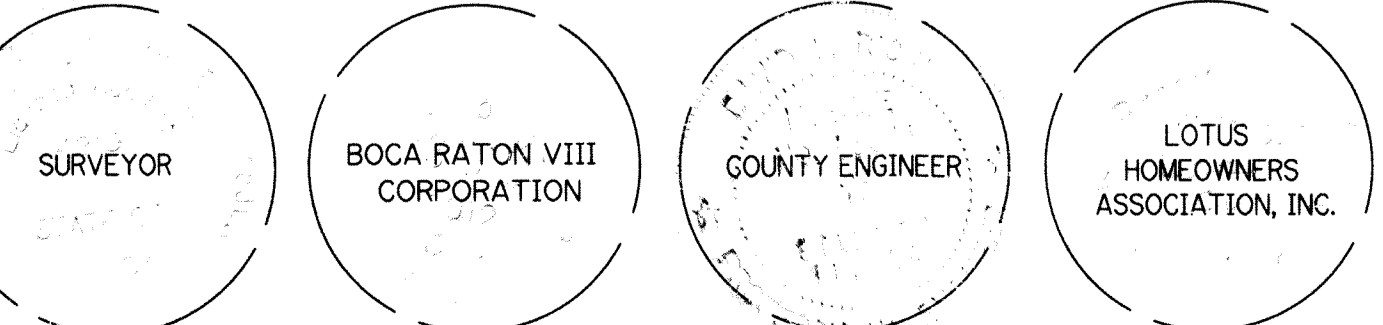
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED KARA BABCOCK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED IDENTIFICATION, AS PRESIDENT OF THE LOTUS HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF 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 5<sup>th</sup> DAY OF September, 2019.

NOTARY PUBLIC: *[Signature]*  
DANIELA DUBREY  
PRINT NAME: DANIELA DUBREY  
MY COMMISSION EXPIRES: May 25, 2021 COMMISSION NUMBER: 66079979  
BONDED THRU Budget Notary Service

### 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 UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS 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 PALM BEACH COUNTY, FLORIDA.

By: *[Signature]* DATE: 11/11/19  
PERRY C. WHITE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA



### TITLE CERTIFICATION

STATE OF FLORIDA  
COUNTY OF BROWARD

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON ASSOCIATES VIII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; THAT THERE ARE NO MORTGAGES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
A FLORIDA CORPORATION

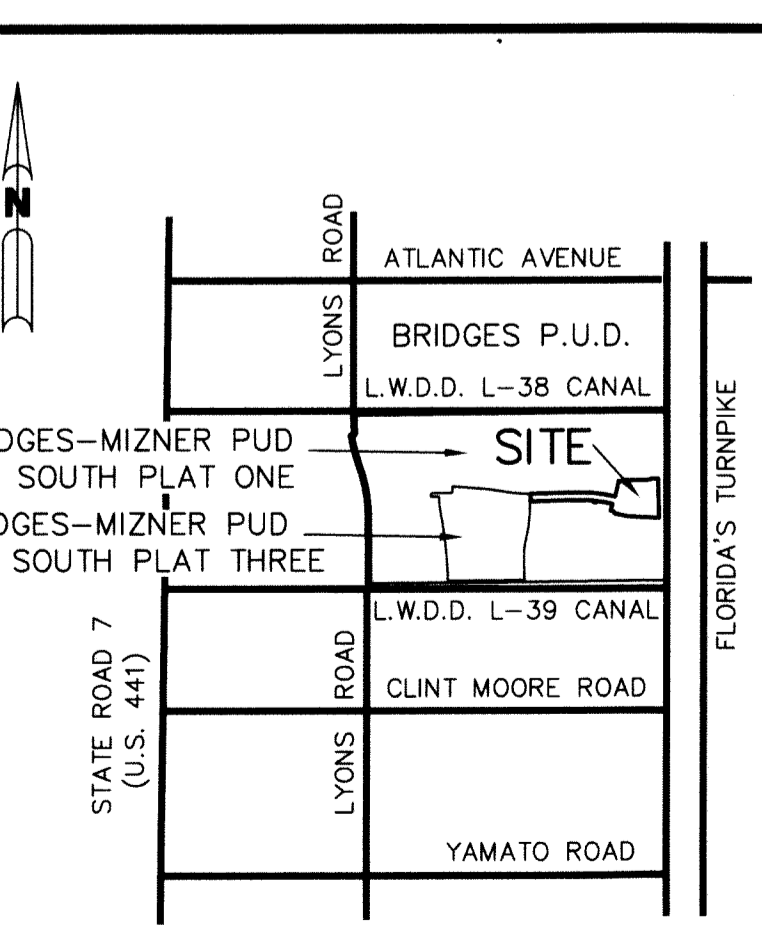
By: *[Signature]*  
GEORGE TEJALEZ, VICE-PRESIDENT  
DATE: October 7, 2019

### COUNTY APPROVAL

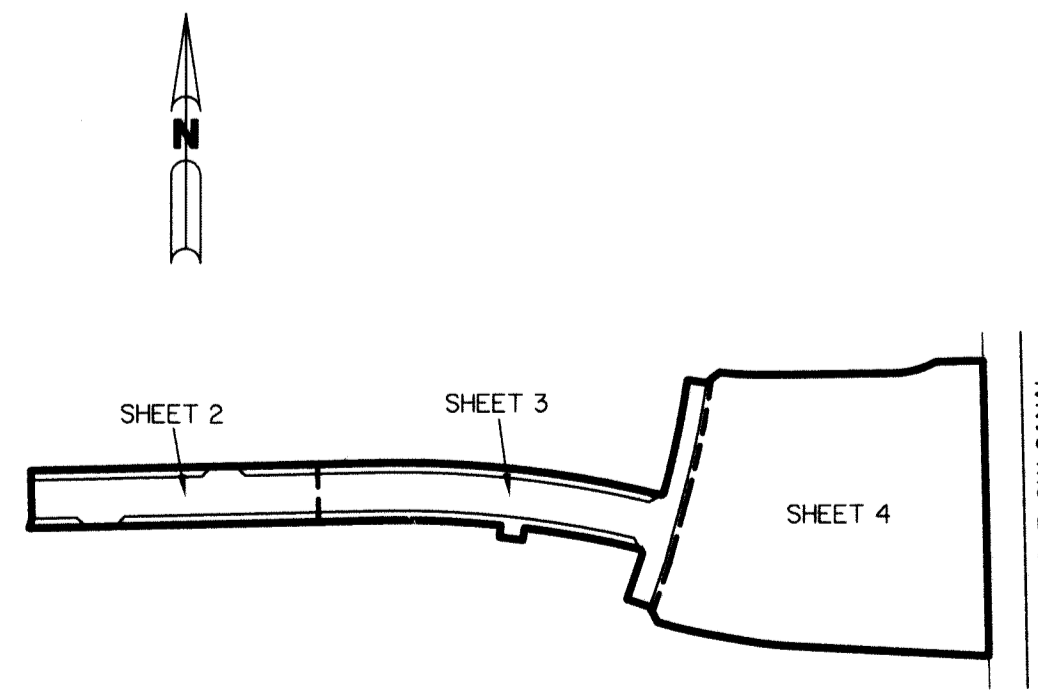
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(1)(2), FLORIDA STATUTES, THIS 27<sup>th</sup> DAY OF August, 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.

By: *[Signature]*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SITE PLAN DATA



LOCATION MAP  
N.T.S.



KEY MAP  
N.T.S.