COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89°24'50" EAST ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00° 52' 26" WEST ALONG THE EAST LINE OF LYONS ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 11413, PAGE 1734 OF SAID PUBLIC RECORDS, A DISTANCE OF 85,00 FEET THENCE NORTH 89° 24' 50" EAST ALONG THE NORTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 4317, PAGE 309, OF SAID PUBLIC RECORDS, A DISTANCE OF 55.00 FEET; THENCE NORTH 00° 52' 26" WEST ALONG THE EAST LINE OF THAT LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 11436, PAGE 129, OF SAID PUBLIC RECORDS, A DISTANCE OF 312.82 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 90° 00' 00"; THENCE TO THE NORTHWEST ALONG SAID EAST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY AND ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 86.39 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE NORTH 00° 52' 26" WEST ALONG THE EAST LINE OF LYONS ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 11413, PAGE 1734 OF SAID PUBLIC RECORDS, A DISTANCE OF 502.26 FEET; THENCE ALONG THE EAST LINE OF LYONS ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 24852, PAGE 375 OF SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, NORTH 12° 37' 19" EAST, A DISTANCE OF 51.42 FEET; THENCE NORTH 00° 52' 26" WEST, A DISTANCE OF 508.00 FEET; THENCE NORTH 45° 52' 26" WEST, A DISTANCE OF 16.97 FEET; THENCE NORTH 00° 52' 26" WEST ALONG SAID EAST LINE OF LYONS ROAD RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 11413, PAGE 1734 OF SAID PUBLIC RECORDS, A DISTANCE OF 1225.23 FEET; THENCE NORTH 89° 27' 28" EAST ALONG THE NORTH LINE OF SAID TRACTS 77 THROUGH 80, A DISTANCE OF 1,018.07 FEET; THENCE SOUTH 00° 32' 32" EAST, A DISTANCE OF 507.52 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE SOUTH, WHOSE RADIUS POINT BEARS SOUTH 30°37'37" EAST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 30° 05' 05"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.75 FEET TO A POINT OF TANGENCY; THENCE NORTH 89° 27' 28" EAST, A DISTANCE OF 134.70 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 92° 34' 40"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 48.47 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 02° 02' 08" WEST, A DISTANCE OF 163.85 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST. HAVING A RADIUS OF 3,000.00 FEET AND A CENTRAL ANGLE OF 04° 59' 36"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 261.45 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2,500.00 FEET AND A CENTRAL ANGLE OF 03° 19' 15"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 144.90 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 475.00 FEET AND A CENTRAL ANGLE OF 05° 32' 17"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 45.91 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 69° 25' 18"; THENCE TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 36.35 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 25° 45' 12" EAST, A DISTANCE OF 27.90 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE NORTH, WHOSE RADIUS POINT BEARS NORTH 03°49'28" EAST, HAVING A RADIUS OF 1,425.00 FEET AND A CENTRAL ANGLE OF 06° 50' 59": THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 170.36 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 04° 45' 46" EAST, A DISTANCE OF 4.03 FEET; THENCE NORTH 86° 41' 48" EAST, A DISTANCE OF 50.02 FEET; THENCE SOUTH 50° 23' 59" EAST, A DISTANCE OF 35.75 FEET; THENCE SOUTH 08° 38' 47" EAST, A DISTANCE OF 90.09 FEET; THENCE SOUTH 36° 38'34" WEST, A DISTANCE OF 36.67 FEET; THENCE SOUTH 10° 31'31" EAST, A DISTANCE OF 113.18 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST. HAVING A RADIUS OF 1,025.00 FEET AND A CENTRAL ANGLE OF 02° 10'55"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 39.03 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 80° 53' 22" WEST. A DISTANCE OF 50.00 FEET; THENCE SOUTH 84° 04' 06" WEST, A DISTANCE OF 144.06 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS S 76°50'22" EAST FROM SAID POINT, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 21° 07' 49": THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 11.06 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, A DISTANCE OF HAVING A RADIUS OF 829.00 FEET AND A CENTRAL ANGLE OF 02° 02' 16"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 29.48 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 05° 55' 54" EAST, A DISTANCE OF 104.50 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 07° 47' 32" THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 68.00 FEET. TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 05° 37' 23"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 49.07 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 03° 45' 45" EAST, A DISTANCE OF 100.20 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 150,00 FEET AND A CENTRAL ANGLE OF 65° 26' 02"; THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 171.31 FEET, TO A POINT COMPOUND CURVATURE WITH A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 24° 43' 03"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 172.56 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 950.00 FEET AND A CENTRAL ANGLE OF 10° 56' 55"; THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 181.53 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 82° 57' 56" EAST, A DISTANCE OF 208.82 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 90° 32' 46", THENCE TO THE SOUTHEAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 79.02 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 07° 34'50" WEST, A DISTANCE OF 107.24 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 88° 28' 03"; THENCE TO THE SOUTHWEST ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 92.64 FEET, TO A POINT OF TANGENCY; THENCE NORTH 83° 57' 07" WEST, A DISTANCE OF 37.36 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 25° 04' 49"; THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 65.66 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 25° 04' 49"; THENCE TO THE WEST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 87.55 FEET, TO A POINT OF TANGENCY; THENCE NORTH 83° 57' 07" WEST, A DISTANCE OF 105.16 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 91° 07' 09"; THENCE TO THE SOUTHWEST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 238.55 FEET, TO A POINT OF TANGENCY; THENCE SOUTH 04° 55' 44" WEST, A DISTANCE OF 100.29 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 52° 23' 07"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 137.14 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 136° 52' 13"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 71.67 FEET, TO A POINT OF INTERSECTION WITH A LINE RADIAL TO SAID CURVE; THENCE SOUTH 00° 35' 10" EAST, A DISTANCE OF 115.00 FEET; THENCE SOUTH 89° 24' 50" WEST ALONG THE SOUTH LINE OF SAID SECTION 29, A

## LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

DISTANCE OF 1,442.76 FEET TO THE POINT OF BEGINNING.

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 29; THENCE NORTH 89°24'50" EAST ALONG THE SOUTH LINE OF SAID SECTION 29, A DISTANCE OF 892.98 FEET; THENCE NORTH 00°35'10" WEST, A DISTANCE OF 490.75 FEET TO THE POINT OF BEGINNING; THENCE NORTH 83° 42' 22" WEST, A DISTANCE OF 200.70 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS NORTH 62°51'26" WEST FROM SAID POINT, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 21° 33' 23"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 22.57 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 13° 55' 26". THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 243.02 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 111° 31' 25"; THENCE TO THE NORTHWEST, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 116.79 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 13° 05' 49" WEST, A DISTANCE OF 145.74 FEET; THENCE NORTH 76° 54' 11" EAST, A DISTANCE OF 108.44 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 975.00 FEET AND A CENTRAL ANGLE OF 07° 46'29", THENCE TO THE EAST, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 132.30 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 48° 41' 42" EAST, A DISTANCE OF 36.34 FEET; THENCE NORTH 86° 30'27" EAST, A DISTANCE OF 50.01 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE WEST, WHOSE RADIUS POINT BEARS SOUTH 87°52'34" WEST FROM SAID POINT, HAVING A RADIUS OF 1,275.00 FEET AND A CENTRAL ANGLE OF 05° 20'00"; THENCE TO THE NORTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 118.68 FEET, TO A POINT OF TANGENCY: THENCE NORTH 07° 27' 26" WEST, A DISTANCE OF 109.24 FEET; THENCE NORTH 82° 32' 34" EAST, A DISTANCE OF 141.00 FEET; THENCE SOUTH 07° 27' 26" EAST, A DISTANCE OF 109.24 FEET, TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1,416.00 FEET AND A CENTRAL ANGLE OF 10° 28' 10": THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 258.74 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 1,500.00 FEET AND A CENTRAL ANGLE OF 04° 07'25"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 107.96 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 550.00 FEET AND A CENTRAL ANGLE OF 20° 27' 09"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 196.33 FEET, TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 77° 24' 45"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 67.56 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 70° 48' 19"

(A.K.A. DUBOIS AGR P.U.D.)

## BRIDGES - PLAT ONE

BEING ALL OF TRACTS 78, 79, 82, 83 AND 114 AND A PORTION OF TRACTS 77, 80, 81, 84, 85, 108 THROUGH 113 AND 115 THROUGH 119, BLOCK 29, PALM BEACH FARMS CO. PLAT NO. 1 AS RECORDED IN PLAT BOOK 2, PAGES 26 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST

> SHEET 1 OF 14 AUGUST, 2011

WEST, A DISTANCE OF 38.16 FEET; THENCE NORTH 89° 26' 45" WEST, A DISTANCE OF 166.36 FEET. TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, CONCAVE TO THE EAST, WHOSE RADIUS POINT BEARS SOUTH 76° 39' 55" EAST FROM SAID POINT, HAVING A RADIUS OF 425.00 FEET AND A CENTRAL ANGLE OF 04° 44'54"; THENCE TO THE SOUTH, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 35.22 FEET TO THE POINT OF BEGINNING.

CONTAINING 76.214 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 BRIDGES 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
- 2. TRACTS "OS1" THROUGH "OS16" AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIDGES 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. TRACT "OS15" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 4317, PAGE 309, TRACT "OS16" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 4317, PAGE 309 AND OFFICIAL RECORDS BOOK 24583, PAGE 765, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- 3. TRACTS "L1" THROUGH "L6", THE WATER MANAGEMENT TRACT AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIDGES HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 24721, PAGE 1966, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION WITHOUT RECOURSE TO PALM BEACH COUNTY. THERE SHALL BE NO LANDSCAPING IN THE PORTION OF A BUFFER EASEMENT THAT OVERLAPS ANOTHER EASEMENT EXCEPT IN ACCORDANCE WITH SURVEYOR'S NOTE NO. 2
- 5. 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 BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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 ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.
- 6. THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS. AS SHOWN HEREON. ARE HEREBY RESERVED FOR THE BRIDGES 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.
- 7. THE UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED 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.
- 8. ALL TRACTS FOR PRIVATE STREET PURPOSES AND DRIVEWAY/PARKING TRACTS. AS SHOWN HEREON, ARE HEREBY SUBJECT TO AN OVERLYING 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 POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES. RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. 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
- 9. THE TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE STREET PURPOSES AND LYONS ROAD. 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. 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
- 10. 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 A 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
- 11. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- 12. OVERHANG EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG, UTILITY SERVICES, AND BUILDING MAINTENANCE PURPOSES WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION (CONTINUED)

- 13. 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 STATIONS AND RELATED APPURTENANCES. THIS EASEMENT MAY BE FENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS 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 THIS TRACT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 14. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY. IT SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION. INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA. WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND OR ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE BRIDGES HOMEOWNERS ASSOCIATION, INC., UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON VI CORPORATION, A FLORIDA CORPORATION, THIS \_\_\_\_\_\_ DAY OF 基本点点。2011.

BOCA RATON ASSOCIATES VI. LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP

ALAN FANT, VICE PRESIDENT BOCA RATON VI CORPORATION, A FLORIDA CORPORATION,

ITS GENERAL PARTNER WITNESS:\_\_\_

**ACKNOWLEDGMENT** STATE OF FLORIDA

COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED -AS IDENTIFICATION. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA RATON VI CORPORATION, THE GENERAL PARTNER OF BOCA RATON ASSOCIATES VI. LLLP, 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 OFFICIAL AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_\_, 2011.

NOTARY PUBLICACITY AND MANAGEMENT AN COMMISSION TO PROPERTY. MY COMMISSION EXPIRES: MAY 18, AUT 3

ACCEPTANCE OF RESERVATIONS STATE OF FLORIDA COUNTY OF PALM BEACH

THE BRIDGES 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 30 \_\_\_\_ DAY OF No Jarra 2011.

WITHESS!

WITHESS!

NAME: METERS

NAME: 100 TOTAL

THE BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT BY: Alacall NIGOLE MUSCARELLA, PRESIDENT

**ACKNOWLEDGMENT** STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICOLE MUSCARELLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BRIDGES 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 \_\_\_ DAY OF \_\_\_\_\_\_, 2011.

PRINT NAME: In- ala A Dana Cal MY COMMISSION EXPIRES: 10 25 25 25 NUMBER: \_\_\_\_\_\_ 20110476133

THIS INSTRUMENT PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467 LB-7741

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF BROWARD

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A CALIFORNIA CORPORATION, A TITLE INSURANCE COMPANY AS DULY LICENSED 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 VI, LLLP, 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 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY A CALIFORNIA CORPORATION AS DULY LICENSED IN THE STATE OF FLORIDA

tous lesson GEORGE TELLEZ, VICE-PRESIDENT

DATE: 10 25-2011

MORTGAGEE'S CONSENT STATE OF FLORIDA COUNTY OF MIAMI-DADE

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 18955 AT PAGE 525 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS \_\_\_\_\_\_, 2011.

BANK OF AMERICA, N.A., AS AGENT

RY: WILLIAM CAMPANO, SENIOR VICE PRESIDENT

PRINT NAME: 10004012 PRINT NAME: MALOS / PRINT NAME:

**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED WILLIAM CAMPANO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., 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 TO DAY OF

NOTARY PUBLIC: PRINT NAME: MOLICE & CAUCELOC

MY COMMISSION EXPIRES: 6 23 12

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 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.

DATE: 11/29/11

COMMISSION DD 344

PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT AS READJUSTED BY PALM BEACH COUNTY IN 1998. THE WEST LINE OF SECTION 29, TOWNSHIP 46 SOUTH, RANGE 42 EAST HAVING A BEARING OF SOUTH 00° 52' 26" EAST. 2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE

PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.

ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED AS FOLLOWS: (N.R.) = NON-RADIAL (R.F.) = RADIAL TO FRONT LOT LINE (R.R.) = RADIAL TO REAR LOT LINE

4. 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 PALM BEACH COUNTY.

5. 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.

6. THE ROAD EASEMENTS AS SHOWN ON PALM BEACH FARMS CO. PLAT NO 1 AS RECORDED IN PLAT BOOK 2, PAGE 26, AND LYING WITHIN THIS PLAT, HAVE BEEN ABANDONED ACCORDING TO OFFICIAL RECORDS BOOK 22865, PAGE 1132, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. THE POSITION OF THE SOUTHEAST AND SOUTHWEST CORNERS OF SECTION 29. TOWNSHIP 46 SOUTH, RANGE 42 EAST AS SHOWN HEREON ARE BASED ON SURVEYS PREPARED DENNIS PAINTER PSM NO. 3542, ADAIR & BRADY, INC.

8. COORDINATES SHOWN ON THE GEODETIC CONTROL MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY.

COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ADJUSTMENT) AS READJUSTED BY PALM BEACH COUNTY IN 1998.

ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.00002237 PLAT BEARING = GRID BEARING

COUNTY ENGINEER

COUNTY ENGINEER

N.T.S.

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95- 33, AND IN ACCORDANCE WITH SECTION 177.071(2). FLORIDA STATUTES, THIS 22" DAY OF OECEMBER \_\_\_\_\_, 2011, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.

COUNTY ENGINEER

SURVEYOR

BANK OF AMERICA, N.A.

AS AGENT-

BOCA RATION, VI

CORPORATION

THE BRIDGES

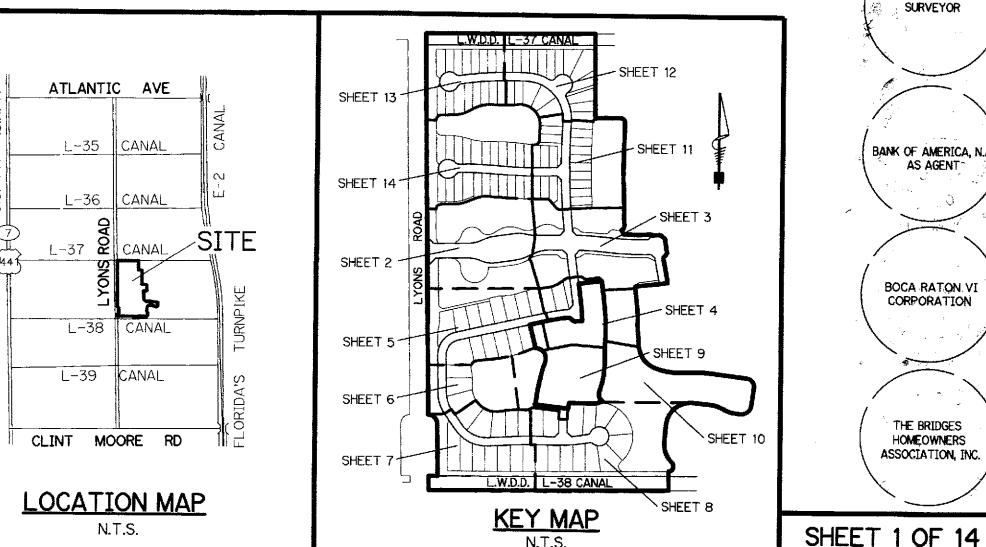
HOMEOWNERS

ASSOCIATION, INC.

DATE: 12/22/11 BY:∠\_a\_\_\_\_ GEORGE T. WEBB, P.E.

SITE PLAN DATA BRIDGES - PLAT ONE (AKA DUBOIS AGR P.U.D.) ...2004-250

CONTROL NO. TOTAL AREA.... ...76.214 AC. TOTAL DWELLING UNITS ... ...119 DU DWELLING UNITS (ZERO LOT LINE)..... ...75 DU DWELLING UNITS (SINGLE FAMILY)..... ...44 DU ....1.56 DU/AC.



STATE OF HARDA

SURVEYOR'S NOTES: