

# PERIMETER

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

## DESCRIPTION AND DEDICATION

Know all men by these presents that Atlantic Delray Beach, LLC, a Delaware limited liability company, authorized to do business in Florida, owner of the lands shown hereon, shown hereon as Stonybrook on the Lake PUD, being a portion of the Northwest One-Quarter of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

The West 132 feet of Southwest One-Quarter (SW 1/4) of the Northeast One-Quarter (NE 1/4) of the Northwest One-Quarter (NW 1/4) of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, LESS the South 12.5 feet thereof.

AND:

The East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, LESS the South 12.5 feet thereof as conveyed to Palm Beach County for the right-of-way of Frost Lane, by Quit Claim Deed recorded in Official Records Book 2514, Page 691, of the Public Records of Palm Beach County, Florida.

AND:

The East 1/2 of the Northeast 1/4 of the Northwest 1/4 of the Northwest 1/4, AND the Northwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, LESS the North 55.44 feet for the Lake Worth Drainage District canal right-of-way.

AND:

The East 264 feet of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 46 South, Range 42 East, Palm Beach County, Florida, LESS the South 12.5 feet thereof as conveyed to Palm Beach County for the right-of-way of Frost Lane, by Quit Claim Deed recorded in Official Records Book 2514, Page 685, of the Public Records of Palm Beach County, Florida.

AND:

The West 264 feet of the East 528 feet of the Southwest 1/4 of the Northeast 1/4 of the Northwest 1/4 of Section 14, Township 46 South, Range 42 East, of the Public Records of Palm Beach County, Florida, LESS AND EXCEPTING therefrom, the South 12.5 feet, for the right-of-way of Frost Lane, as conveyed to Palm Beach County by Quit Claim Deed recorded in Official Records Book 2514, Page 687, of the Public Records of Palm Beach County, Florida.

ALL LESS AND EXCEPT the North 34.56 feet thereof, as recorded in Official Records Book 27870 at page 1 of the Public Records of Palm Beach County, Florida.

The above-described property contains 30.276 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and do hereby dedicate as follows:

- Tracts A and Z, as shown hereon are hereby reserved by Atlantic Delray Beach, LLC, a Delaware limited liability company, its successors and assigns, for purposes consistent with the zoning regulations of Palm Beach County, Florida, and are the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County, Florida.
- The Limited Access Easement, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

In Witness Whereof, the above-named limited liability company, has caused these presents to be signed its Manager, Appreciation Holdings-Manager LLC, a Delaware limited liability company, and its company seal to be affixed hereto by and with the authority of its Board of Directors, this 18 day of December, 2015.

ATLANTIC DELRAY BEACH, LLC  
a Delaware limited liability company,  
authorized to do business in Florida

By: APPRECIATION HOLDINGS-MANAGER LLC  
a Delaware limited liability company,  
Its Manager

By: [Signature]  
Howard D. Cohen  
Manager

Witness: [Signature]  
Print Name: MANUEL LIE

Witness: [Signature]  
Print Name: Lina Parker

# STONYBROOK ON THE LAKE PUD

## A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

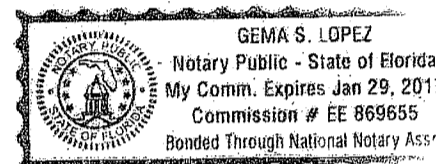
### ACKNOWLEDGEMENT

State of Florida )  
County of Palm Beach ) SS

Before me personally appeared Howard D. Cohen, who is personally known to me, or has produced \_\_\_\_\_ as identification, and who executed the foregoing instrument as Manager of Appreciation Holdings-Manager 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 the seal affixed to the foregoing instrument is the seal 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.

Witness my hand and official seal this 18 day of December, 2015.  
My commission expires: Jan. 29, 2019

[Signature]  
Notary Public,  
State of Florida



### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS

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 27382 AT PAGE 1540 OF THE 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 Senior Vice President AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF December, 2015.

WELLS FARGO BANK, NATIONAL ASSOCIATION

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Tyler Weiss PRINT NAME: Scott Primeau  
TITLE: Senior Vice President

WITNESS: [Signature]  
PRINT NAME: Jeffrey Gray

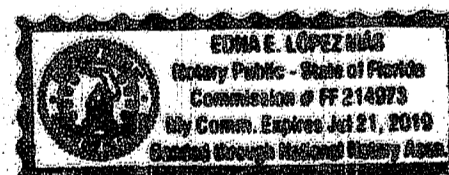
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF BROWARD ) SS

BEFORE ME PERSONALLY APPEARED Scott Primeau, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SVPO OF WELLS FARGO BANK, NATIONAL ASSOCIATION 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 22 DAY OF December, 2015.  
My commission expires: 3/21/19

[Signature]  
Notary Public,  
STATE OF FLORIDA



### COUNTY ENGINEER

This plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Sec. 177.071(2), F.S., this 25 day of January, 2016, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County in accordance with Sec. 177.081(1)F.S.

[Signature]  
George T. Webb, P.E.  
County Engineer

### MORTGAGEE'S CONSENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

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 27798 AT PAGE 1829 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager AND ITS COMPANY SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 27 DAY OF December, 2015.

MANETTO HILL REALTY VENTURE, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature] BY: [Signature]  
PRINT NAME: Troy Ballard PRINT NAME: Michael Marton  
TITLE: Manager

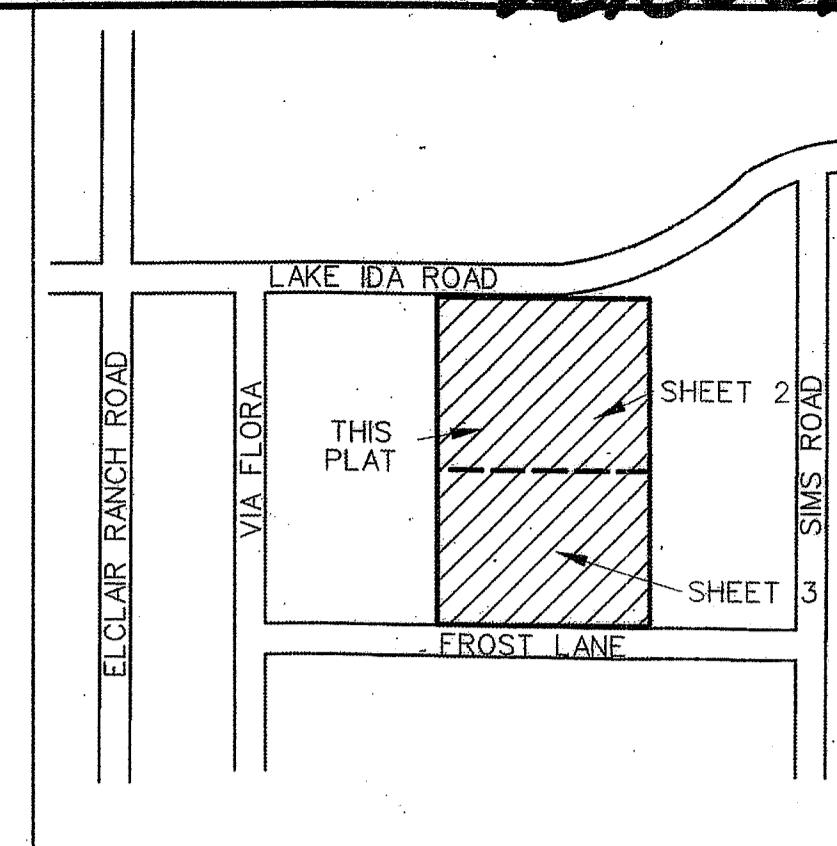
### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

BEFORE ME PERSONALLY APPEARED Michael Marton, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED OWNERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MEM OF MANETTO HILL REALTY VENTURE, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL 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.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF December, 2015.  
My commission expires: October 23, 2019

[Signature]  
Notary Public, #FF924252  
STATE OF FLORIDA



LOCATION AND KEY MAP  
NOT TO SCALE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:53 P.M.  
THIS 25 DAY OF January,  
2016, AND DULY RECORDED  
IN PLAT BOOK 125 ON PAGES  
19 THROUGH 21  
SHARON R. BOCK, CLERK  
AND COMPTROLLER

SHEET 1 OF 3

### SITE DATA

Zoning Control Number 1978-032  
Project Name Stonybrook on the Lake PUD  
Total Area 30.276 Acres  
Tract A Area 29.700 Acres

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

I, [Signature], 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 Atlantic Delray Beach, LLC, a Delaware limited liability company; 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 no encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

DATE: 12-23-15 BY: [Signature] Attorney at Law  
Member of the Florida Bar  
Florida Bar Number 212563

### NOTES:

- The bearings shown hereon are based on the North line of the Northwest one-quarter of Section 14-46-42 having a bearing of North 89°42'49" East, as determined from State Plane Coordinates as established by the Palm Beach County Engineering Division based on the Florida Coordinate System, East Zone, Grid North, 1983 State Plane Transverse Mercator Projection, 1990 Adjustment.
- No buildings or any kind of construction or trees or shrubs shall be placed on any easement without prior written approval of all easement beneficiaries and all applicable County approvals or permits as required for such encroachments.
- Building setback lines shall be as required by current Palm Beach County zoning regulations.
- 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 determined by use of rights granted.
- All lines which intersect curved lines are non-radial unless noted as being radial.
- 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 supplanting 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, Florida.
- All distances shown are ground distances. The scale factor used for this plat is 1.000033.

### 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, 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.

[Signature] 12-18-2015  
Jeff S. Hodapp, P.S.M.  
License No. LS5111  
State of Florida  
Perimeter Surveying & Mapping, Inc.  
947 Clint Moore Road  
Boca Raton, FL 33487  
Certification of Authorization No. LB7264

