

# BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT THREE

BEING A REPLAT OF ALL OF TRACTS "L5" AND "OS3" AND 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 9

# 35

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 11:41 AM THIS 19th DAY OF August 2019 AND DULY RECORDED IN PLAT BOOK NO. 129 ON PAGE(S) 35-43 SHARON R. BOON, 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 LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT THREE", BEING A REPLAT OF ALL OF TRACTS "L5" AND "OS3", AND 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 SOUTHWEST CORNER OF TRACT "L5", SAID PLAT OF BRIDGES-MIZNER PUD - BRIDGES SOUTH PLAT ONE; THENCE, ALONG THE WESTERLY LINE OF SAID TRACT "L5" FOR THE FOLLOWING TEN (10) DESCRIBED COURSES, NORTH 00°25'59" WEST, A DISTANCE OF 87.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 2,147.00 FEET AND A CENTRAL ANGLE OF 04°40'19"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 175.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°01'17" WEST, A DISTANCE OF 163.57 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 3,147.00 FEET AND A CENTRAL ANGLE OF 01°27'41"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 80.27 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONVEX EASTERLY, HAVING A RADIUS OF 3,000.00 FEET AND A CENTRAL ANGLE OF 03°09'37"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 165.47 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 07°23'33"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 64.51 FEET; THENCE NORTH 10°47'54" WEST, A DISTANCE OF 330.22 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX EASTERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 05°37'29"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 98.14 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONVEX EASTERLY, HAVING A RADIUS OF 2,848.00 FEET AND A CENTRAL ANGLE OF 03°05'43"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 153.86 FEET TO A POINT COMPOUND CURVATURE WITH A CURVE, CONVEX EASTERLY, HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 18°02'40"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 9.19 FEET TO THE POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE, ALONG THE BOUNDARY OF SAID TRACT "OS3" FOR THE FOLLOWING SIX (6) DESCRIBED COURSES, SOUTH 89°01'11" WEST, A DISTANCE OF 128.19 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONVEX EASTERLY, HAVING A RADIUS OF 2,757.00 FEET AND A CENTRAL ANGLE OF 00°44'13"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 38.27 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE NORTH 49°27'21" EAST, A DISTANCE OF 36.54 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 2,757.00 FEET AND A CENTRAL ANGLE OF 02°46'19"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 98.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°18'02" EAST, A DISTANCE OF 97.62 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 1,616.00 FEET AND A CENTRAL ANGLE OF 03°24'45"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 116.74 FEET TO A POINT OF INTERSECTION WITH A RADIAL LINE; THENCE ALONG THE WEST LINE OF SAID TRACT "E" FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 02°42'47" EAST, A DISTANCE OF 90.00 FEET; THENCE NORTH 34°25'09" WEST, A DISTANCE OF 12.53 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, FROM WHICH A RADIAL LINE BEARS SOUTH 02°30'10" WEST, CONVEX SOUTHERLY, HAVING A RADIUS OF 2,060.00 FEET AND A CENTRAL ANGLE OF 02°06'01"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 78.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 82°34'49" EAST, A DISTANCE OF 442.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX SOUTHERLY, HAVING A RADIUS OF 2,560.00 FEET AND A CENTRAL ANGLE OF 01°52'45"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 83.96 FEET TO THE POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 82°37'59" EAST, A DISTANCE OF 49.28 FEET; TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, FROM WHICH A RADIAL LINE BEARS SOUTH 02°30'10" WEST, CONVEX SOUTHERLY, HAVING A RADIUS OF 2,560.00 FEET AND A CENTRAL ANGLE OF 02°06'01"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 127.26 FEET TO A POINT OF TANGENCY; THENCE SOUTH 79°34'00" EAST, A DISTANCE OF 55.59 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX NORTHERLY, HAVING A RADIUS OF 1,940.00 FEET AND A CENTRAL ANGLE OF 09°28'28"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 286.94 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE SOUTH 88°46'43" EAST, A DISTANCE OF 61.22 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, FROM WHICH A RADIAL LINE BEARS NORTH 00°09'02" EAST, CONVEX NORTHERLY, HAVING A RADIUS OF 1,940.00 FEET AND A CENTRAL ANGLE OF 01°51'05"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 51.40 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 01°22'03" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 16°31'44" WEST, A DISTANCE OF 31.50 FEET; THENCE SOUTH 01°10'22" EAST, A DISTANCE OF 15.90 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 05°34'25"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 194.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 04°24'04" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX WESTERLY, HAVING A RADIUS OF 1,837.00 FEET AND A CENTRAL ANGLE OF 09°28'50"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 271.90 FEET TO A POINT OF TANGENCY; THENCE SOUTH 12°52'53" WEST, A DISTANCE OF 107.67 FEET TO THE POINT OF CURVATURE OF A CURVE, CONVEX EASTERLY, HAVING A RADIUS OF 633.00 FEET AND A CENTRAL ANGLE OF 13°18'52"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 154.07 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°28'59" EAST, A DISTANCE OF 433.91 FEET; THENCE SOUTH 89°34'01" WEST, ALONG THE SOUTH LINE OF SAID TRACT "E" AND TRACT "L5", A DISTANCE OF 1,201.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 42.382 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 SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. TRACTS "OS1" THROUGH "OS12", 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 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 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.

### DEDICATION AND RESERVATIONS (CONTINUED)

5. TRACTS "L5" AND "L9" THROUGH "L11", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LOTUS 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 AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 12243, PAGE 1712L, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE LOTUS HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT, AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. 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 EASEMENTS AND 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.

8. 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.

9. 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 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 19th DAY OF July 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) Rebecca C. Medley  
PRINT NAME: SHAROLYN WEBB PRINT NAME: Rebecca C. Medley

### 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 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 19th DAY OF July 2019.  
NOTARY PUBLIC (Signature) Rebecca C. Medley  
PRINT NAME: Rebecca C. Medley  
MY COMMISSION EXPIRES: 5/14/2022 COMMISSION NUMBER: 66192428

### 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 19th DAY OF July 2019.

LOTUS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION  
BY: (Signature) KARA BABCOCK, President  
WITNESS: (Signature) Nicole Digiovanna WITNESS: (Signature) K. Swenson  
PRINT NAME: Nicole Digiovanna PRINT NAME: K. Swenson

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
BEFORE ME PERSONALLY APPEARED KARA BABCOCK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT 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 20th DAY OF July 2019.

NOTARY PUBLIC (Signature) Pamela A. Johnson  
PRINT NAME: Pamela A. Johnson  
MY COMMISSION EXPIRES: 5/31/21 COMMISSION NUMBER: 06079979

### 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 TELLEZ, VICE-PRESIDENT  
DATE: 6-4-2019

### 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 19th DAY OF August 2019, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY: (Signature) DAVID L. RICKS, P.E.  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### 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) PERRY C. WHITE  
PERRY C. WHITE,  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA  
DATE: 7/02/2019

### SITE PLAN DATA

BRIDGES SOUTH PLAT L - PLAT THREE  
CONTROL NO. 2004-00250

THIS INSTRUMENT WAS 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

