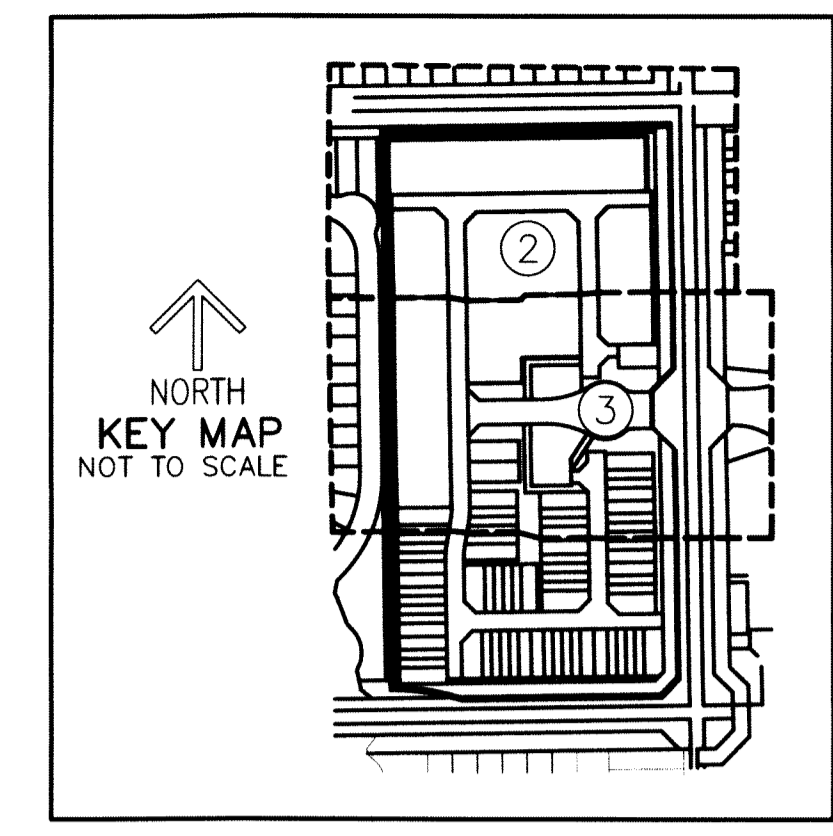
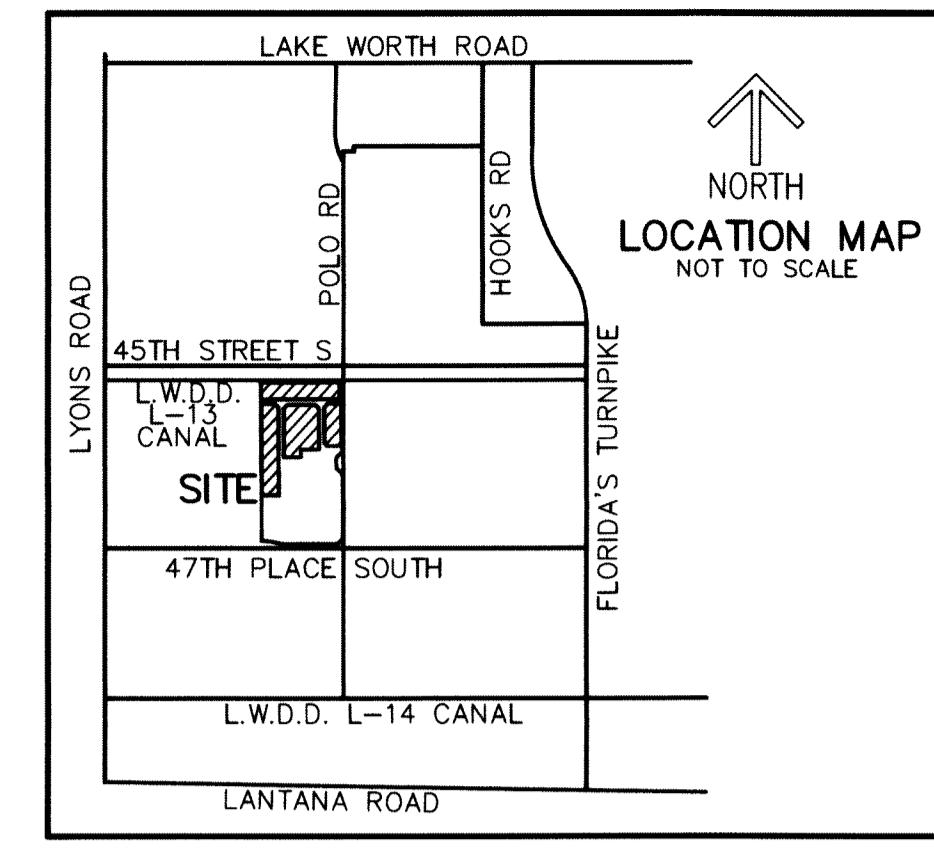


20220028411

# FIELDS AT GULFSTREAM POLO PUD - PLAT SIX REPLAT

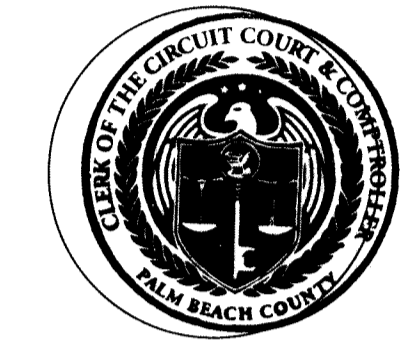
A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF PARCELS A, B, C AND D, GULFSTREAM POLO PUD - PLAT SIX, AS RECORDED IN  
PLAT BOOK 131, PAGES 186 THROUGH 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA,  
LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



8  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 10:45 A.M.  
THIS 22<sup>nd</sup> DAY OF January  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 131 ON  
PAGES 3 THROUGH 10  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: *David McCullin*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



SHEET 1 OF 3

### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS FIELDS AT GULFSTREAM POLO PUD - PLAT SIX REPLAT, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF PARCELS A, B, C AND D, GULFSTREAM POLO PUD - PLAT SIX, AS RECORDED IN PLAT BOOK 131, PAGES 186 THROUGH 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCELS A, B, C AND D, GULFSTREAM POLO PUD - PLAT SIX, AS RECORDED IN PLAT BOOK 131, PAGES 186 THROUGH 189 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

CONTAINING 267,801 SQUARE FEET/6.1479 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

#### 1. OPEN SPACE TRACTS

TRACTS L-7 AND L-8, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PUBLIC PEDESTRIAN ACCESS PURPOSES AND IS THE PERPETUAL 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 PUBLIC PORTION OF THESE TRACTS.

#### 2. MAINTENANCE AND OVERHANG EASEMENTS FOR ZERO LOT LINE PROPERTIES:

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

#### 3. DRAINAGE EASEMENTS

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 FIELDS HOMEOWNER'S ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

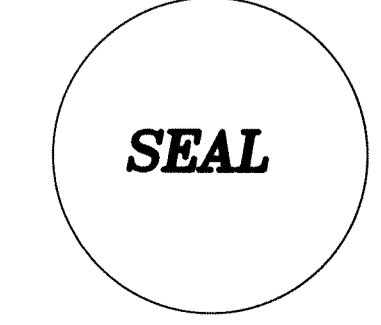
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND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

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, THIS 14<sup>th</sup> DAY OF November 2021.

DIVOSTA HOMES, L.P.  
A DELAWARE LIMITED PARTNERSHIP  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: DIVOSTA HOMES HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
ITS GENERAL PARTNER  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: *Patrick Gonzalez*  
BY: PATRICK GONZALEZ  
VICE PRESIDENT-  
LAND AND ACQUISITION(SOUTHEAST FLORIDA)

WITNESS:  
PRINT NAME *Shea Rojas*  
WITNESS: *Andy Fleischer*  
PRINT NAME *Andy Fleischer*

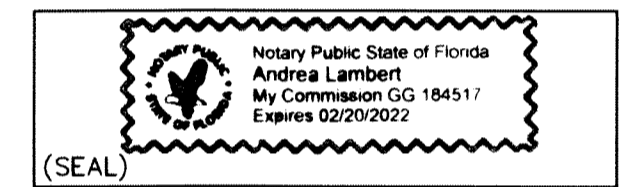
DIVOSTA HOMES HOLDINGS, LLC



### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 14<sup>th</sup> DAY OF November 2021, BY PATRICK GONZALEZ AS VICE PRESIDENT- LAND AND ACQUISITION(SOUTHEAST FLORIDA) OF DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.



*Andrea Lambert*  
NOTARY PUBLIC  
PRINT NAME *Andrea Lambert*  
MY COMMISSION EXPIRES: 2/20/2022  
COMMISSION NUMBER: GG 184517

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FIELDS HOMEOWNER'S ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN STATED HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14<sup>th</sup> DAY OF November 2021.

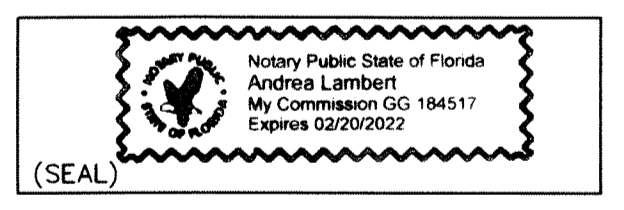
WITNESS: *Patrick Gonzalez*  
PRINT NAME *Patrick Gonzalez*  
WITNESS: *Shea Rojas*  
PRINT NAME *Shea Rojas*

THE FIELDS HOMEOWNER'S ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT  
BY: *David Kanarek*  
DAVID KANAREK  
PRESIDENT

### ACKNOWLEDGEMENT:

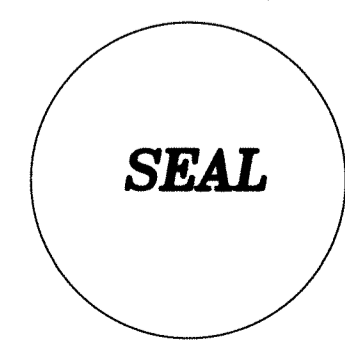
STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 14<sup>th</sup> DAY OF November 2021, BY DAVID KANAREK AS PRESIDENT FOR THE FIELDS HOMEOWNER'S ASSOCIATION INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.



*Andrea Lambert*  
NOTARY PUBLIC  
PRINT NAME *Andrea Lambert*  
MY COMMISSION EXPIRES: 2/20/2022  
COMMISSION NUMBER: GG 184517

THE FIELDS HOMEOWNER'S  
ASSOCIATION, INC.



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DAVID P. BARKER, ESQ. A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREOF DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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.

DATED: 11-11-2021

*David P. Barker*  
DAVID P. BARKER, ESQ.  
ATTORNEY-AT-LAW  
LICENSED IN FLORIDA

### COUNTY APPROVAL:

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 14<sup>th</sup> DAY OF JANUARY 2022 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: *David L. Ricks*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.80°1'40"W. ALONG THE LINE BETWEEN PALM BEACH COUNTY SURVEY SECTION HORIZONTAL CONTROL POINTS "SUMMER" AND "WYCLIFFE", RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- THERE ARE NO BLANKET EASEMENTS OF RECORD LYING WITHIN SUBJECT PROPERTY.

### 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.

DATED: 11-24-2021

*David P. Lindley*  
DAVID P. LINDLEY  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

