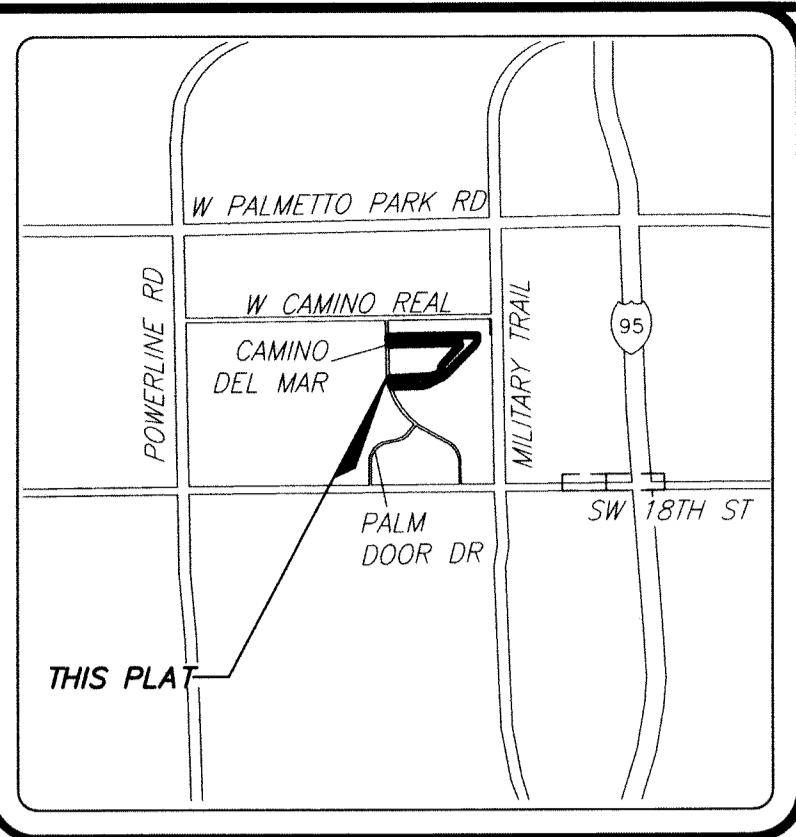
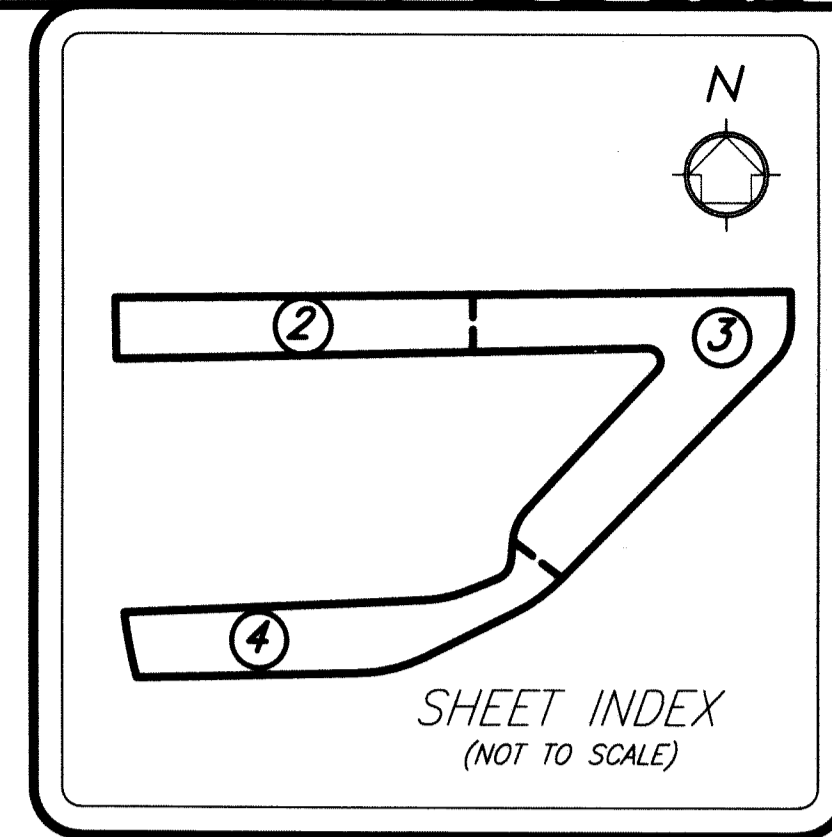


BOCA DEL MAR PUD - SAPPHIRE COVE AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 64 A, BOCA DEL MAR NO. 7 PUD, PLAT BOOK 30, PAGES 210 THROUGH 217 INCLUSIVE, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LYING AND SITUATE IN SECTION 26, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



LOCATION MAP (NOT TO SCALE)



SHEET INDEX (NOT TO SCALE)

52
State of Florida
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 3:56 P. M.
THIS 4th DAY OF August A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 134 ON PAGES 52 THROUGH 55
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT AND CONTROLLER
BY: [Signature] DEPUTY CLERK

SHEET 1 OF 4 SHEETS



DEDICATION AND RESERVATION

Know all men by these presents that Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, owner of the land shown hereon as BOCA DEL MAR PUD - SAPPHIRE COVE AT MIZNER VILLAGE, being a replat of a portion of Tract 64 A, BOCA DEL MAR NO. 7 PUD, Plat Book 30, at Pages 210 through 217 inclusive, of the Public Records, Palm Beach County, Florida. Lying and Situate in Section 26, Township 47 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

BEGIN at the Northwest corner of Tract N, CAMINO REAL VILLAGE (A PUD), as recorded in Plat Book 37, at Page 13 of the Public Records of Palm Beach County, Florida and a common West corner of said Tract 64 A; Thence North 01°21'55" West along a West line of Tract 64 A, for 209.35 feet to a point on the South right-of-way line for the Lake Worth Drainage District Lateral No. 49, as recorded in Official Records Book, 2217, at Page 311, of the Public Records of Palm Beach County, Florida; Thence North 89°17'08" East along said South right-of-way line, for 2,326.26 feet; the following seven (7) being along the Easterly and Southerly lines of Tract 64 A; Thence South 00°43'49" East, for 103.12 feet to a point of curvature with a curve concave to the West, said curve having a radius of 190.00 feet and a central angle of 43°17'24"; Thence Southerly along said curve for 150.19 feet; Thence South 44°33'35" West, for 1,041.66 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 600.26 feet and a central angle of 18°55'00"; Thence Southwesterly along said curve for 198.18 feet; Thence South 63°28'35" West, for 344.54 feet to a point of curvature with a curve concave to the North, said curve having a radius of 540.00 feet and a central angle of 25°09'03"; Thence Westerly along said curve for 237.04 feet; Thence South 88°37'38" West, for 769.95 feet to the Westerly line of Tract 64 D, and point on the East right-of-way line of Camino Del Mar as recorded in said Plat Book 30, at Page 210; Thence along a non-tangent curve, concave to the East, said curve having a radius of 1,597.02 feet, a central angle of 08°06'39" and from said point a radial line bears North 74°58'52" East; Thence Northerly along said curve for 226.08 feet; the following nine (9) courses being along a common line between Tract 64 A, and said CAMINO REAL VILLAGE (A PUD); Thence North 87°24'55" East, for 1,036.77 feet to a point of curvature with a curve concave to the North, said curve having a radius of 437.62 feet and a central angle of 19°27'00"; Thence Easterly along said curve for 148.56 feet; Thence North 67°57'55" East, for 112.81 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 75.00 feet and a central angle of 63°12'24"; Thence Northeasterly along said curve for 82.74 feet; Thence North 04°45'31" East, for 66.73 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 175.00 feet and a central angle of 38°31'00"; Thence Northeasterly along said curve for 117.64 feet; Thence North 43°16'31" East, for 656.28 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 45.00 feet and a central angle of 134°38'31"; Thence Northwesterly along said curve for 105.75 feet; Thence South 88°38'00" West, for 1,828.52 feet to the POINT OF BEGINNING.

Said lands contain 23.485 acres, more or less.

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

- 1. Tract A, as shown hereon, is hereby reserved for Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, for purposes consistent with the Zoning Regulations of Palm Beach County, Florida and is the perpetual maintenance obligation of Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, without recourse to Palm Beach County.
2. The lake maintenance access easement (LMAE), as shown hereon is hereby reserved for the Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, 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 Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, without recourse to Palm Beach County.
3. The public drainage easements (PDE), as shown hereon, are hereby dedicated in perpetuity for drainage purposes. Said easements are for the purpose of providing drainage, storage, and conveyance for lands adjoining the lands platted herein or stormwater that contributes or flows through them. The maintenance of the public drainage easements including all drainage facilities located therein shall be the perpetual maintenance obligation of Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, without recourse to Palm Beach County.
4. The Buffers (BE), as shown hereon, are hereby reserved for the owner Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, for open space, landscape, common access and public drainage purposes and are the perpetual maintenance obligation of said owner, its successors and assigns, without recourse to Palm Beach County. The public drainage reservation is to remain in perpetuity for drainage purposes to provide drainage conveyance for lands abutting these Buffers. Palm Beach County shall have the right, but not the obligation, to construct and maintain any public drainage within these Buffers.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partner, NADG (US) GENERAL PARTNER, INC., a Delaware corporation authorized to do business in Florida, this 26th day of May, 2022.

Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida,
By: NADG (US) General Partner, Inc., a Delaware Corporation authorized to do business in Florida its general partner

Witness: [Signature] David Abors (Print Name)
Witness: [Signature] Zachary Spelzel (Print Name)

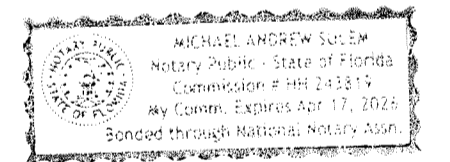
By: [Signature] Jeffrey W. Preston, Vice President

ACKNOWLEDGEMENT

State of Florida } SS
County of Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26th day of May, 2022, by Jeffrey W. Preston, Vice President of NADG (US) General Partner, Inc., a Delaware Corporation authorized to do business in Florida, the general partner of Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, on behalf of the company, who is personally known to me or has produced as identification.

My commission expires:



[Signature]
Michael A. Sulen
(Printed Name) - Notary Public
(Seal)

TITLE CERTIFICATION

State of Florida } SS
County of Palm Beach

I, Eric Coffman, 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 Brentwood BFR LP, 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 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.

Date: May 27, 2022 By: [Signature] Eric Coffman Florida Bar No. 730467

MORTGAGEE'S JOINDER AND CONSENT

State of Florida } SS
County of Duval

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 Records Book 33025, at page 118 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 Managing Director and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 10th day of June, 2022.

Wells Fargo Bank, National Association

Witness: [Signature] Daniela Russo (Print Name)

By: [Signature] Susan S. Beaugrand Managing Director Homebuilder Banking Group

Witness: [Signature] Laurel Overstreet (Print Name)

ACKNOWLEDGEMENT

State of Florida } SS
County of Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of June, 2022, by Susan S. Beaugrand as Managing Director of Homebuilder Banking Group, for Wells Fargo, National Association on behalf of the corporation, who is personally known to me or has produced as identification.

My commission expires: 11/10/2026

[Signature] Daniela Russo
(Printed Name) - Notary Public
(Seal)

COUNTY APPROVAL

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 4th day of August, 2022, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

By: [Signature] David L. Ricks, P.E. Palm Beach County Engineer Palm Beach County, Florida

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.

This 9th day of June, 2022

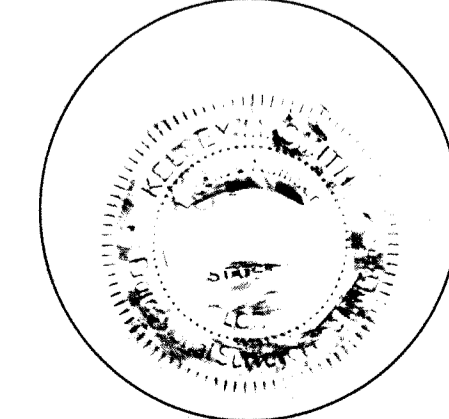
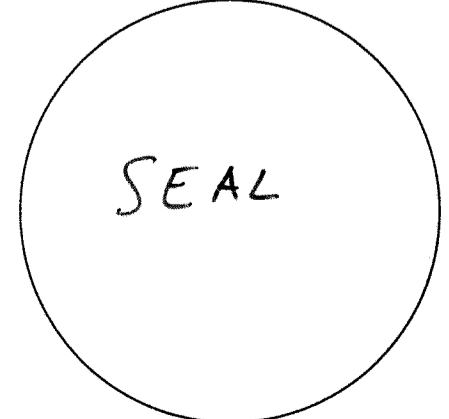
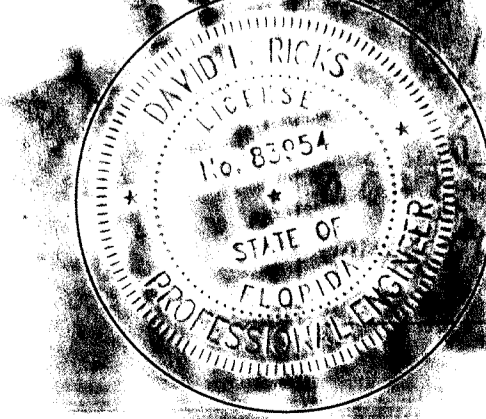
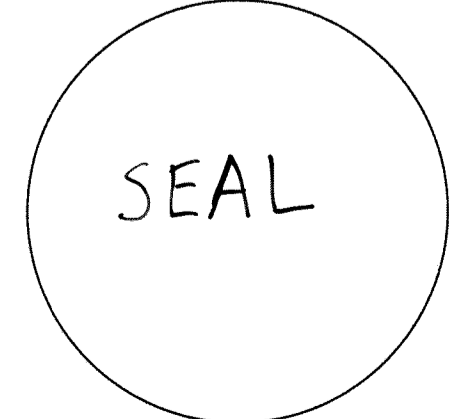
[Signature] Kelsey M. Smith P.S.M. License No. 7096 State of Florida

NADG (US) GENERAL PARTNER, INC.

PALM BEACH COUNTY COUNTY ENGINEER

BANK

PROFESSIONAL SURVEYOR AND MAPPER



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY KELSEY M. SMITH, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 7096 FOR THE FIRM: WGI, INC.