

BOCA DEL MAR PUD - COPPER COVE AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 64 D AND 69 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 & 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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 - COPPER COVE AT MIZNER VILLAGE, Being a replat of a Portion of Tract 64 D and 69 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 and 27, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at an Easterly corner of Tract 64 D, said point also being the Southeast corner of Tract 69 B of said PLAT OF CAMINO DEL MAR COUNTRY CLUB, the following four (4) courses being along the Easterly and Southern lines of said Tract 64 D, said point being in a curve concave to the Northeast, said curve having a radius of 1,677.02 feet, a central angle of 40°41'26", and from said point a radial line bears North 76°59'21" East; Thence Southeasterly along said curve for 1,190.99 feet to a point of reverse curvature with a curve concave to the West, said curve having a radius of 25.00 feet and a central angle of 87°48'41"; Thence Southerly along said curve for 38.31 feet; Thence South 34°06'36" West, for 206.17 feet to a point of curvature with a curve concave to the North, said curve having a radius of 25.00 feet and a central angle of 94°48'20"; Thence Westerly along said curve for 41.37 feet, the following fifteen (15) courses being along a common line between Tract 64 D, and plats of Ironwedge as recorded in Plat Book 35, Page 89 and Ironwedge - Section 2, as recorded in Plat Book 37, Page 43, both of the Public Records of Palm Beach County, Florida; Thence North 51°05'03" West, for 205.41 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 25.00 feet and a central angle of 47°20'14"; Thence Northwesterly along said curve for 20.65 feet; Thence North 03°44'49" West, for 79.45 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 30.00 feet and a central angle of 47°40'00"; Thence Northwesterly along said curve for 24.96 feet; Thence North 51°24'49" West, for 314.75 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 460.69 feet and a central angle of 29°12'00"; Thence Northwesterly along said curve for 234.78 feet; Thence North 22°12'49" West, for 365.29 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 50.00 feet and a central angle of 68°23'00"; Thence Northwesterly along said curve for 57.93 feet; Thence North 88°35'49" West, for 316.80 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 40.00 feet and a central angle of 90°39'00"; Thence Southwesterly along said curve for 63.29 feet; Thence South 00°45'11" West, for 880.60 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 70.00 feet and a central angle of 94°30'00"; Thence Southeasterly along said curve for 115.45 feet; Thence North 86°15'11" East, for 855.12 feet to a point of curvature with a curve concave to the South, said curve having a radius of 25.00 feet and a central angle of 42°39'46"; Thence Easterly along said curve for 18.62 feet; Thence South 51°05'03" East, for 179.90 feet to a point of curvature with a curve concave to the West, said curve having a radius of 25.00 feet and a central angle of 96°55'33"; said point also being on a Southerly line of Tract 64 D; Thence Southerly along said curve for 42.29 feet to a point of concave curvature with a curve concave to the Northwest, and the North right-of-way line of Palm D' Oro Road, as recorded in Plat Book 30, Page 210, of the Public records of Palm Beach County, Florida, said curve having a radius of 480.78 feet and a central angle of 11°53'18"; Thence Southwesterly along said curve for 99.76 feet to a point on the North right-of-way line of the Lake Worth Drainage District Lateral NO. 50, as recorded in Official Record Book 10900, Page 206, of the Public records of Palm Beach County, Florida; the following twelve (12) courses being along the North right-of-way line of said Lake Worth Drainage District Lateral NO. 50, Thence North 63°34'35" West, for 96.79 feet; Thence North 82°18'38" West, for 113.36 feet; Thence South 78°45'04" West, for 110.48 feet; Thence South 71°26'04" West, for 99.42 feet; Thence North 85°37'52" West, for 88.18 feet; Thence North 68°58'22" West, for 108.59 feet; Thence North 88°29'00" West, for 101.84 feet; Thence North 74°36'05" West, for 102.72 feet; Thence North 83°55'54" West, for 104.41 feet; Thence North 86°39'20" West, for 259.96 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 95.00 feet and a central angle of 63°09'19"; Thence Southwesterly along said curve for 104.72 feet; Thence South 30°11'21" West, for 6.83 feet, to a point on the West line of said Tract 64 D; the following two (2) courses being along the Westerly and Northerly lines of Tract 64 D, Thence North 04°01'28" East, for 1,379.13 feet Thence North 88°19'41" East, for 65.50 feet to a point on an Easterly line of said Tract 69 A; Thence South 02°42'35" East along said Easterly line, for 150.47 feet to the intersection with a non-tangent curve, concave to the Northeast, said curve having a radius of 100.00 feet, a central angle of 57°33'33" and from said point a radial line bears North 58°55'58" East said point also being on a Northerly line of said Tract 64 D, the following six (6) courses being along said Northerly line; Thence Southeasterly along said curve for 100.46 feet; Thence South 88°37'35" East, for 367.75 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 40.00 feet and a central angle of 83°52'00"; Thence Northwesterly along said curve for 58.55 feet; Thence North 07°30'25" East, for 53.12 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 30.00 feet and a central angle of 83°52'00"; Thence Northwesterly along said curve for 43.91 feet; Thence South 88°37'35" East, for 166.50 feet to the POINT OF BEGINNING.

Said lands contain 17.222 acres, more or less.

EASEMENT PARCEL:

Together with non-exclusive beneficial easements for drainage and utilities as described in Section one of Utility Easement Agreement between Ironwedge Property Owners Association, Inc., a Florida not-for-profit corporation and Brentwood BFR LP, a Delaware limited liability company, and recorded in Official Records Book 32337, Page 1482 of the Public Records of Palm Beach County, Florida.

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 the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, as a residential access street 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.

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, telecommunications 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.

2. Tract L-1 (Water Management Tract), as shown hereon is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association its successors and assigns, without recourse to Palm Beach County.

3. The lake maintenance easement (LME), as shown hereon is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

4. The lake maintenance access easement (LMAE), as shown hereon is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

5. The drainage easements (DE), 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 Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.

6. 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 the Brentwood Village Homeowners 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, and private streets associated with said drainage system.

7. The Buffers, as shown hereon, are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space, landscape, common access and public drainage purposes and are the perpetual maintenance obligation of said association, 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.

8. Tract OS-1 (Open Space Tract), as shown hereon, is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

9. Tract R-1 (Neighborhood Park), as shown hereon, is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

10. The utility easements (UE) 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

11. The utility easements running adjacent and parallel to public streets and the tracts for private road purposes, as shown hereon, are nonexclusive 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, telecommunications 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.

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 31 day of August, 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: David Abers (Print Name), Jeffrey W. Preston, Vice President; Augustin Smith (Print Name)

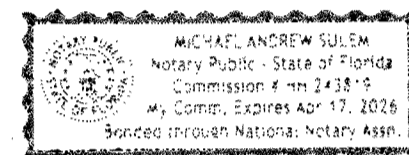
ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS

The foregoing instrument was acknowledged before me by means of physical instrument or online notarization, this 31 day of August, 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. Sulem
Michael A. Sulem
(Printed Name) - Notary Public
(Seal)



ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS

Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 31 day of August, 2022.

Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit

Witness: David Abers (Print Name), Jeffrey Preston (Print Name), President

Witness: Augustin Smith (Print Name)

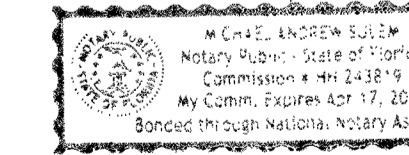
ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS

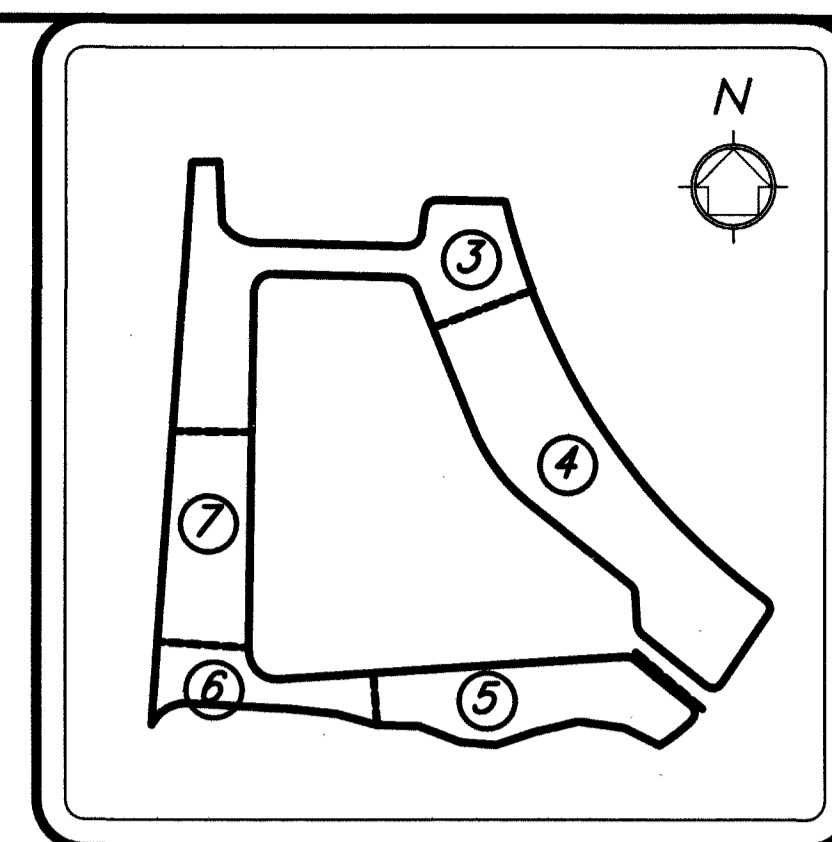
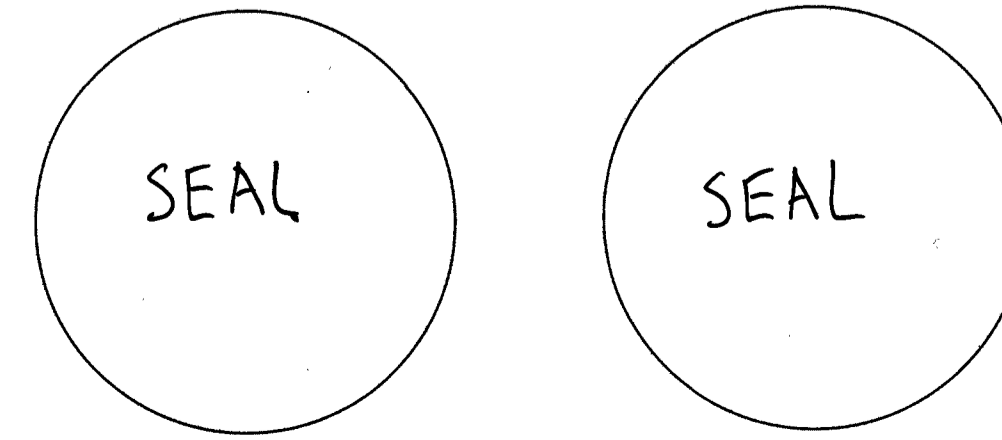
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of August, 2022, by Jeffrey W. Preston, as President for Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or has produced _____ as identification.

My commission expires: _____

Signature: Michael A. Sulem
Michael A. Sulem
(Printed Name) - Notary Public
(Seal)



NADG (US) GENERAL PARTNER, INC. BRENTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC. PALM BEACH COUNTY COUNTY ENGINEER



KEY MAP (NOT TO SCALE)

State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 3:22 P.M. THIS 16th DAY OF December A.D. 2022 AND DULY RECORDED IN PLAT BOOK 135 ON PAGES 1 THROUGH 9. JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER BY: _____ DEPUTY CLERK SHEET 1 OF 7 SHEETS



SITE DATA:

BOCA DEL MAR PUD - COPPER COVE AT MIZNER VILLAGE (AKA POD 64C of Mizner Trail at Boca Del Mar PUD)

Control Number: 1984-00152

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

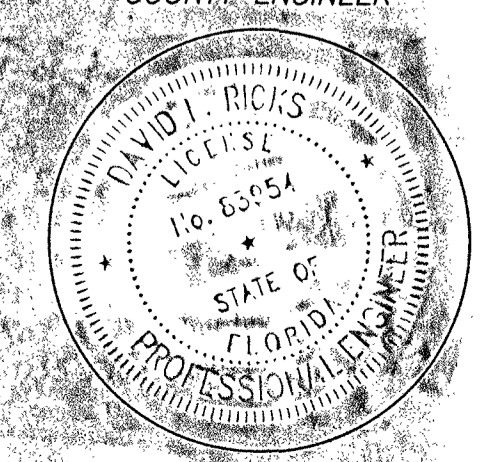
I, Eric Coffman, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida; that the current 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: November 30, 2022 By: Eric Coffman (Print Name), Florida Bar No. 730467

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 _____ day of _____, 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: David L. Ricks, P.E. County Engineer Palm Beach County, Florida



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.