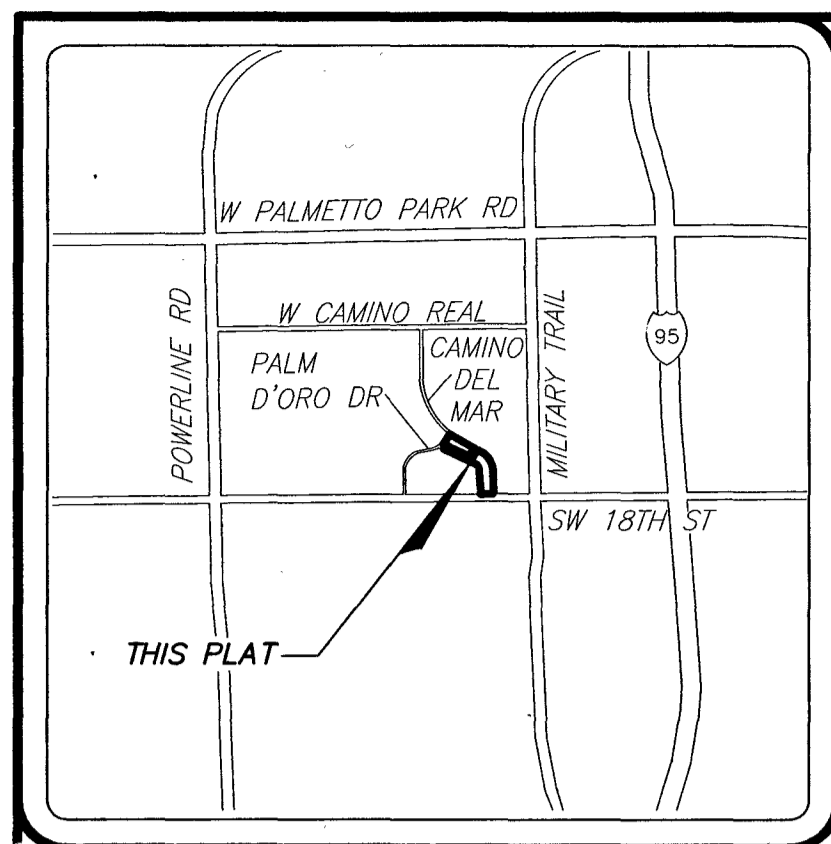
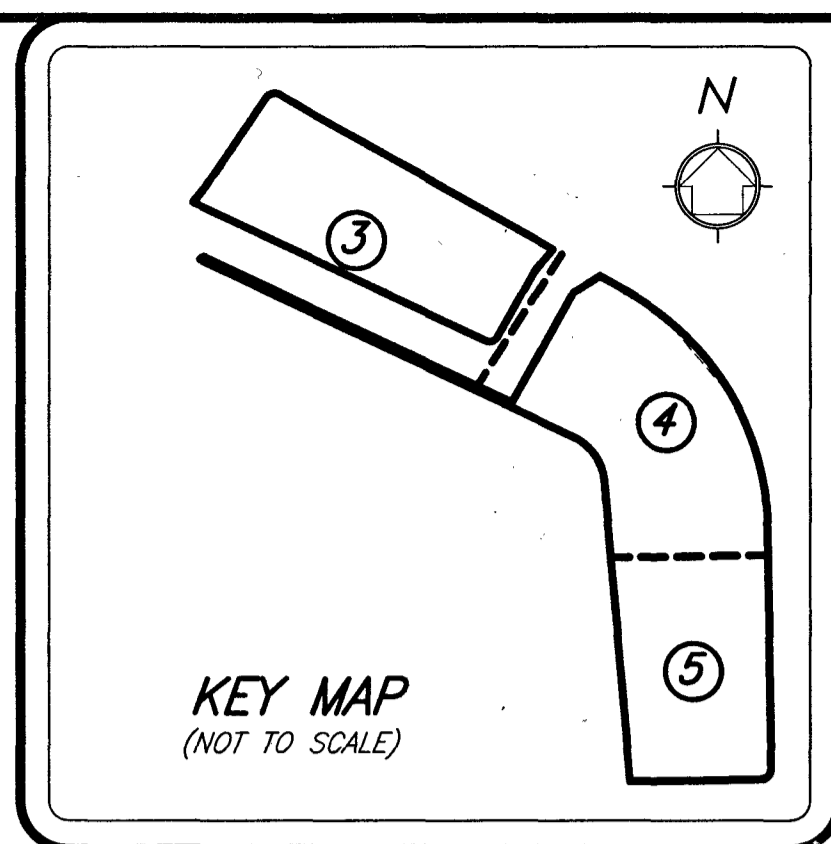
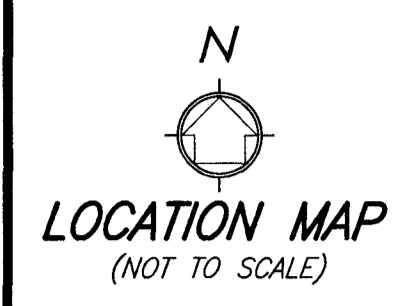


CFN 20230015790 PL BK 135 PG 65



# BOCA DEL MAR PUD - MADISON COVE AT MIZNER VILLAGE

BEING A REPLAT OF TRACT 64 C, 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 SECTIONS 26 & 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



65  
State of Florida }  
County of Palm Beach } SS  
THIS PLAT WAS FILED FOR RECORD AT 3:40 P.M.  
THIS 13th DAY OF January A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 135 ON PAGES 65 THROUGH 69  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK

## 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 - MADISON COVE AT MIZNER VILLAGE, being a replat of a portion of Tract 64 C, BOCA DEL MAR NO. 7 P.U.D., according to the Plat thereof, as recorded in Plat Book 30, at Page 210, of the Public Records of Palm Beach County, Florida, lying and situate in Sections 26 and 35, Township 47 South, Range 42 East, Palm Beach County, Florida and being more particularly described as follows:

COMMENCING at the Northwest corner of Tract 64 C said point being on a curve; Thence along the Northwesterly line of said Tract 64 C through a curve concave to the Northwest, said curve having a radius of 560.78 feet, a central angle of 16°37'50", and from said point a radial line bears North 33°06'58" West; Thence Northeastly along said curve for 162.77 feet to the POINT OF BEGINNING, the following three (3) courses being along the Northwesterly and Northerly lines of Tract 64 C; continue along a curve concave to the Northwest, said curve having a radius of 560.78 feet, a central angle of 06°08'35" and from said point a radial line bears North 49°44'49" West; Thence Northeastly along said curve for 60.12 feet; Thence North 34°06'36" East, for 223.09 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 87°48'41"; Thence Easterly along said curve for 38.31 feet to a point on the Northeastly line of Tract 64 C and to a point of reverse curvature with a curve concave to the Northeast, said curve having a radius of 1,677.02 feet and a central angle of 02°28'41", the following two (2) courses being along said Northeastly lines; Thence Southeastly along said curve for 72.53 feet; Thence South 60°33'24" East, for 627.16 feet to a point hereon known as point "A"; Thence South 39°41'15" West departing said Northeastly line of Tract 64 C, for 60.97 feet; Thence South 29°26'43" West, for 173.08 feet to a point of curvature with a curve concave to the North, said curve having a radius of 20.00 feet and a central angle of 86°01'15"; Thence Westly along said curve for 30.03 feet; Thence North 64°32'03" West, for 724.19 feet to the POINT OF BEGINNING.

Said lands contain 4.619 acres, more or less.

Together With:

COMMENCING at Said Point "A", the following five (5) courses being along the Northeastly, East and Southeastly lines of said Tract 64 C; Thence South 60°33'24" East, for 122.62 feet to the POINT OF BEGINNING; Thence continue South 60°33'24" East, for 77.04 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 614.81 feet and a central angle of 59°42'51"; Thence Southeastly along said curve for 640.76 feet; Thence South 00°50'33" East, for 540.56 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 25.00 feet and a central angle of 90°00'29"; Thence Southwestly along said curve for 39.27 feet to a point on the South line of said Tract 64 C and the North Right-of-Way line of Southwest 18th Street; Thence South 89°09'56" West, for 293.28 feet to the South common corner of Tract 64 C and said L'Ermitage of Boca; Thence the following three (3) courses along the common line of Tract 64 C and L'Ermitage of Boca; Thence North 05°01'03" West, for 676.74 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 120.00 feet and a central angle of 59°31'00"; Thence Northwestly along said curve for 124.65 feet; Thence North 64°32'03" West, for 929.02 feet; Thence departing said common platted line North 47°32'55" East, for 10.79 feet; Thence South 64°32'03" East, for 763.69 feet; Thence North 29°26'43" East, for 284.03 feet; Thence North 58°11'16" East, for 69.58 feet to the POINT OF BEGINNING.

Said lands contain 9.092 acres, more or less.

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

1. Tracts RW-1 and RW-2 as shown hereon are 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, 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.

2. Tract RW-3, as shown hereon, is hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.

3. Tracts L1 and L2 (Water Management Tracts), as shown hereon, are 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 are the perpetual maintenance obligation of said association its successors and assigns, without recourse to Palm Beach County.

4. The lake maintenance access easements (LMAE), as shown hereon are 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. Tracts OS-1, OS-2, OS-3, OS-4 and OS-5 (Open Space Tract), 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 purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

8. The Buffers (BE), 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.

9. Tracts R-1 and R-2 (Neighborhood Park), as shown hereon, are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

10. Maintenance and roof overhang easements (OHE) are hereby reserved in perpetuity to the owner of the lot abutting the easement and the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, for the purpose of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services, decorative architectural treatments and impact shutters within and adjacent to said easement without recourse to Palm Beach County.

11. 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.

12. The line of sight easements (LSE) as shown hereon are hereby dedicated in perpetuity for unobstructed sight lines. The maintenance of any and all improvements located therein shall be the perpetual maintenance obligation of the Brentwood Village Homeowners Association, Inc., its successors and assigns, without recourse to Palm Beach County. Palm Beach County shall have the right, but not the obligation, to maintain any portion of the line of sight easement encompassed by this plat which is associated with safe traffic circulation.

13. The utility easements running adjacent and parallel to public streets, 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. 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 Palm Beach County Utility Services Department, its successors and assigns.

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 15th day of November 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 Abers  
(Print Name)

Witness: *[Signature]*  
Justin Lygow  
(Print Name)

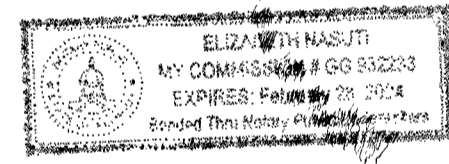
By: *[Signature]*  
Jeffrey W. Preston, Vice President

## 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 15th day of November, 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]*  
Signature  
Elizabeth Nasuti  
(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 15th day of November, 2022.

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

Witness: *[Signature]*  
David Abers  
(Print Name)

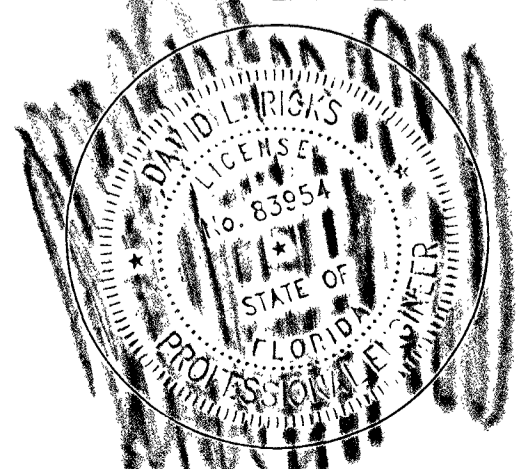
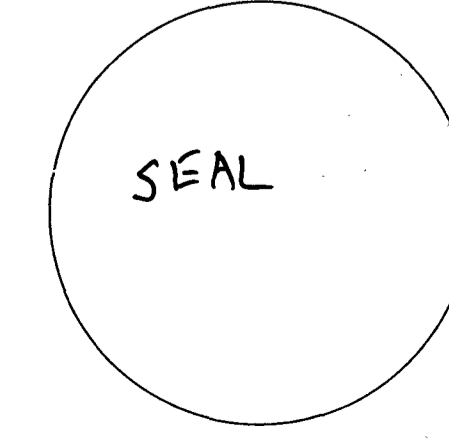
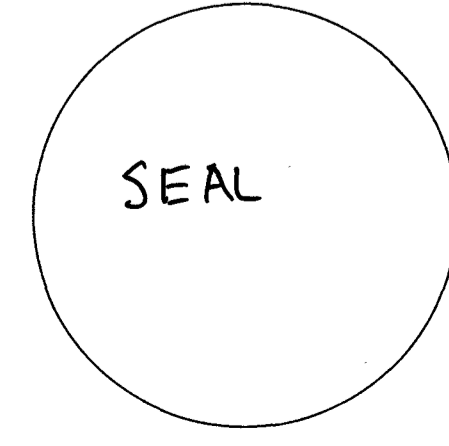
Witness: *[Signature]*  
Justin Lygow  
(Print Name)

By: *[Signature]*  
Jeffrey Preston, President

NADG (US) GENERAL PARTNER, INC.

BRENTWOOD VILLAGE HOMEOWNERS ASSOCIATION

PALM BEACH COUNTY COUNTY ENGINEER



## SITE DATA:

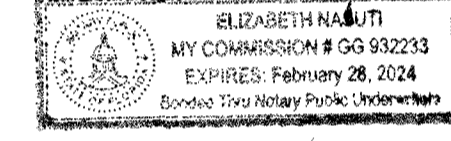
Boca Del Mar PUD - Madison Cove at Mizner Village (AKA POD64F of Mizner Trail at Boca Del Mar PUD)  
Control Number: 1984-00152

## 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 15th day of November, 2022, by \_\_\_\_\_ 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]*  
Signature  
Elizabeth Nasuti  
(Printed Name) - Notary Public  
(Seal)

## 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 16, 2022

By: *[Signature]*  
Eric Coffman  
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 13th day of January, 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.  
County Engineer  
Palm Beach County, Florida

**WGI**  
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.