

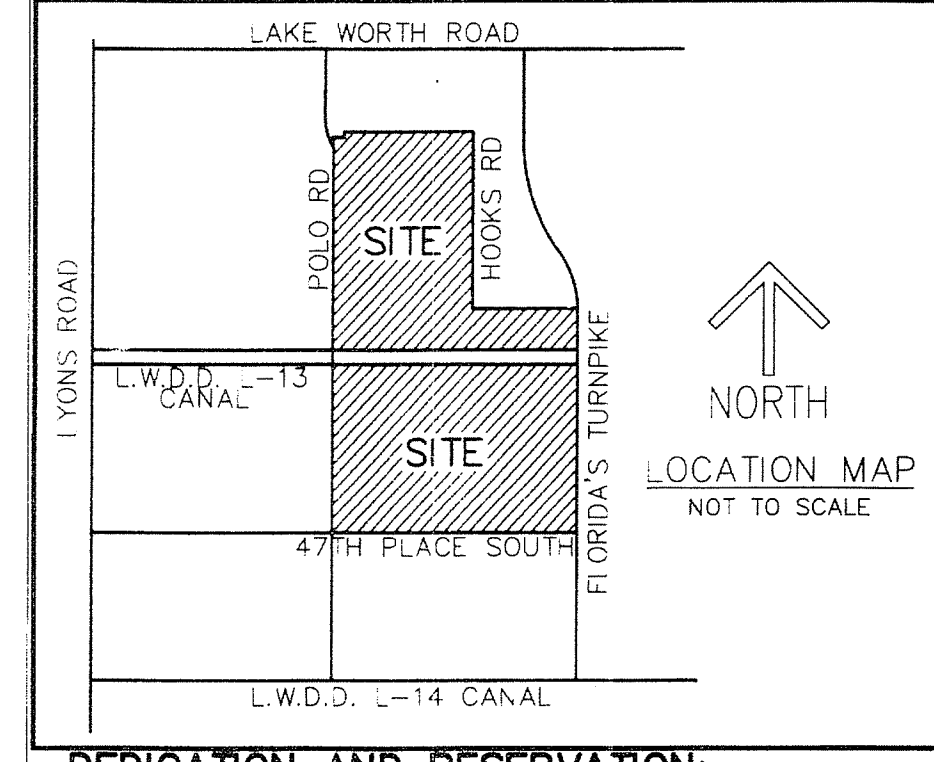
0969-001

20170116929

FIELDS AT GULFSTREAM POLO PUD - PLAT ONE

A PLANNED UNIT DEVELOPMENT
 BEING A REPLAT OF A PORTION OF BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3,
 AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, 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



DEDICATION AND RESERVATION:
 KNOW ALL MEN BY THESE PRESENTS THAT DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA;
 DEARS FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND PALM TREE FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE
 LAND SHOWN HEREON AS FIELDS AT GULFSTREAM POLO PUD - PLAT ONE, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF A PORTION OF
 BLOCK 28, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PUBLIC RECORDS OF
 PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE
 PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS 14, 19, 20, 29 AND 30, TOGETHER WITH A PORTION OF TRACTS 13, 31 AND 32, TOGETHER WITH ALL THAT PORTION OF THE 30
 FOOT WIDE RIGHT-OF-WAY LYING BETWEEN SAID TRACTS 13, 14 AND 19, 20, ALL IN BLOCK 28, PALM BEACH FARMS CO. PLAT NO. 3, AS
 RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT 29; THENCE N.00°56'30"W. ALONG THE WEST LINE OF SAID TRACTS 13, 20 AND 29, A
 DISTANCE OF 1,960.00 FEET; THENCE N.89°03'30"E ALONG A LINE 50.00 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES TO) AND PARALLEL
 WITH THE NORTH LINE OF SAID TRACT 13, A DISTANCE OF 100.00 FEET; THENCE N.00°56'30"W. ALONG A LINE 100.00 FEET EAST OF (AS
 MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE WEST LINE OF SAID TRACT 13, A DISTANCE OF 50.00 FEET TO A POINT OF
 INTERSECTION WITH THE NORTH LINE OF SAID TRACT 13; THENCE N.89°03'30"E. ALONG THE NORTH LINE OF SAID TRACTS 13 AND 14, A DISTANCE
 OF 1,219.64 FEET TO THE NORTH-EAST CORNER OF SAID TRACT 14; THENCE S.00°56'30"E. ALONG THE EAST LINE OF SAID TRACTS 14, 19 AND 30,
 A DISTANCE OF 1680.00 FEET; THENCE N.89°03'30"E. ALONG THE NORTH LINE OF THE SOUTH ONE-HALF OF SAID TRACTS 31 AND 32, A DISTANCE
 OF 952.25 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, AS
 RECORDED IN OFFICIAL RECORD BOOK 24358, PAGE 1059 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVATURE OF A NON TANGENT CURVE
 TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.88°51'16"E., A RADIAL DISTANCE OF 11,602.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF
 SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 01°37'48", A DISTANCE OF 330.05 FEET TO A POINT OF INTERSECTION WITH THE
 SOUTH LINE OF SAID TRACT 32; THENCE S.89°03'30"W. ALONG THE SOUTH LINE OF SAID TRACTS 29, 30, 31 AND 32, A DISTANCE OF 2,277.76
 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,962,429 SQUARE FEET/68.0080 ACRES, MORE OR LESS.

TOGETHER WITH:

ALL OF TRACTS 45, 46, AND 47, TOGETHER WITH A PORTION OF TRACTS 33, 34, 35, 36 AND 48, ALL IN BLOCK 28, PALM BEACH FARMS CO.
 PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM
 BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT 36; THENCE S.00°56'30"E. ALONG THE WEST LINE THEREOF, A DISTANCE OF 43.56 FEET
 TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-13 CANAL, AS RECORDED IN
 OFFICIAL RECORD BOOK 6495, PAGE 761 OF SAID PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING 43.56 FEET SOUTH OF (AS MEASURED AT
 RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 36, AND THE POINT OF BEGINNING; THENCE N.89°03'30"E. ALONG SAID
 RIGHT-OF-WAY LINE, A DISTANCE OF 659.82 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID TRACT 36; THENCE S.00°56'30"E.
 ALONG THE EAST LINE OF SAID TRACT 36, AND THE SOUTH RIGHT-OF-WAY LINE OF SAID L-13 CANAL, A DISTANCE OF 2.64 FEET; THENCE
 N.89°03'30"E. ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID L-13 CANAL, SAID RIGHT-OF-WAY LINE BEING 46.20 FEET SOUTH OF (AS
 MEASURED AT RIGHT ANGLES TO) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 33, 34 AND 35, A DISTANCE OF 1,620.63 FEET TO A
 POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT E-2W CANAL, AS RECORDED IN OFFICIAL
 RECORD BOOK 24358, PAGE 1059 OF SAID PUBLIC RECORDS, AND THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE
 RADIUS POINT LIES N.86°50'53"E., A RADIAL DISTANCE OF 11,602.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE,
 THROUGH A CENTRAL ANGLE OF 00°40'21", A DISTANCE OF 135.66 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF
 7,495.75 FEET AND A CENTRAL ANGLE OF 02°48'44"; THENCE SOUTHERLY ALONG THE ARC OF SAID RIGHT-OF-WAY LINE, A DISTANCE OF 367.91
 FEET; THENCE S.00°56'30"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 111.68 FEET TO A POINT OF INTERSECTION WITH THE WEST
 RIGHT-OF-WAY LINE OF FLORIDA'S TURNPIKE, AS RECORDED IN ROAD PLAT BOOK 11, PAGES 54 THROUGH 59 OF SAID PUBLIC RECORDS; THENCE
 S.00°58'26"E., A DISTANCE OF 659.97 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 48; THENCE S.89°03'30"W. ALONG
 THE SOUTH LINE OF SAID TRACTS 48, 47, 46 AND 45, A DISTANCE OF 2,311.90 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 45; THENCE
 N.00°56'30"W. ALONG THE WEST LINE OF SAID TRACTS 38 AND 45, A DISTANCE OF 1,276.47 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,934,756 SQUARE FEET/67.3727 ACRES, MORE OR LESS.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING A TOTAL OF 5,897,185 SQUARE FEET/135.3807 ACRES MORE OR LESS.

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

1. PRIVATE STREETS
 TRACT R1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S 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.

TRACT R1 IS SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 28579, PAGE
 722 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. RESIDENTIAL ACCESS STREETS
 TRACTS R3, R4 AND R5, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S ASSOCIATION, INC., ITS SUCCESSORS AND
 ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION
 AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH
 COUNTY.

3. OPEN SPACE TRACTS
 TRACTS L-3, L-4, L-5, L-7 THROUGH L-12 AND L-15, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S 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.

TRACTS L-1, L-2, L-6, L-13 AND L-14, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S ASSOCIATION, INC., ITS
 SUCCESSORS AND ASSIGNS, FOR PEDESTRIAN ACCESS BUFFER AND OPEN SPACE PURPOSES, AND ARE 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.

TRACTS L-2, L-3, L-4, L-5 AND L-13 ARE SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN
 OFFICIAL RECORD BOOK 28579, PAGE 722 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. PARCEL A
 PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE
 ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNERS, THEIR SUCCESSORS
 AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. PARCEL C
 PARCEL C, AS SHOWN HEREON IS HEREBY RESERVED FOR DIVOSTA HOMES, L.P., 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 SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL C IS SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 28579, PAGE
 738 AND OFFICIAL RECORD BOOK 28579, PAGE 654 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DEDICATION AND RESERVATIONS CONTINUED:

6. WATER MANAGEMENT TRACTS
 TRACTS N2 AND N3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S 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.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 28321,
 PAGE 1140 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. ADDITIONAL RIGHT-OF-WAY
 TRACTS RW1, RW2, RW3 AND RW4, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF
 PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

8. UTILITY EASEMENTS
 THE UTILITY EASEMENTS 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.

ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS, 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. 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.

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.

9. LIMITED ACCESS EASEMENTS
 THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF
 PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

10. MAINTENANCE AND OVERHANG EASEMENTS
 MAINTENANCE AND 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.

11. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS 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., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE
 FIELDS HOMEOWNER'S 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, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

12. RECREATIONAL AREAS
 TRACTS F-1, F-2 AND F-3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S ASSOCIATION, INC., 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.

13. LIFT STATION EASEMENT
 THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN
 PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE,
 REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY
 BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF
 THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE
 APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE
 LIFT STATION EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT,
 ITS SUCCESSORS AND ASSIGNS.

14. ROADWAY CONSTRUCTION EASEMENTS
 THE ROADWAY CONSTRUCTION EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF
 COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION
 ACTIVITIES ASSOCIATED WITH THE ADJACENT ROAD.

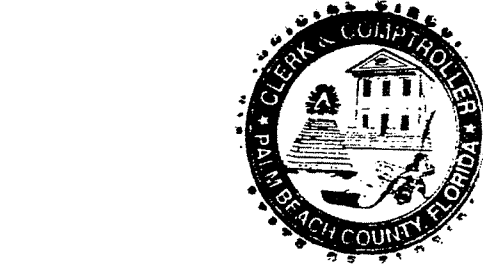
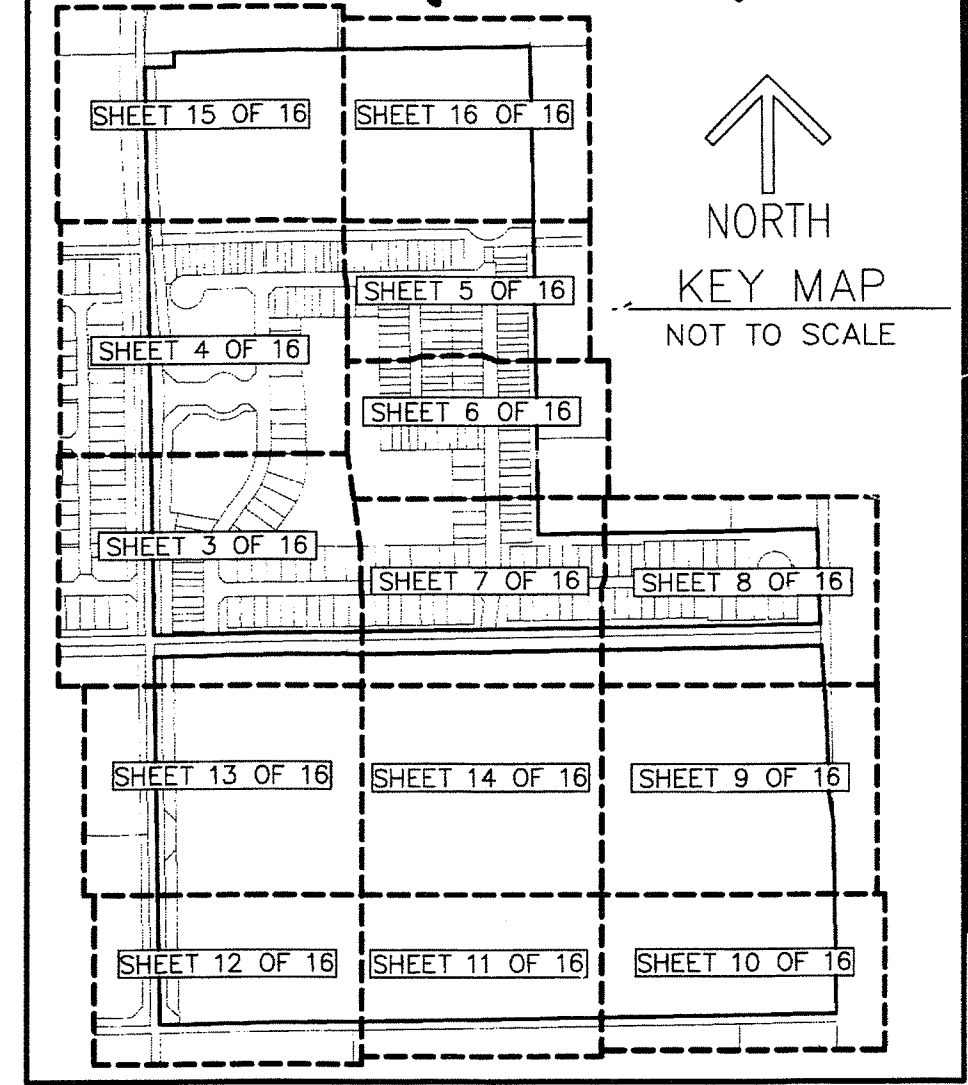
15. SIDEWALK EASEMENT
 THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FIELDS HOMEOWNER'S ASSOCIATION, INC., ITS
 SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PEDESTRIAN, BICYCLIST AND OTHER
 NON-VEHICULAR PURPOSES AND IS THE PERPETUAL MAINTENANCE 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 THIS EASEMENT.

IN WITNESS WHEREOF, DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS
 CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS
 13TH DAY OF JANUARY 2017.

DIVOSTA HOMES, L.P.
 A DELAWARE LIMITED PARTNERSHIP
 AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS:
 PRINT NAME Matt Niesow
 WITNESS: Kathryn Bowes
 PRINT NAME KATHRYN BOWES

BY: [Signature]
 DIVISION PRESIDENT(SOUTHEAST FLORIDA)



ACKNOWLEDGMENT

STATE OF FLORIDA) SS
 COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED BRENT BAKER, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED
 AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
 DIVISION PRESIDENT (SOUTHEAST FLORIDA) OF DIVOSTA HOMES, L.P., A DELAWARE LIMITED PARTNERSHIP;
 BY: DIVOSTA HOMES HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER,
 AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ACKNOWLEDGED TO AND BEFORE ME THAT HE
 EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING
 INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND
 REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13TH DAY OF JANUARY 2017

MY COMMISSION EXPIRES: 4-14-19 Kathryn A Bowes
 NOTARY PUBLIC

COMMISSION NUMBER: FF146612 Kathryn A Bowes
 PRINT NAME

IN WITNESS WHEREOF, THE ABOVE NAMED DEARS FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS
 CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED
 HERETO, THIS 13TH DAY OF JANUARY 2017

DEARS FARM, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
 PRINT NAME Matt Niesow

BY: [Signature]
 SHELDON W. RUBIN
 AUTHORIZED MEMBER

WITNESS: [Signature]
 PRINT NAME Bette A Leot

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
 COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED SHELDON W. RUBIN, WHO IS PERSONALLY KNOWN TO ME OR HAS
 PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
 AUTHORIZED MEMBER OF DEARS FARM, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND
 ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND
 THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS
 AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE
 ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13TH DAY OF JAN. 2017

MY COMMISSION EXPIRES: [Signature]
 NOTARY PUBLIC

COMMISSION NUMBER: [Signature]
 PRINT NAME Bette A Leot

IN WITNESS WHEREOF, THE ABOVE NAMED PALM TREE FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
 HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE
 AFFIXED HERETO, THIS 13TH DAY OF JANUARY 2017

PALM TREE FARMS, LLC
 A FLORIDA LIMITED LIABILITY COMPANY

WITNESS: [Signature]
 PRINT NAME Matt Niesow

BY: [Signature]
 SHELDON W. RUBIN
 MANAGING MEMBER

WITNESS: [Signature]
 PRINT NAME Bette A Leot

ACKNOWLEDGMENT

STATE OF FLORIDA) SS
 COUNTY OF BROWARD)

BEFORE ME PERSONALLY APPEARED SHELDON W. RUBIN, WHO IS PERSONALLY KNOWN TO ME OR HAS
 PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS
 MANAGING MEMBER OF PALM TREE FARMS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND
 ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND
 THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS
 AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE
 ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 13TH DAY OF JANUARY 2017

MY COMMISSION EXPIRES: [Signature]
 NOTARY PUBLIC

COMMISSION NUMBER: [Signature]
 PRINT NAME Bette A Leot

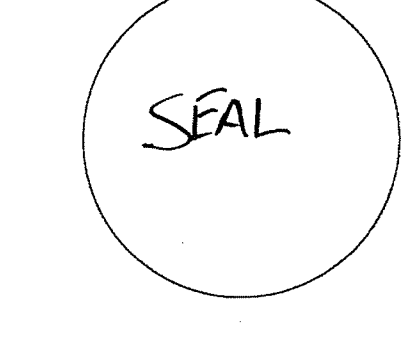
COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND
 IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 13TH DAY OF April
 2017 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH
 COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
 BY: [Signature]
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

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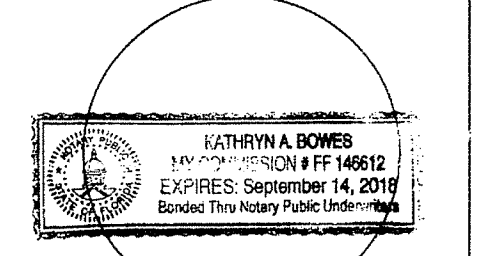
STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD 2:04 P.M.
 THIS 5 DAY OF April
 A.D. 2017 AND DULY RECORDED
 IN PLAT BOOK 123
 ON PAGES 80 AND 95

SHARON R. BOCK
 CLERK AND COMPROLLER
 BY: [Signature]
 DEPUTY CLERK

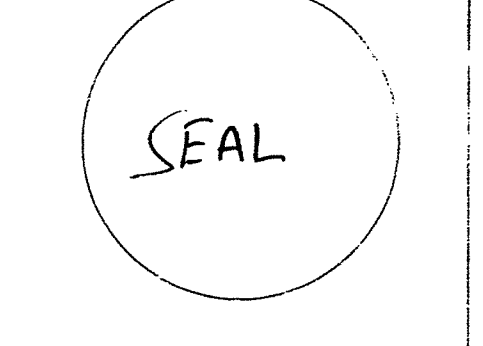
SHEET 1 OF 16
 DIVOSTA HOMES HOLDING, LLC



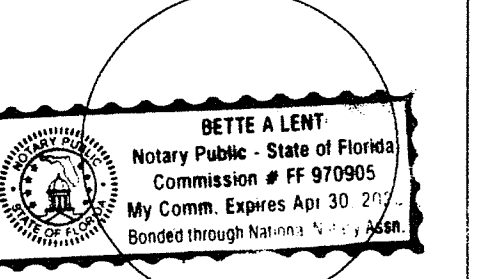
DIVOSTA HOMES HOLDING, LLC
 NOTARY



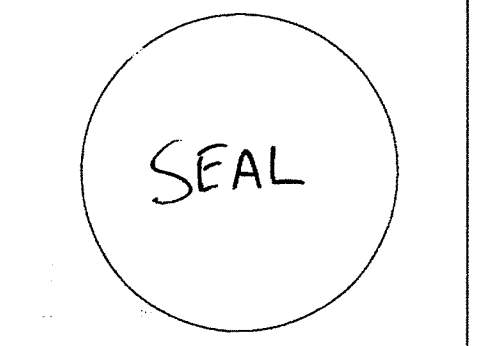
DEARS FARM, LLC
 NOTARY



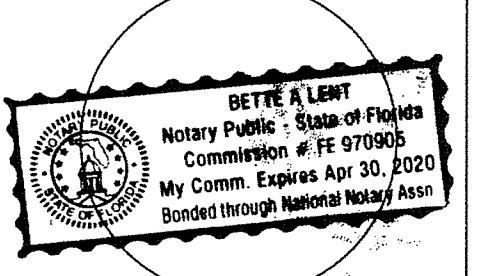
DEARS FARM, LLC
 NOTARY



PALM TREE FARMS, LLC
 NOTARY



PALM TREE FARMS, LLC
 NOTARY



COUNTY
 ENGINEER

