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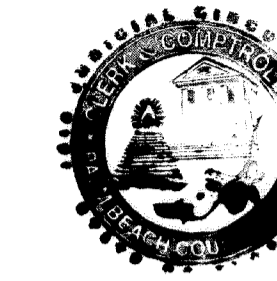
PL 0186-011

SUSSMAN AGR-PUD NORTH PLAT ONE

BEING A REPLAT OF A PORTION OF TRACTS 17, 22 THROUGH 24, 41 THROUGH 46, 48, 49, 51, 52 AND 54 THROUGH 56 AND ALL OF TRACTS 18 THROUGH 21, 47, AND 50, ALL IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 18

STATE OF FLORIDA
COUNTY OF PALM BEACH



THIS PLAT WAS FILED FOR RECORD AT 10:22 AM THIS 30 DAY OF May 2017 AND DULY RECORDED IN PLAT BOOK NO. 123 ON PAGE(S) 175 - 192 SHARON R. BOCK CLERK & COMPTROLLER
By *Sharon R. Bock*

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT 441 ACQUISITION LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON AS "SUSSMAN AGR-PUD NORTH PLAT ONE", BEING A REPLAT OF A PORTION OF TRACTS 17, 22 THROUGH 24, 41 THROUGH 46, 48, 49, 51, 52 AND 54 THROUGH 56 AND ALL OF TRACTS 18 THROUGH 21, 47, AND 50, ALL IN SECTION 19, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH FARMS COMPANY PLAT NO. 1, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 19; THENCE NORTH 00°43'34" WEST, ALONG THE WEST LINE OF SAID SECTION 19, A DISTANCE OF 2875.07 FEET; THENCE NORTH 89°05'13" EAST, ALONG THE SOUTH LINE OF SAID TRACT 49, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING (ALSO KNOWN AS POINT "A" FOR FUTURE REFERENCE); THENCE NORTH 00°43'34" WEST, ALONG A LINE 80.00 FEET EAST OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE WEST LINE OF SAID SECTION 19, SAID WEST LINE ALSO BEING THE WEST LINE OF SAID TRACTS 17, 48 AND 49, A DISTANCE OF 2028.45 FEET; THENCE NORTH 89°19'57" EAST ALONG THE NORTH LINE OF SAID TRACTS 17 THROUGH 22, A DISTANCE OF 1724.37 FEET; THENCE SOUTH 01°32'25" EAST ALONG THE WEST LINE OF THE EAST 149.32 FEET OF SAID TRACT 22, A DISTANCE OF 328.19 FEET; THENCE NORTH 89°19'57" EAST ALONG A LINE 328.15 FEET SOUTH OF (AS MEASURED AT RIGHT ANGLES) AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 22, 23 AND 24, A DISTANCE OF 825.57 FEET; THENCE SOUTH 01°34'11" EAST ALONG THE EAST LINE OF SAID TRACTS 24, 41 AND 56, A DISTANCE OF 1672.45 FEET; THENCE SOUTH 89°05'13" WEST ALONG THE NORTH LINE OF THAT LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 2898A, PAGE 1841 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET; THENCE SOUTH 01°34'11" EAST ALONG THE WEST LINE OF SAID LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY, A DISTANCE OF 15.00 FEET; THENCE SOUTH 89°05'13" WEST ALONG THE SOUTH LINE OF SAID TRACTS 49 THROUGH 56, A DISTANCE OF 2549.46 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND (NOT INCLUDED PARCEL 1):

COMMENCE AT THE PREVIOUSLY DESCRIBED POINT "A"; THENCE NORTH 89°05'13" EAST, A DISTANCE OF 974.42 FEET; THENCE NORTH 01°32'25" WEST, A DISTANCE OF 198.25 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88°27'35" WEST, A DISTANCE OF 111.00 FEET; THENCE NORTH 79°00'37" WEST, A DISTANCE OF 40.98 FEET; THENCE SOUTH 43°46'24" WEST, A DISTANCE OF 35.55 FEET; THENCE SOUTH 89°05'13" WEST, A DISTANCE OF 97.23 FEET; THENCE NORTH 01°32'25" WEST, A DISTANCE OF 157.04 FEET; THENCE SOUTH 77°48'39" EAST, A DISTANCE OF 48.22 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1020.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°10'32", A DISTANCE OF 56.53 FEET TO A POINT OF NON-TANGENT INTERSECTION; THENCE SOUTH 41°14'48" EAST, A DISTANCE OF 31.94 FEET; THENCE SOUTH 85°22'42" EAST, A DISTANCE OF 41.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 275.00 FEET FROM WHICH A RADIAL LINE BEARS SOUTH 85°22'42" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°54'14", A DISTANCE OF 71.53 FEET TO THE POINT OF TANGENCY; THENCE NORTH 19°31'32" EAST, A DISTANCE OF 68.53 FEET; THENCE SOUTH 85°22'42" EAST, A DISTANCE OF 124.17 FEET; THENCE NORTH 01°32'25" WEST, A DISTANCE OF 131.94 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 200.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 14°14'14", A DISTANCE OF 49.70 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 01°32'25" EAST, A DISTANCE OF 418.98 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND (NOT INCLUDED PARCEL 2):

COMMENCE AT THE PREVIOUSLY DESCRIBED POINT "A"; THENCE NORTH 89°05'13" EAST, A DISTANCE OF 1137.63 FEET; THENCE NORTH 01°32'25" WEST, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°32'25" WEST, A DISTANCE OF 743.09 FEET; THENCE NORTH 88°27'35" EAST, A DISTANCE OF 110.20 FEET; THENCE NORTH 85°18'24" EAST, A DISTANCE OF 295.00 FEET; THENCE NORTH 88°27'35" EAST, A DISTANCE OF 295.00 FEET; THENCE SOUTH 01°32'25" EAST, A DISTANCE OF 115.49 FEET; THENCE SOUTH 46°13'36" EAST, A DISTANCE OF 35.16 FEET; THENCE NORTH 89°05'13" EAST, A DISTANCE OF 368.55 FEET; THENCE NORTH 00°54'47" WEST, A DISTANCE OF 110.17 FEET; THENCE NORTH 88°07'39" EAST, A DISTANCE OF 174.36 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 3°11'40", A DISTANCE OF 55.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 1000.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 4°09'14", A DISTANCE OF 72.50 FEET TO THE POINT OF TANGENCY; THENCE NORTH 89°05'13" EAST, A DISTANCE OF 219.18 FEET; THENCE SOUTH 01°34'11" EAST, A DISTANCE OF 726.07 FEET; THENCE SOUTH 89°05'13" WEST, A DISTANCE OF 1361.81 FEET TO THE POINT OF BEGINNING.

CONTAINING A TOTAL OF 87.405 ACRES MORE OR LESS.

ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE DAKOTA HOMEOWNERS 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 "A" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 6370, PAGE 1278 AND OFFICIAL RECORDS BOOK 28811, PAGE 1770 OF SAID PUBLIC RECORDS, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- TRACTS "B", "C", "D" AND "E", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DAKOTA HOMEOWNERS 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.
- TRACT "RW", 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.
- TRACTS "OS1" THROUGH "OS22", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DAKOTA HOMEOWNERS 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 "OS20" AND "OS21" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 28811, PAGE 1770 AND TRACT "OS22" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 28811, PAGE 1699, ALSO TRACTS "OS20", "OS21" AND "OS22" ARE SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 6370, PAGE 1278, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, ALL IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DAKOTA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.

DEDICATION AND RESERVATIONS (CONTINUED)

7. TRACTS "L1" THROUGH "L7", "L9" AND "L10", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DAKOTA HOMEOWNERS 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, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 28952, PAGE 1337, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

8. 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 DAKOTA HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE DAKOTA HOMEOWNERS 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 AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

9. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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, 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. 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.

10. 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 UTILITIES, BOTH PUBLIC AND PRIVATE, INCLUDING, BUT NOT LIMITED TO, 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.

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

12. 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.

13. 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 WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED 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, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

14. TRACT "R" AS SHOWN HEREON, IS HEREBY RESERVED FOR THE DAKOTA HOMEOWNERS ASSOCIATION, INC., 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.

15. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO, BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 10 DAY OF April, 2017.

441 ACQUISITION, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: *Alan Fant*
ALAN FANT, VICE PRESIDENT
WITNESS: *Clayton Rottloff* WITNESS: *Steven Welborn*
PRINT NAME: Clayton Rottloff PRINT NAME: Steven Welborn

THIS INSTRUMENT WAS PREPARED BY
PERRY C. WHITE, P.S.M. 4213,
STATE OF FLORIDA
SAND & HILLS SURVEYING, INC.
8461 LAKE WORTH ROAD, SUITE 410
LAKE WORTH, FLORIDA 33467 LB-7741

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF 441 ACQUISITION, LLC AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID LIMITED LIABILITY 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 LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10 DAY OF April, 2017.

NOTARY PUBLIC: *Clayton Rottloff*
PRINT NAME: Clayton Rottloff
MY COMMISSION EXPIRES: 5/10/2018 COMMISSION NUMBER: FF 123658

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE DAKOTA HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR NOT AS STATED HEREON, DATED THIS 11 DAY OF April, 2017.

DAKOTA HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA LIMITED LIABILITY COMPANY
BY: *Kara Babcock*
KARA BABCOCK, PRESIDENT
WITNESS: *Bradley Wall* WITNESS: *Rebecca C. Medley*
PRINT NAME: Kara Babcock PRINT NAME: Bradley Wall

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
BEFORE ME PERSONALLY APPEARED KARA BABCOCK, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE DAKOTA HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 11 DAY OF April, 2017.

NOTARY PUBLIC: *Perry C. White*
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
MY COMMISSION EXPIRES: May 25, 2017 COMMISSION NUMBER: EC 848 810

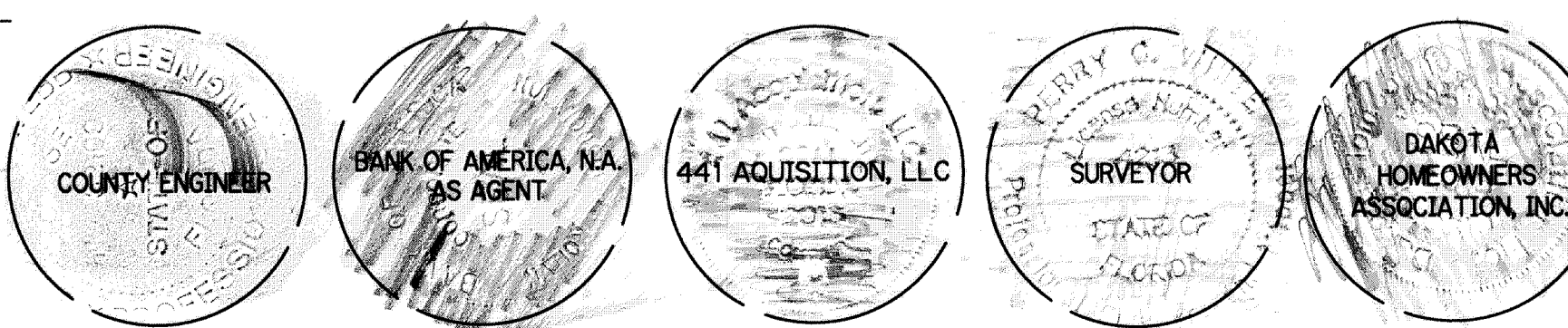
TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN 441 ACQUISITION, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

BY: *George Trelez*
GEORGE TRELEZ, VICE-PRESIDENT
DATE: 3-29-2017

SITE PLAN DATA
SUSSMAN AGR-PUD NORTH PLAT ONE
CONTROL NO. 2000-0032



MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
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 RECORD BOOK 2898A AT PAGE 1841 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 12 DAY OF April, 2017.

BANK OF AMERICA, N.A., AS AGENT
BY: *William Campano*
WILLIAM CAMPANO, SENIOR VICE PRESIDENT
WITNESS: *Clayton Rottloff* WITNESS: *Rebecca C. Medley*
PRINT NAME: Clayton Rottloff PRINT NAME: Rebecca C. Medley

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED WILLIAM CAMPANO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY HAND AND OFFICIAL SEAL THIS 12 DAY OF April, 2017.

NOTARY PUBLIC: *Rebecca C. Medley*
REBECCA C. MEDLEY
MY COMMISSION EXPIRES: 5/14/2018 COMMISSION NUMBER: 10686

SURVEYOR & MAPPER'S CERTIFICATE

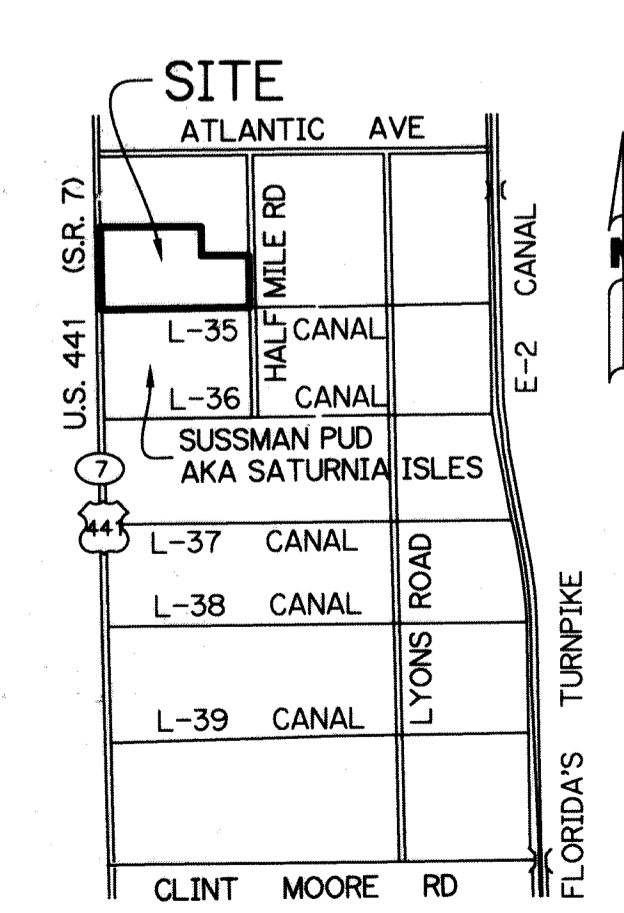
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("C.P.'S") AND MONUMENTS ACCORDING TO SEC. 177.091 (9) F.S., WILL BE SET UNDER THE GUARANTEE 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.

BY: *Perry C. White*
PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 4-17-2017

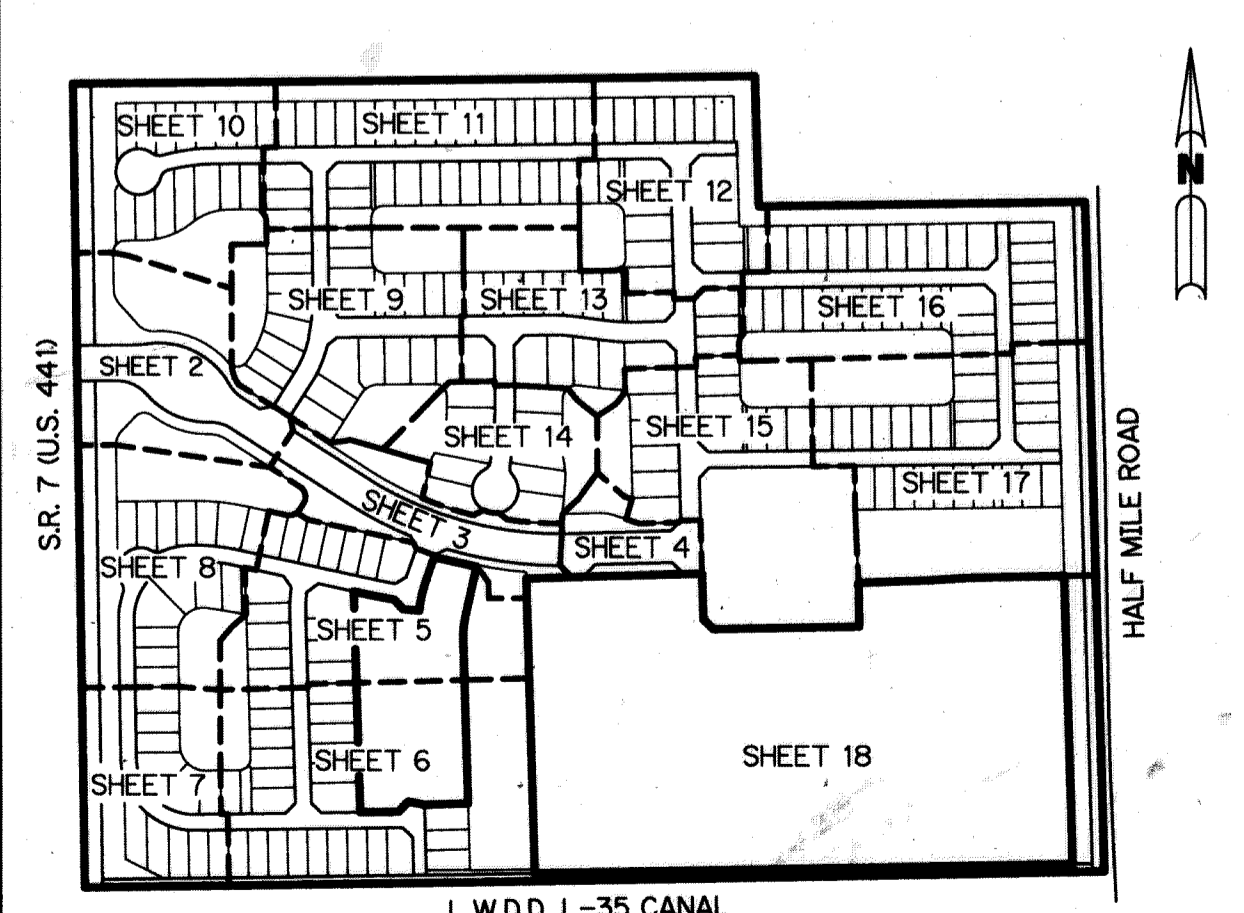
COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(12), FLORIDA STATUTES, THIS 30 DAY OF May, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

BY: *George T. Webb, P.E.*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER



LOCATION MAP
N.T.S.



KEY MAP
N.T.S.
SH0195 SHEET 1 OF 18