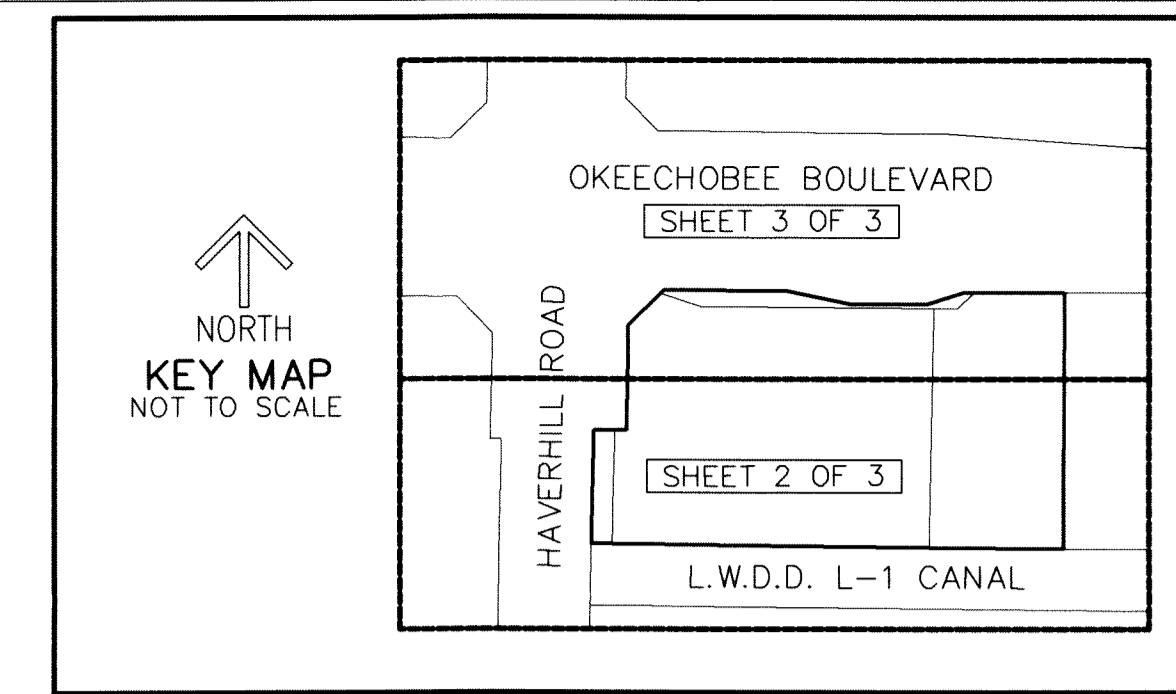


WAWA HO 1193

A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25
TOWNSHIP 43 NORTH, 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



166
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 10:30 A.M.
THIS 9 DAY OF April
A.D. 2018 AND DULY RECORDED
IN PLAT BOOK 125 ON
PAGES 166 AND 168
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BW OKEECHOBEE HAVERHILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON AS WAWA HO 1193, BEING A PORTION OF THE NORTHWEST ONE-QUARTER OF SECTION 25, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 25; THENCE N.01°12'52"E., ALONG THE WEST LINE OF SAID SECTION 25, A DISTANCE OF 2,360.02 FEET; THENCE S.89°22'28"E., A DISTANCE OF 40.00 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 1578, PAGE 562 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE N.01°12'52"E., ALONG THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD, AS RECORDED IN SAID OFFICIAL RECORD BOOK 1578, PAGE 562, AND OFFICIAL RECORD BOOK 1590, PAGE 199 OF SAID PUBLIC RECORDS, A DISTANCE OF 111.01 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 704 (OKEECHOBEE BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 3159, PAGE 813 AND OFFICIAL RECORD BOOK 6652, PAGE 154 OF SAID PUBLIC RECORDS, A DISTANCE OF 32.00 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 704 (OKEECHOBEE BOULEVARD), AS RECORDED IN OFFICIAL RECORD BOOK 6652, PAGE 154 OF SAID PUBLIC RECORDS, THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: N.01°12'52"E., A DISTANCE OF 103.12 FEET; THENCE N.45°57'30"E., A DISTANCE OF 49.63 FEET; THENCE S.89°22'28"E., A DISTANCE OF 120.18 FEET; THENCE S.78°03'52"E., A DISTANCE OF 61.19 FEET; THENCE S.89°22'28"E., A DISTANCE OF 76.00 FEET; THENCE N.71°57'16"E., A DISTANCE OF 38.00 FEET; THENCE S.89°57'56"E., A DISTANCE OF 99.33 FEET; THENCE S.00°23'13"W., A DISTANCE OF 250.19 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-1 CANAL, AS RECORDED IN OFFICIAL RECORD BOOK 3458, PAGE 1986 OF SAID PUBLIC RECORDS; THENCE N.89°22'28"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 462.05 FEET TO THE POINT OF BEGINNING

CONTAINING 108,159 SQUARE FEET/2.4830 ACRES MORE OR LESS.

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

1. DEVELOPMENT TRACT DEDICATION:

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR BW OKEECHOBEE HAVERHILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BW OKEECHOBEE HAVERHILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. GENERAL UTILITY EASEMENTS:

THE PALM BEACH COUNTY UTILITY 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 POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THIS EASEMENT 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 THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

3. ADDITIONAL RIGHT-OF-WAY:

TRACT RW1, 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.

TRACT RW2, AS SHOWN HEREON IS HEREBY DEDICATED AND GRANTED IN FEE SIMPLE TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR ROADWAY PURPOSES.

4. MASS TRANSIT EASEMENT:

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OKEECHOBEE HAVERHILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "COUNTY"), FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. BW OKEECHOBEE HAVERHILL, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS IN THE EASEMENT AREA FOR ITS INTENDED USE AND PURPOSES, AT WHICH TIME THE COUNTY WILL ASSUME MAINTENANCE OF THE EASEMENT AREA SO LONG AS THE IMPROVEMENTS ARE LOCATED THEREON AND COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19th DAY OF January, 2018

BW OKEECHOBEE HAVERHILL LLC
A FLORIDA LIMITED LIABILITY COMPANY

BY: BRIGHTWORK REAL ESTATE, INC.
A FLORIDA CORPORATION
ITS MANAGER

WITNESS: *[Signature]*
Bradley Wyatt Paris
PRINT NAME

WITNESS: *[Signature]*
Austin Simmons
PRINT NAME

BY: BRADFORD G. DOUGLAS
PRESIDENT

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME PERSONALLY APPEARED BRADFORD G. DOUGLAS, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BRIGHTWORK REAL ESTATE, INC., A FLORIDA CORPORATION, MANAGER OF BW OKEECHOBEE HAVERHILL LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT IS 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 19th DAY OF January, 2018

MY COMMISSION EXPIRES: 3-8-2021

[Signature]
NOTARY PUBLIC

COMMISSION NUMBER: 66080791

[Signature]
Ashley P. Rutherford
PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

I, CHRISTOPHER W. BREWER, 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 BW OKEECHOBEE HAVERHILL 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.

DATED: 2/23/18

[Signature]

CHRISTOPHER W. BREWER
ATTORNEY AT LAW
LICENSED IN FLORIDA

MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

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 29315, AT PAGE 688 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 2nd DAY OF February, 2018

USAMERIBANK
A FLORIDA BANKING CORPORATION

WITNESS: *[Signature]*

BY: JOSEPH E. TAGGART
SENIOR VICE PRESIDENT

WITNESS: *[Signature]*

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF HILLSBOROUGH)

BEFORE ME PERSONALLY APPEARED JOSEPH E. TAGGART, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF USAMERIBANK, A FLORIDA BANKING CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SENIOR VICE PRESIDENT 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 2nd DAY OF February, 2018

[Signature]
NOTARY PUBLIC

COMMISSION NUMBER:

[Signature]
Ashley P. Rutherford
PRINT NAME

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 9th DAY OF April, 2018, 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]*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'S CERTIFICATE:

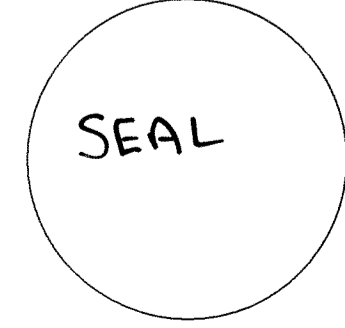
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.S."), AND MONUMENTS ACCORDING TO SEC. 177.091(9),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

DATED: 2-27-18

[Signature]

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION NO. 5005
CAULFIELD AND WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

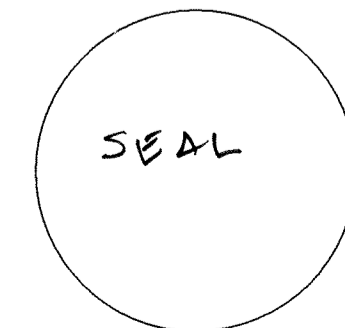
BRIGHTWORK REAL ESTATE INC.



BRIGHTWORK REAL ESTATE INC.
NOTARY

ASHLEY P. RUTHERFORD
MY COMMISSION # 66080791
EXPIRES March 08, 2021

USAMERIBANK



USAMERIBANK
NOTARY

ASHLEY P. RUTHERFORD
MY COMMISSION # 66080791
EXPIRES March 08, 2021

COUNTY ENGINEER



SURVEYOR

