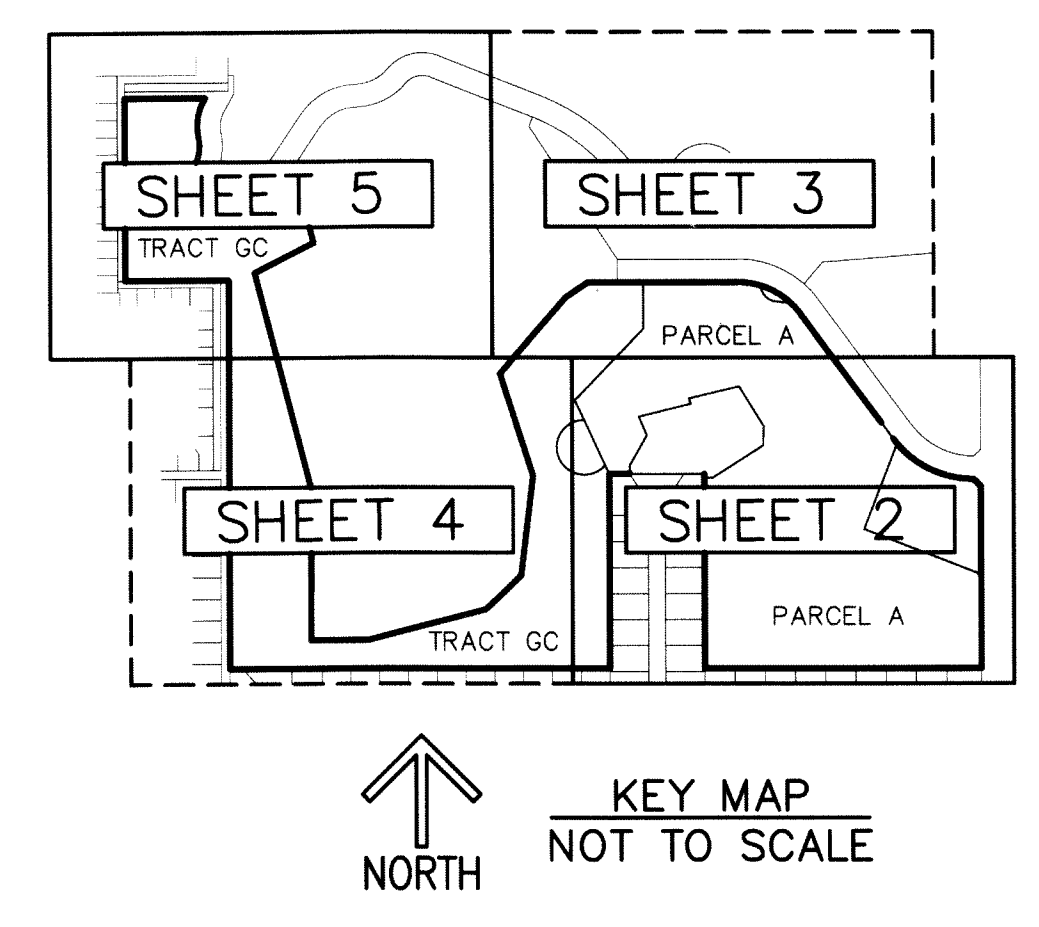


# BOCA LAGO PUD REPLAT NO. 1 - PULTE

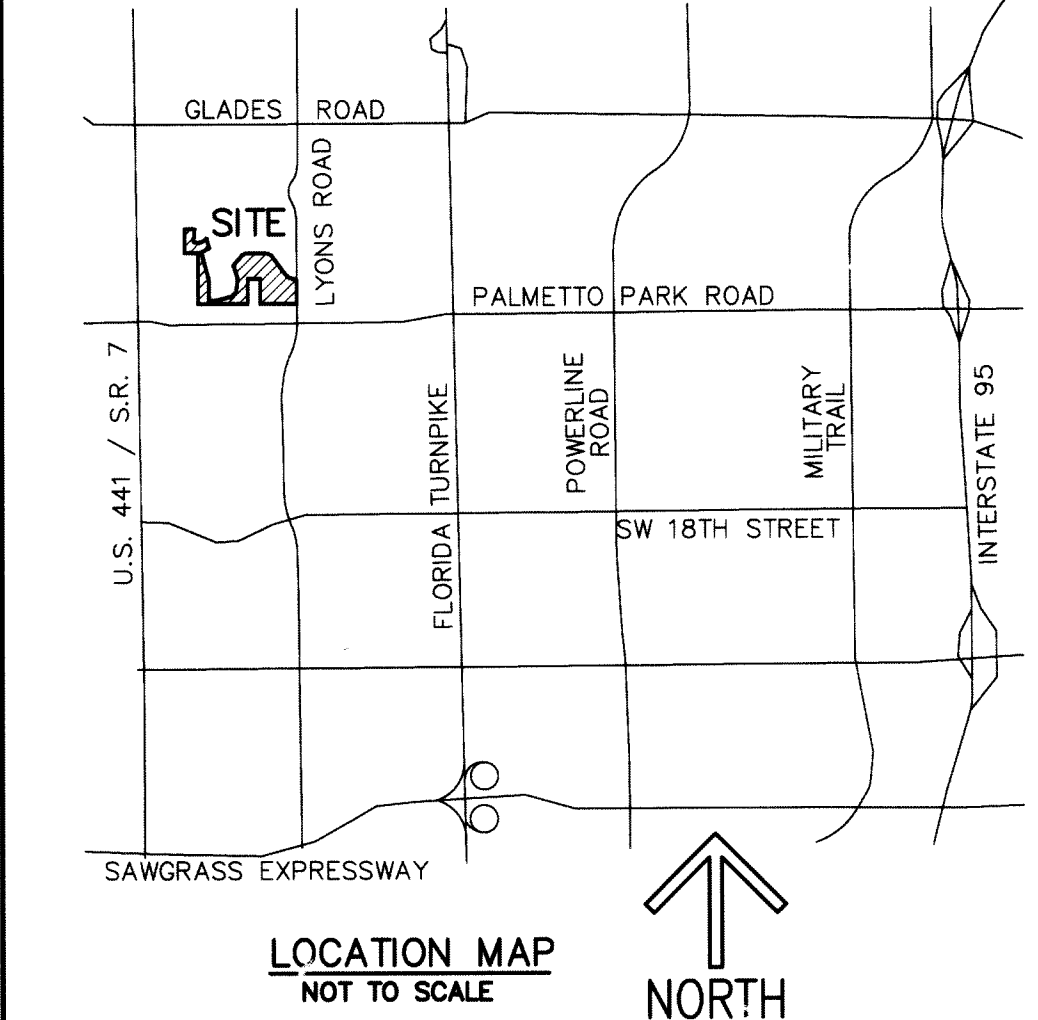
A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF P.C. AREA #3, P.C. AREA #4, RECREATION TRACT "C" AND THE GOVERNMENT SERVICE AREA,  
REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF,  
RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA  
LYING IN SECTION 19, TOWNSHIP 47 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 33433 - (561)392-1991

**DEDICATIONS AND RESERVATIONS CONTINUED:**  
**8. TRACT PA**  
TRACT PA, AS SHOWN HEREON, IS HEREBY RESERVED FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, AS OPEN SPACE FOR PRESERVE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
**9. ADDITIONAL RIGHT-OF-WAY**  
TRACT RW1, AS SHOWN HEREON, IS HEREBY RESERVED BY PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.  
TRACT RW2, 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.



172  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 12:22 P.M.  
THIS 9 DAY OF April  
A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 31 ON  
PAGES 172 AND 176.  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK



LOCATION MAP NOT TO SCALE

**DEDICATION AND RESERVATION:**  
KNOW ALL MEN BY THESE PRESENTS THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS BOCA LAGO PUD REPLAT NO. 1 - PULTE, BEING A REPLAT OF P.C. AREA #3, P.C. AREA #4, RECREATION TRACT "C" AND THE GOVERNMENT SERVICE AREA, REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 19, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

P.C. AREA #3, P.C. AREA #4, RECREATION TRACT "C" AND THE GOVERNMENT SERVICE AREA, REPLAT OF BOCA LAGO (P.B.30, PP.244-253), ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID RECREATION TRACT "C"; THENCE WEST, A DISTANCE OF 961.00 FEET; THENCE NORTH, A DISTANCE OF 675.00 FEET; THENCE WEST, A DISTANCE OF 330.00 FEET; THENCE SOUTH, A DISTANCE OF 675.00 FEET; THENCE WEST, A DISTANCE OF 1,320.00 FEET; THENCE NORTH, A DISTANCE OF 1,350.00 FEET; THENCE WEST, A DISTANCE OF 360.00 FEET; THENCE NORTH, A DISTANCE OF 635.00 FEET; THENCE EAST, A DISTANCE OF 280.58 FEET; THENCE S28°50'00"W, A DISTANCE OF 11.40 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 182.50 FEET, A CENTRAL ANGLE OF 40°50'00"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 130.06 FEET TO A POINT OF REVERSE CURVATURE HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 41°30'00"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 108.65 FEET TO A POINT OF REVERSE CURVATURE, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 105°52'00"; THENCE SOUTHEASTERLY ALONG THE ARC, A DISTANCE OF 147.82 FEET TO A POINT OF COMPOUND CURVATURE HAVING A RADIUS OF 275.00 FEET AND A CENTRAL ANGLE OF 69°55'00"; THENCE EASTERLY ALONG THE ARC, A DISTANCE OF 335.58 FEET; THENCE S14°58'00"E, A DISTANCE OF 272.69 FEET; THENCE S63°19'00"W, A DISTANCE OF 229.46 FEET; THENCE S14°29'00"E, A DISTANCE OF 779.84 FEET; THENCE S00°20'00"W, A DISTANCE OF 521.95 FEET; THENCE EAST, A DISTANCE OF 200.50 FEET; THENCE N75°17'00"E, A DISTANCE OF 421.00 FEET; THENCE N46°30'00"E, A DISTANCE OF 170.04 FEET; THENCE N06°55'00"E, A DISTANCE OF 348.54 FEET; THENCE N17°57'00"W, A DISTANCE OF 373.12 FEET; THENCE N40°56'00"E, A DISTANCE OF 350.58 FEET; THENCE N55°57'00"E, A DISTANCE OF 93.21 FEET, (THE PREVIOUS 25 COURSES AND DISTANCES ARE ALONG THE BOUNDARY OF SAID RECREATION TRACT "C"); THENCE EAST ALONG A BOUNDARY LINE OF SAID RECREATION TRACT "C" AND THE SOUTH RIGHT-OF-WAY LINE OF VISTA DEL LAGO, AS SHOWN ON SAID PLAT, A DISTANCE OF 522.20 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 267.51 FEET AND A CENTRAL ANGLE OF 53°30'00"; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY OF VISTA DEL LAGO ALONG THE ARC A DISTANCE OF 249.79 FEET TO A POINT OF TANGENCY; THENCE S36°30'00"E ALONG SAID SOUTH RIGHT-OF-WAY OF VISTA DEL LAGO, A DISTANCE OF 542.14 FEET TO A POINT OF CURVATURE HAVING A RADIUS OF 347.51 FEET AND A CENTRAL ANGLE OF 53°30'00"; THENCE SOUTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY OF VISTA DEL LAGO ALONG THE ARC A DISTANCE OF 324.49 FEET; THENCE S45°00'00"E ALONG SAID SOUTH RIGHT-OF-WAY OF VISTA DEL LAGO, A DISTANCE OF 35.36 FEET; THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS SHOWN ON SAID PLAT, A DISTANCE OF 630.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,276,082 SQUARE FEET/52.252 ACRES MORE OR LESS.  
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 1. PARCELS A AND C**  
PARCELS A AND C, AS SHOWN HEREON ARE HEREBY RESERVED FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.  
PARCEL A IS SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 29560, PAGE 854 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 2. PARCEL E**  
PARCEL E, AS SHOWN HEREON IS HEREBY RESERVED FOR BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 3. PARCEL D**  
PARCEL D, AS SHOWN HEREON IS HEREBY RESERVED FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 4. PARCEL B**  
PARCEL B, AS SHOWN HEREON IS HEREBY RESERVED FOR PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR USE IN ACCORDANCE WITH THE ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OF THIS TRACT SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, IN THE EVENT THAT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

**5. RECREATION AREA**  
TRACT GC, AS SHOWN HEREON IS HEREBY RESERVED FOR BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATION, DRAINAGE, FACILITIES, MAINTENANCE OF UTILITY FACILITIES, INCLUDING CABLE TELEVISION PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT GC IS SUBJECT TO A DRAINAGE EASEMENT WITH INGRESS EGRESS RIGHTS IN FAVOR OF PALM BEACH COUNTY, FLORIDA, RECORDED IN PLAT BOOK 31, PAGES 62 THROUGH 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**6. GENERAL 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES.

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. 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 TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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 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.

**7. 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. MASS TRANSIT EASEMENT**  
THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY BY PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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. PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, 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.

**11. ACCESS EASEMENTS**  
THE ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, AS ACCESS EASEMENTS SERVING ADJUTING PARCELS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

**12. WATER MANAGEMENT TRACT**  
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR BOCA LAGO COUNTRY CLUB, 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 CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN O.R.B. 28884, PAGE 1310 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

**13. DRAINAGE, 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 BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 BOCA LAGO COUNTRY CLUB, 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 CORPORATION, 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.

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, PRIVATE STREETS AND ACCESS EASEMENTS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**14. SIDEWALK EASEMENT**  
THE SIDEWALK EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR THE CONSTRUCTION OF THE SIDEWALK FOR PUBLIC OR PEDESTRIAN, BICYCLIST AND OTHER NON-VEHICULAR PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, 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, APPROVAL FOR PARCEL B, THE RESERVATION OF TRACT RW1 AS STATED AND SHOWN HEREIN AND DEDICATION FOR SIDEWALK EASEMENT AS STATED AND SHOWN WITHIN PARCEL B, PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MAYOR AND ITS SEAL AFFIXED HERETO THIS 16th DAY OF February 2018.

PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA  
BY: *[Signature]* MELISSA MCKINLEY, MAYOR

ATTEST: *[Signature]* SHARON R. BOCK, CLERK & COMPTROLLER

IN WITNESS WHEREOF, THE ABOVE NAMED PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO, THIS 19 DAY OF September 2017.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, AS SUCCESSOR BY CONVERSION OF PULTE HOME CORPORATION, A MICHIGAN CORPORATION  
BY: *[Signature]*

WITNESS: *[Signature]* ANDREW MAXEY  
PRINT NAME: ANDREW MAXEY

WITNESS: *[Signature]* BRECK GONZALES  
PRINT NAME: BRECK GONZALES

PULTE HOME COMPANY, LLC NOTARY  
BOCA LAGO COUNTRY CLUB, INC. NOTARY  
BOCA LAGO COUNTRY CLUB, INC. NOTARY  
BOARD OF COUNTY COMMISSIONERS  
COUNTY ENGINEER  
SURVEYOR

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA )  
COUNTY OF Palm Beach )

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 PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY 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 19 DAY OF September 2017  
MY COMMISSION EXPIRES: Feb. 24, 2020  
COMMISSION NUMBER: 930607

IN WITNESS WHEREOF, THE ABOVE NAMED FLORIDA CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22nd DAY OF September 2017.

BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT  
BY: *[Signature]* RUSSELL GLASSMAN, PRESIDENT

WITNESS: *[Signature]* STEVE O'NEIL  
PRINT NAME: Steve O'Neil  
WITNESS: *[Signature]* TOBY SCHMIDT  
PRINT NAME: TOBY SCHMIDT

**ACKNOWLEDGEMENT:**  
STATE OF FLORIDA )  
COUNTY OF Palm Beach )

BEFORE ME PERSONALLY APPEARED RUSSELL GLASSMAN, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS President OF BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 22 DAY OF September 2017  
MY COMMISSION EXPIRES: September 29, 2017  
COMMISSION NUMBER: FPO24312

Kimberly Quarles, NOTARY PUBLIC  
Kimberly Quarles, PRINT NAME

WITNESS: *[Signature]* BRENT BAKER  
BY: BRENT BAKER, DIVISION PRESIDENT - SOUTHEAST FLORIDA

PALM BEACH COUNTY SEAL  
COUNTY ENGINEER  
SURVEYOR

"NOTICE" THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF PALM BEACH COUNTY

**TITLE CERTIFICATION:**  
STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, DAVID BARKER, ESQ., 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 PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA, BOCA LAGO COUNTRY CLUB, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND PALM BEACH COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
DATED: 2-6-18  
DAVID BARKER, ESQ., ATTORNEY AT LAW LICENSED IN FLORIDA

**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 (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES 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.

DATED: 9-21-17  
DAVID P. LINDLEY, REGISTERED LAND SURVEYOR #5005, STATE OF FLORIDA LB #3591

**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 9 DAY OF September 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]* DAVID Z. BARKER, COUNTY ENGINEER