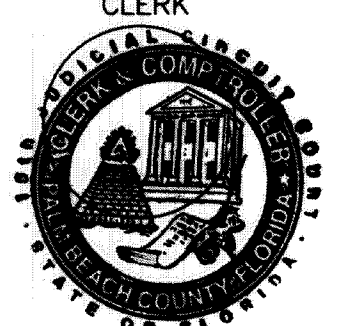


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:10 PM  
THIS 17th DAY OF July  
A.D. 2020 AND DULY RECORDED  
IN PLAT BOOK 130 ON  
PAGES 140 THROUGH 161  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
BY: *[Signature]*  
DEPUTY CLERK



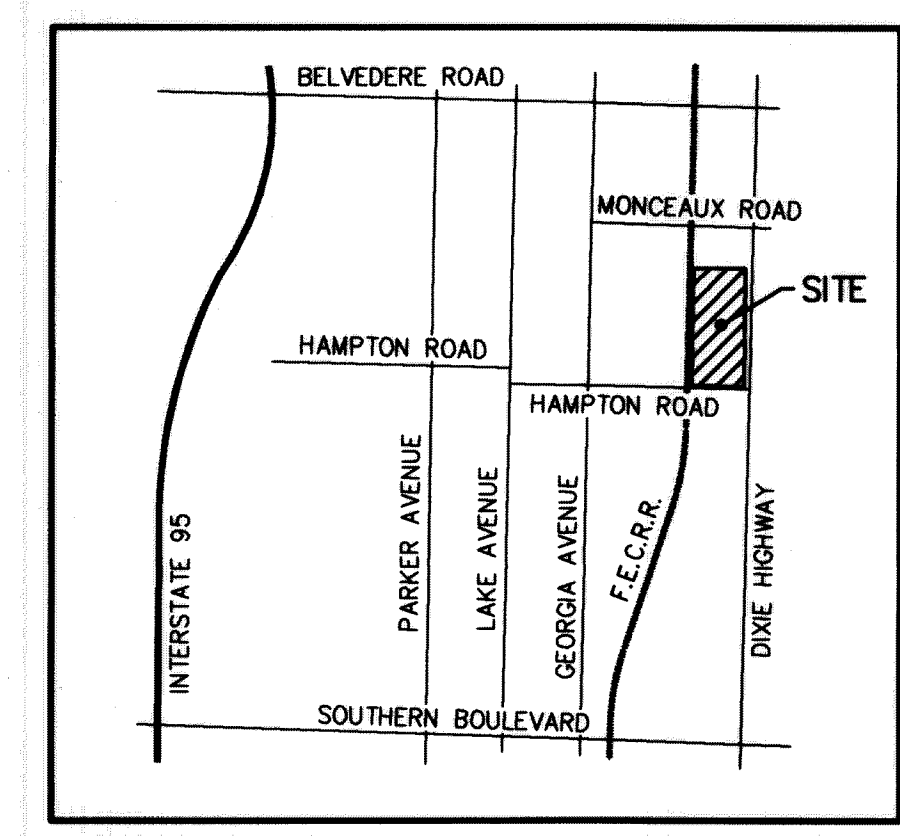
# CASA MARA PLAT

BEING A REPLAT OF A PORTION OF PROSPECT CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF PROSPECT PARK WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST, CITY OF WEST PALM BEACH, 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

**TABULAR DATA**

NAME	SQUARE FEET	ACRES
PARCEL A	407,810	9.3620



SECTION 33, TOWNSHIP 43 SOUTH, RANGE 43 EAST  
LOCATION MAP  
NOT TO SCALE

IN WITNESS WHEREOF, THE ABOVE NAMED 3111 PROSPECT PLACE EQUITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER, THIS 17th DAY OF July 2020.

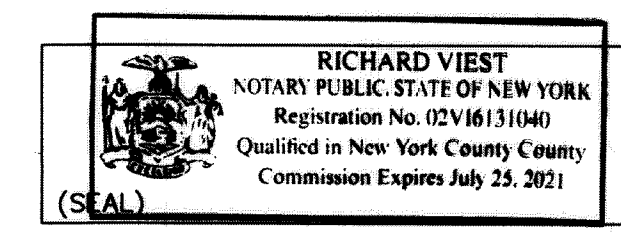
3111 PROSPECT PLACE EQUITIES, LLC, A  
FLORIDA LIMITED LIABILITY COMPANY

WITNESS: *Jane Becker*  
PRINT NAME JANE BECKER  
WITNESS: *Elizabeth Inglis*  
PRINT NAME ELIZABETH INGLIS

*Robert Kantor*  
ROBERT KANTOR  
GENERAL MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 17th DAY OF July 2020, BY ROBERT KANTOR AS GENERAL MANAGER FOR 3111 PROSPECT PLACE EQUITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July 2020.



*Richard Viest*  
NOTARY PUBLIC  
PRINT NAME Richard Viest  
MY COMMISSION EXPIRES: July 25, 2021  
COMMISSION NUMBER: 02V16131040

### CITY OF WEST PALM BEACH APPROVAL:

THIS PLAT AS SHOWN HEREON HAS BEEN APPROVED FOR RECORD BY THE CITY COMMISSION OF THE CITY OF WEST PALM BEACH, FLORIDA AND DOES HEREBY ACCEPT THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT AND DOES HEREBY ABANDON AND VACATE ANY EASEMENTS, RESERVATIONS OR DEDICATIONS TO THE CITY THAT LIE WITHIN THE LIMITS OF THIS PLAT.  
THIS 15th DAY OF July 2020.  
BY: *Keith A. James*  
KEITH A. JAMES, MAYOR

### REVIEWING SURVEYOR:

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081 OF THE FLORIDA STATUTES AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF GEOMETRIC DATA OR THE FIELD VERIFICATION OF MONUMENTS AT LOT CORNERS.  
DATED: 6/2/2020  
*Vincent J. Noel*  
VINCENT J. NOEL, P.S.M.  
FLORIDA CERTIFICATE NO. 4169

### TITLE CERTIFICATION:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
I, ANTONIO MARTINEZ, 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 3111 PROSPECT PLACE EQUITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND MAIDEN PROSPECT PLACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES OF 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: 5-26-2020  
*Antonio Martinez*  
ANTONIO MARTINEZ  
ATTORNEY AT LAW  
LICENSED IN FLORIDA  
F&N 668621

### SURVEYOR'S CERTIFICATE

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS 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 ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.  
DATE: 5/22/2020  
*David P. Lindley*  
DAVID P. LINDLEY P.L.S.  
REG. LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

### DESCRIPTION

A PORTION OF PROSPECT PARK WEST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 26, PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, AND A PORTION OF PROSPECT CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 21, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 18 OF SAID PROSPECT PARK WEST; THENCE N00°51'56"E ALONG THE WEST LINE OF SAID LOT 18 AND THE WEST PLAT LINE OF SAID PROSPECT CENTER, A DISTANCE OF 968.64' TO THE NORTHWEST CORNER OF LOT 6 OF SAID PROSPECT CENTER; THENCE S88°43'24"E ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 421.20 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF DIXIE HIGHWAY; THENCE S00°49'11"W ALONG SAID LINE, A DISTANCE OF 965.59 FEET; THENCE N89°10'43"W ALONG THE SOUTH LINE OF LOTS 7 THROUGH 18 OF SAID PROSPECT PARK WEST, A DISTANCE OF 421.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 407,811 SQUARE FEET OR 9.3620 ACRES, MORE OR LESS.

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT MAIDEN PROSPECT PLACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND 3111 PROSPECT PLACE EQUITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREON AS: CASA MARA PLAT

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY MAKE THE FOLLOWING DEDICATIONS AND RESERVATIONS:

1. **RIGHT OF WAY EASEMENT**  
THE RIGHT OF WAY EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED AND GRANTED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE PERPETUAL USE OF THE PUBLIC FOR RIGHT OF WAY PURPOSES.

2. **UTILITY EASEMENTS**  
UTILITY EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF WEST PALM BEACH, FLORIDA IN PERPETUITY FOR WATER SERVICE PURPOSES.

PARCEL A IS HEREBY RESERVED BY OWNERS, THEIR SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF WEST PALM BEACH, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE NAMED MAIDEN PROSPECT PLACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL MANAGER, THIS 17th DAY OF July 2020.

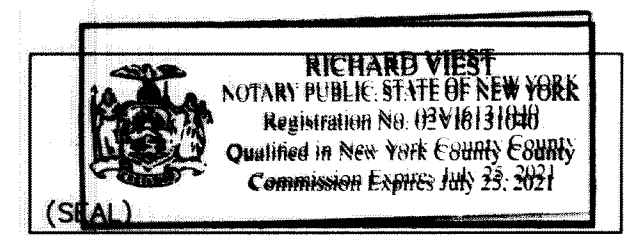
MAIDEN PROSPECT PLACE HOLDINGS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: *Jane Becker*  
PRINT NAME JANE BECKER  
WITNESS: *Elizabeth Inglis*  
PRINT NAME ELIZABETH INGLIS

*Robert Kantor*  
ROBERT KANTOR  
GENERAL MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 17th DAY OF July 2020, BY ROBERT KANTOR AS GENERAL MANAGER FOR MAIDEN PROSPECT PLACE HOLDINGS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE DELAWARE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.  
WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF July 2020.



*Richard Viest*  
NOTARY PUBLIC  
PRINT NAME Richard Viest  
MY COMMISSION EXPIRES: July 25, 2021  
COMMISSION NUMBER: 02V16131040

### MORTGAGEES JOINDER AND CONSENT:

STATE OF New York  
COUNTY OF Ontario

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 30556, AT PAGE 264 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 HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14th DAY OF May 2020.

MANUFACTURERS TRADERS TRUST COMPANY,  
A NEW YORK BANKING CORPORATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA

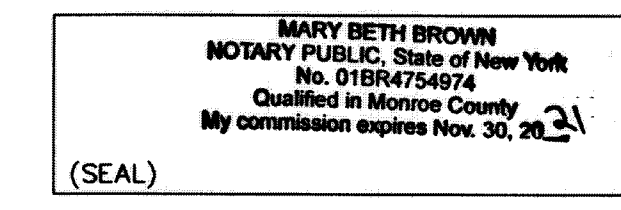
WITNESS: *Mary Beth Brown*  
PRINT NAME MARY BETH BROWN

BY: *Patrick Young*  
NAME Patrick Young  
TITLE vice president

WITNESS: *Mary Beth Brown*  
PRINT NAME MARY BETH BROWN

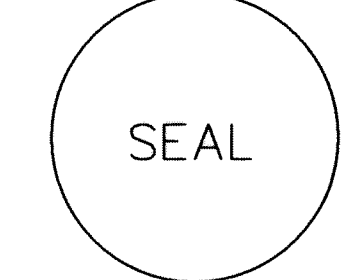
ACKNOWLEDGEMENT:  
STATE OF FLORIDA)  
COUNTY OF PALM BEACH)  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 17th DAY OF May 2020, BY *Patrick Young* AS vice president FOR MANUFACTURERS TRADERS TRUST COMPANY, A NEW YORK BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF May 2020.

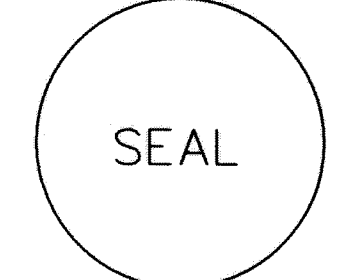


*Mary Beth Brown*  
NOTARY PUBLIC  
PRINT NAME Mary Beth Brown  
MY COMMISSION EXPIRES: 11/30/2021  
COMMISSION NUMBER: 01894754974

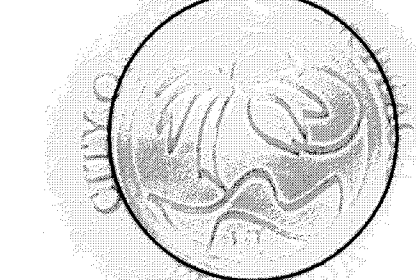
MAIDEN PROSPECT PLACE HOLDINGS, LLC



MAIDEN PROSPECT PLACE HOLDINGS, LLC



CITY OF WEST PALM BEACH



MORTGAGEE



CITY OF WEST PALM BEACH  
SURVEYOR

