

HYDER AGR-PUD SOUTH PLAT SIX

BEING A REPLAT OF ALL OF TRACT "L7", HYDER AGR-PUD SOUTH PLAT FOUR AS RECORDED IN PLAT BOOK 126, PAGES 121 THROUGH 125, TOGETHER WITH ALL OF TRACTS "OS1", "OS2", "OS4" AND A PORTION OF TRACT "A", HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGES 123 THROUGH 128, TOGETHER WITH A PORTION OF TRACTS 11, 12, 13, 20, 21, 22, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING ADJACENT TO AND SOUTH OF SAID TRACTS 20 AND 21, BLOCK 70, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 6

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT
11:44 AM THIS 14 DAY OF
September 2020
RECORDED IN PLAT BOOK NO. 121
ON PAGE(S) 8-13
SHARON R. BOCK CLERK & COMPTROLLER
By *Sharon R. Bock* D.C.



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES VII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS HYDER AGR-PUD SOUTH PLAT SIX, BEING A REPLAT OF ALL OF TRACT "L7", HYDER AGR-PUD SOUTH PLAT FOUR, AS RECORDED IN PLAT BOOK 126, PAGES 121 THROUGH 125, TOGETHER WITH ALL OF TRACTS "OS1", "OS2", "OS4" AND A PORTION OF TRACT "A", HYDER AGR-PUD SOUTH PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGES 123 THROUGH 128, TOGETHER WITH A PORTION OF TRACTS 11, 12, 13, 20, 21, 22, AND A PORTION OF A ROAD, DYKE AND DITCH RESERVATION, 30 FEET IN WIDTH, LYING ADJACENT TO AND SOUTH OF SAID TRACTS 20 AND 21, BLOCK 70, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, ALL OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, ALL LYING WITHIN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 284, SAID HYDER AGR-PUD SOUTH PLAT FOUR; THENCE ALONG THE WESTERLY AND SOUTHERLY BOUNDARIES OF LOTS 284 THROUGH 302 AND TRACT "OS2", SAID HYDER AGR-PUD SOUTH PLAT FOUR FOR THE FOLLOWING (9) NINE DESCRIBED COURSES, SOUTH 00°37'10" EAST, A DISTANCE OF 76.28 FEET TO THE POINT OF NON-TANGENT INTERSECTION FOR A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 41°03'26" EAST, A RADIUS OF 223.00 FEET AND A CENTRAL ANGLE OF 48°20'44"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 188.17 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°39'50" WEST, A DISTANCE OF 327.04 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 08°01'22"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 140.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°37'12" WEST, A DISTANCE OF 142.93 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 98°40'11"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 370.25 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°57'01" EAST, A DISTANCE OF 171.31 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 77°52'03"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 40.63 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 79°52'45"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 41.82 FEET TO THE POINT OF INTERSECTION WITH A RADIAL LINE; THENCE SOUTH 02°19'42" EAST, ALONG THE WEST LINE OF TRACT "A", HYDER AGR-PUD SOUTH PLAT ONE, AS RECORDED IN PLAT BOOK 126, PAGES 63 THROUGH 77; SAID PUBLIC RECORDS, A DISTANCE OF 110.00 FEET TO THE POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE SOUTHEASTERLY, A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°24'35"; THENCE, ALONG THE NORTHERLY BOUNDARY OF TRACT "OS21", SAID HYDER AGR-PUD SOUTH PLAT ONE AND TRACT "OS1", HYDER AGR-PUD SOUTH PLAT THREE, AS RECORDED IN PLAT BOOK 126, PAGE 97 THROUGH 104, SAID PUBLIC RECORDS, FOR THE FOLLOWING (5) FIVE DESCRIBED COURSES, SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 216.8 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°24'35"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 216.8 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°40'18" WEST, A DISTANCE OF 252.27 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 7925.00 FEET AND A CENTRAL ANGLE OF 03°57'14"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 546.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 88°22'28" WEST, A DISTANCE OF 297.19 FEET; THENCE SOUTH 01°37'32" WEST, ALONG THE WEST LINE OF SAID TRACT "OS1" AND ALONG THE WEST LINE OF TRACT "A", SAID HYDER AGR-PUD SOUTH PLAT THREE, A DISTANCE OF 120.00 FEET; THENCE SOUTH 45°31'25" WEST, ALONG THE WEST LINE OF TRACT "OS2", SAID HYDER AGR-PUD SOUTH PLAT THREE, A DISTANCE OF 36.01 FEET; THENCE NORTH 86°41'51" WEST, A DISTANCE OF 50.11 FEET; THENCE ALONG THE NORTH LINE OF TRACT "OS3", SAID HYDER AGR-PUD SOUTH PLAT FIVE, FOR THE FOLLOWING (5) FIVE DESCRIBED COURSES, NORTH 44°48'19" WEST, A DISTANCE OF 34.92 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00°54'06" WEST, A RADIUS OF 4955.00 FEET AND A CENTRAL ANGLE OF 03°04'03"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 265.28 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°50'03" WEST, A DISTANCE OF 161.83 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 2045.00 FEET AND A CENTRAL ANGLE OF 08°05'48"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 258.99 FEET TO A POINT OF TANGENCY; THENCE NORTH 84°04'10" WEST, A DISTANCE OF 64.69 FEET; THENCE NORTH 05°55'50" EAST, A DISTANCE OF 120.00 FEET; THENCE SOUTH 84°04'10" EAST, A DISTANCE OF 22.54 FEET; THENCE NORTH 08°59'10" EAST, A DISTANCE OF 390.23 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 07°40'37"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 68.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°10'33" EAST, A DISTANCE OF 381.24 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 88°12'17"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 46.19 FEET TO A POINT OF TANGENCY; THENCE NORTH 87°22'50" EAST, A DISTANCE OF 177.15 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 09°10'45"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 160.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°22'55" EAST, A DISTANCE OF 115.45 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 99°10'37"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 328.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°37'10" WEST, A DISTANCE OF 15.12 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 36°19'44"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 128.66 FEET TO A POINT OF TANGENCY; THENCE NORTH 37°28'44" WEST, A DISTANCE OF 90.17 FEET; THENCE NORTH 00°37'10" WEST, A DISTANCE OF 30.90 FEET; THENCE NORTH 89°22'50" EAST, ALONG THE SOUTH LINE OF LAKE WORTH DRAINAGE DISTRICT L-38 CANAL RIGHT-OF-WAY, ACCORDING TO DEED BOOK 113, PAGE 568 AND DEED BOOK 129, PAGE 243, SAID PUBLIC RECORDS, A DISTANCE OF 370.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 27.243 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:

1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA BRIDGES 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.

DEDICATION AND RESERVATIONS: (CONTINUED)

2. TRACTS "OS1" AND "OS2", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA BRIDGES 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.

3. ALL TRACTS FOR PRIVATE STREET PURPOSES, 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.

4. TRACT "L7", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY, AND IS SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 31483, PAGE 180, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. 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 BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BOCA BRIDGES 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.

6. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES 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. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON VII CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF July, 2020.

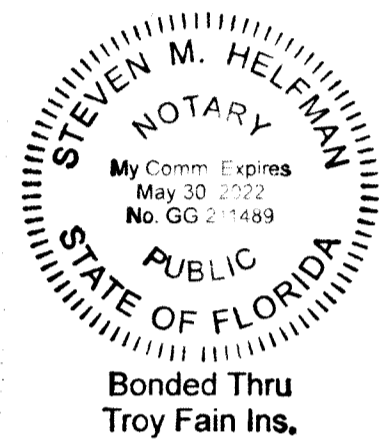
BOCA RATON ASSOCIATES VII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP
BY: BOCA RATON VII CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER
By: *Alan Fant* V.P.
ALAN FANT, VICE PRESIDENT
WITNESS: *Steven Helfman*
PRINT NAME: *Steven Helfman* WITNESS: *Steven Helfman*
PRINT NAME: *Steven Helfman* WITNESS: *Steven Helfman*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF BROWARD
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 14th DAY OF July, 2020, BY ALAN FANT, AS VICE PRESIDENT OF BOCA RATON VII CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA RATON ASSOCIATES VII, L.L.P., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: *Steven Helfman*
PRINT NAME: *Steven Helfman*

MY COMMISSION EXPIRES: 5/30/2022
COMMISSION NUMBER: 66211489



ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14th DAY OF July, 2020.

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION
By: *Nicole Muscarella*
NICOLE MUSCARELLA, PRESIDENT

WITNESS: *Heather Eisner* WITNESS: *Tracy Guinough*
PRINT NAME: *Heather Eisner* PRINT NAME: *Tracy Guinough*

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR () ONLINE NOTARIZATION, THIS 14th DAY OF July, 2020, BY NICOLE MUSCARELLA, AS PRESIDENT FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: *Tracy Guinough*
PRINT NAME: *Tracy Guinough*

MY COMMISSION EXPIRES: 11/29/2022
COMMISSION NUMBER: 66280443



TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF BROWARD
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 BOCA RATON ASSOCIATES VII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; 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 RECORDED; 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 Teliz*
GEORGE TELIZ, VICE-PRESIDENT
DATE: June 11, 2020

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.

By: *Perry C. White*
PERRY C. WHITE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NO. 4213, STATE OF FLORIDA
DATE: 6/29/2020

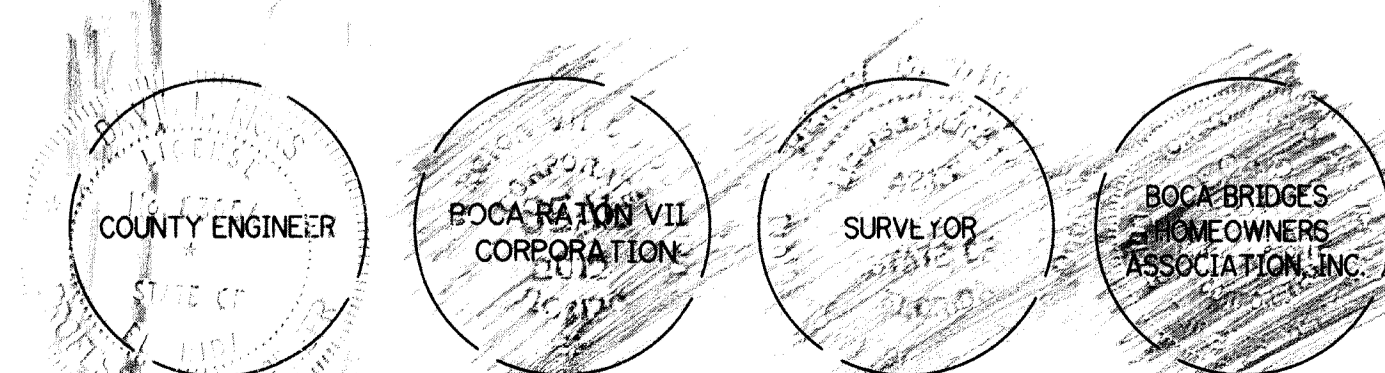
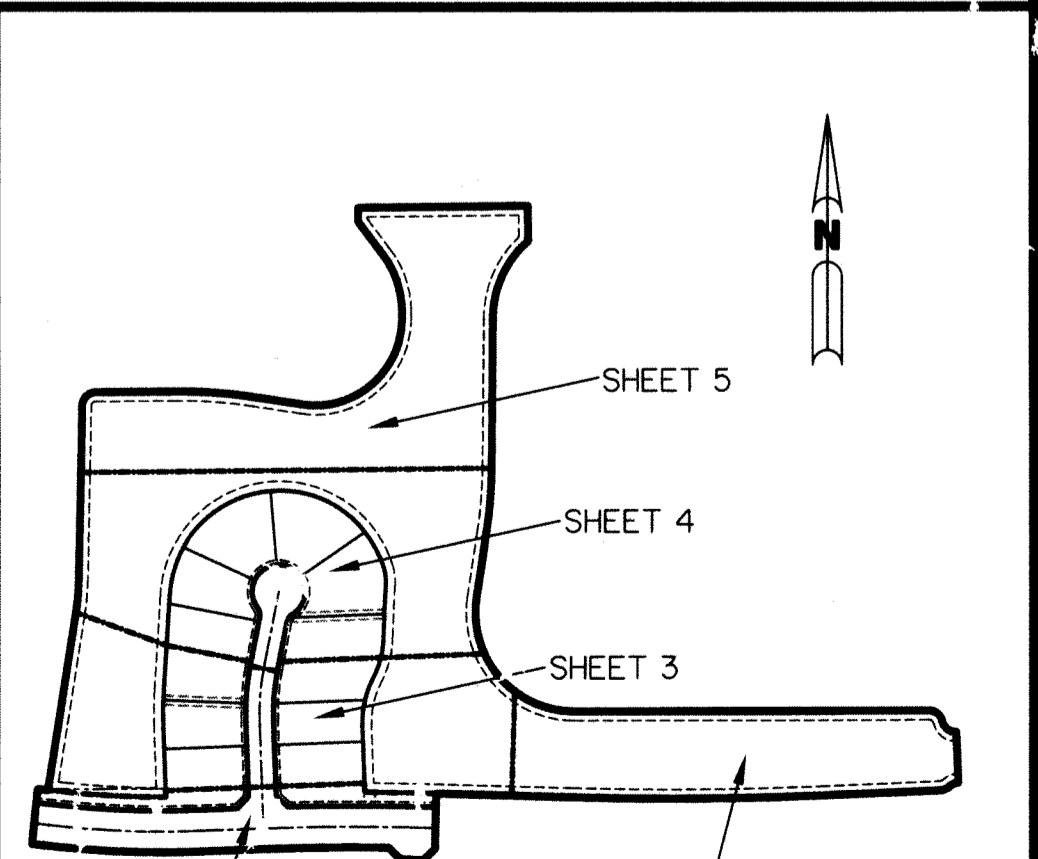
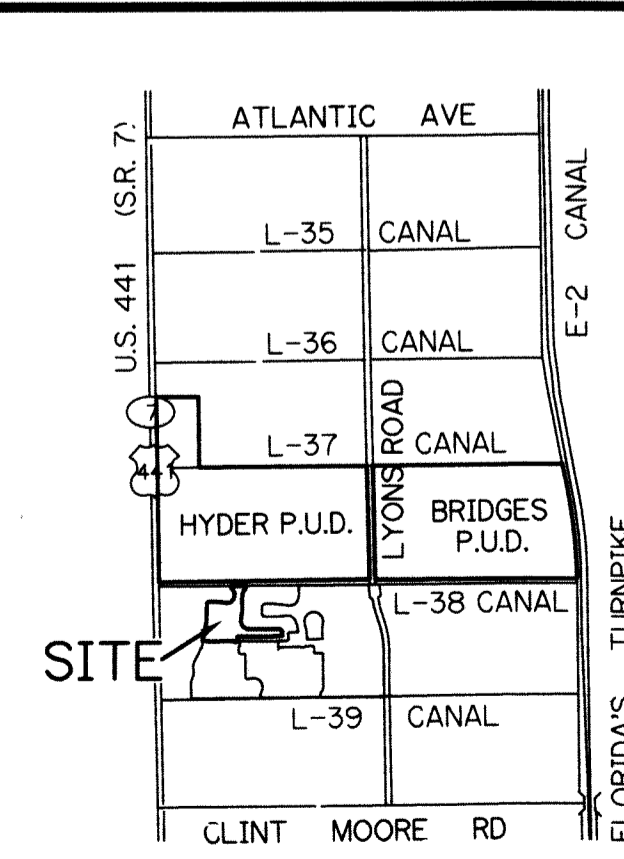
CITY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.01(2), FLORIDA STATUTES, THIS 10 DAY OF September, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

By: *David L. Ricks*
DAVID L. RICKS, P.E.
COUNTY ENGINEER

SITE DATA

HYDER AGR-PUD SOUTH PLAT SIX
CONTROL NO. 2005-0455



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