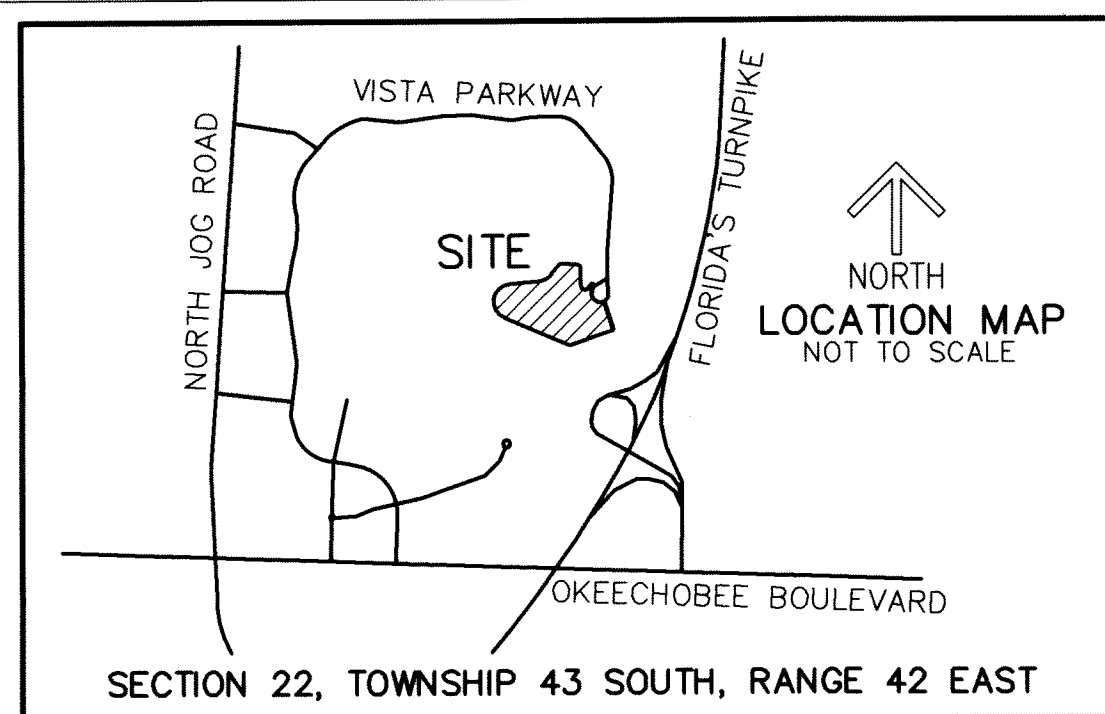


# VISTA CENTER - PARCEL 6

BEING A REPLAT OF TRACTS "A", "B", "C", "D" AND "W" OF EMERALD DUNES-PARCEL 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA



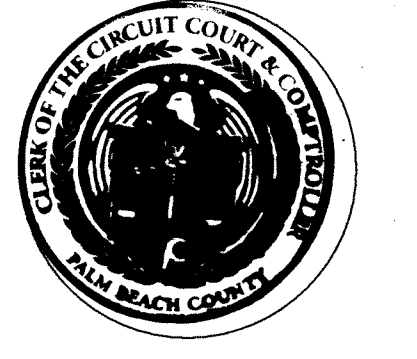
THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT		
UNIT OF DEVELOPMENT NO. 5A		
TOTAL ACREAGE OF THIS PLAT - 962,674 SQUARE FEET/22,1000 ACRES		
TRACT	AREA TABULATION	ACRES
PARCEL A	882,396	20.2570
TRACT W-1	37,160	0.8531
TRACT W-2	43,118	0.9899

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:30 A.M.  
THIS 27 DAY OF April  
A.D. 2021 AND DULY RECORDED  
IN PLAT BOOK 138 ON  
PAGE 2 AND 25 ON  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

By: *David P. Lindley*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS VISTA CENTER - PARCEL 6, BEING A REPLAT OF TRACTS "A", "B", "C", "D" AND "W" OF EMERALD DUNES-PARCEL 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 68 AND 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 22, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PLAT, THE NEXT FIFTEEN COURSES AND DISTANCES ARE ALONG THE BOUNDARY OF SAID PLAT; THENCE S71°28'30"W, A DISTANCE OF 594.89 FEET; THENCE N.67°10'05"W, A DISTANCE OF 915.35 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 225.50 FEET AND A CENTRAL ANGLE OF 151°48'44"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 597.49 FEET TO A POINT OF TANGENCY; THENCE N.84°38'39"E, A DISTANCE OF 376.89 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 47°17'41"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 206.36 FEET TO A POINT OF TANGENCY; THENCE N.37°20'58"E, A DISTANCE OF 140.79 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 56°56'23"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 54.66 FEET TO A POINT OF TANGENCY; THENCE S.85°42'39"E, A DISTANCE OF 190.87 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 85°42'39"; THENCE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 82.28 FEET TO A POINT OF TANGENCY; THENCE S00°00'00"E, A DISTANCE OF 219.18 FEET TO A POINT OF CURVE SOUTHEASTERLY ALONG THE ARC A DISTANCE OF 55.00 FEET AND A CENTRAL ANGLE OF 154°27'27"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 148.27 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 24°50'24"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 73.70 FEET TO A POINT ON A RADIAL LINE; THENCE S.39°37'03"E, ALONG SAID RADIAL LINE, A DISTANCE OF 45.00 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.39°37'03"E, A RADIAL DISTANCE OF 125.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 157°52'01", A DISTANCE OF 344.41 FEET; THENCE S.18°31'30"E, A DISTANCE OF 379.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 962,674 SQUARE FEET OR 22,1000 ACRES MORE OR LESS.

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

### DEVELOPMENT PARCEL DEDICATION

PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE 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 IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### WATER MANAGEMENT TRACTS

TRACTS W-1 AND W-2, AS SHOWN HEREON, ARE HEREBY DEDICATED IN FEE SIMPLE ABSOLUTE, TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT AND OTHER LAWFUL PURPOSE, SAID WATER MANAGEMENT TRACTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND/OR 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.

### WATER MANAGEMENT EASEMENTS

THE WATER MANAGEMENT EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR THE INSTALLATION, CONSTRUCTION, OPERATION, INSPECTION, REPAIR, REPLACEMENT, UPGRADE AND MAINTENANCE OF WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, THE LANDS THEREIN AND THEREUNDER BEING THE PERPETUAL MAINTENANCE OBLIGATION OF DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY. NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT, OPERATE, INSPECT, REPAIR, REPLACE, UPGRADE AND MAINTAIN WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES WITHIN THIS EASEMENT AREA.

### WATER MANAGEMENT ACCESS EASEMENTS

THE WATER MANAGEMENT ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR PEDESTRIAN OR VEHICULAR INGRESS AND EGRESS INCLUDING TEMPORARY PARKING, TO AND FOR THE MAINTENANCE OF ADJACENT OR NEARBY WATER MANAGEMENT AND OTHER NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FACILITIES, SAID EASEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS GRANTEEES, SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT AND WITHOUT RECOURSE TO PALM BEACH COUNTY.

### MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, 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. DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE 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.

### LAKE MAINTENANCE EASEMENTS

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT FOR WATER MANAGEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE NORTHERN PALM BEACH COUNTY IMPROVEMENT DISTRICT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

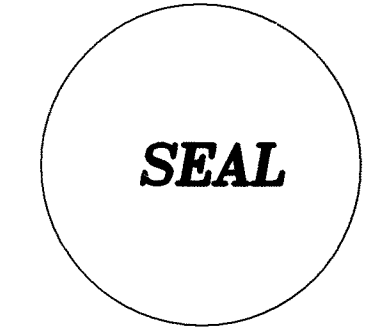
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 15th DAY OF December 2020.

DISCOVERY WEST PALM DEVELOPMENT LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: WINSLOW MANAGER, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *Kristen Lewis-Kivens*  
PRINT NAME **Kristen Lewis-Kivens**  
WITNESS: *Nancy Rozell*  
PRINT NAME **Nancy Rozell**

WINSLOW MANAGER, LLC

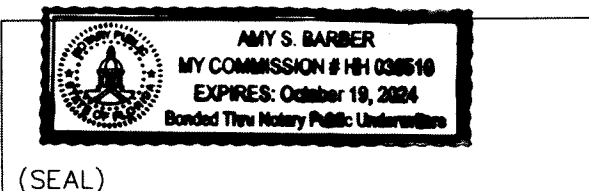


### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 15th DAY OF December 2020, BY RICHARD HUTCHINSON AS MANAGER OF WINSLOW MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA MANGER OF DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF December 2020.



*Amy Barber*  
NOTARY PUBLIC  
*Amy Barber*  
PRINT NAME  
MY COMMISSION EXPIRES: 10/18/2024  
COMMISSION NUMBER: H4030510

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREIN 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 30512, AT PAGE 1820 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 INVESTMENTS AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND BY THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF DECEMBER 2020.

HEALTHPEAK PROPERTIES, INC. (F/K/A HCP INC)  
A MARYLAND CORPORATION  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: *Kevin E. Meyer*  
PRINT NAME **KEVIN E. MEYER**  
WITNESS: *Lisa F. Simpson*  
PRINT NAME **LISA F. SIMPSON**

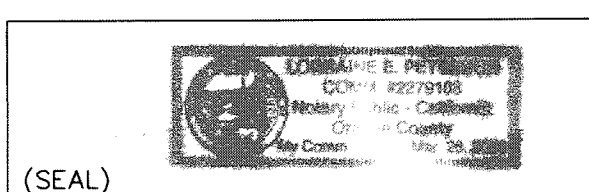
By: *Adam Mabry*  
NAME **ADAM MABRY**  
TITLE **SENIOR VICE PRESIDENT - INVESTMENTS**

### ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 10th DAY OF DECEMBER 2020, BY **ADAM G. MABRY** AS  OF HEALTHPEAK PROPERTIES, INC. (F/K/A HCP INC) A MARYLAND CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED  VALID CA DRIVER'S LICENSE AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 10th DAY OF DECEMBER 2020.



*Lorraine E. Peterson*  
NOTARY PUBLIC  
**LORRAINE E. PETERSON**  
PRINT NAME  
MY COMMISSION EXPIRES: 03/28/2023  
COMMISSION NUMBER: 2279188

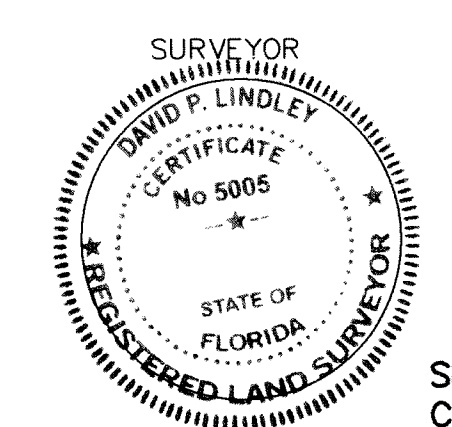
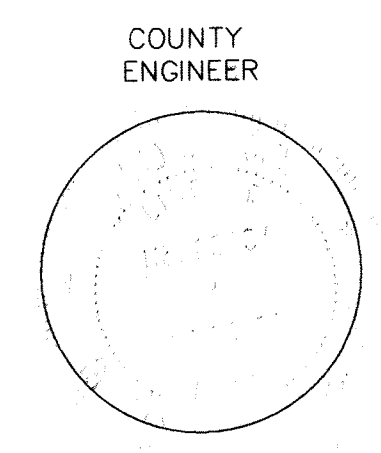
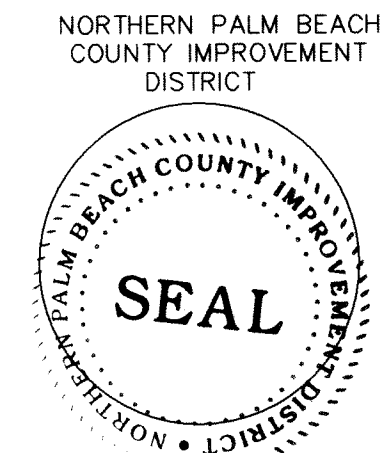
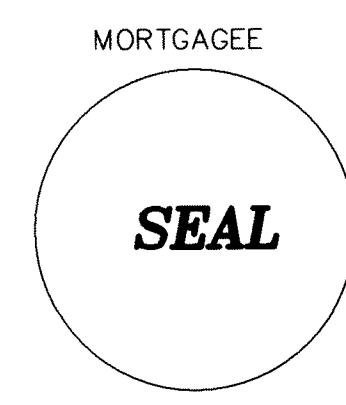
### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

I, JOSEPH P. COVELLI, 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 DISCOVERY WEST PALM DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN 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 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: 3/4/2021

*Joseph P. Covelli*  
JOSEPH P. COVELLI  
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 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: 12-15-2020

*David P. Lindley*  
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