

# FOUNTAINS SOUTH COMPLEX PUD

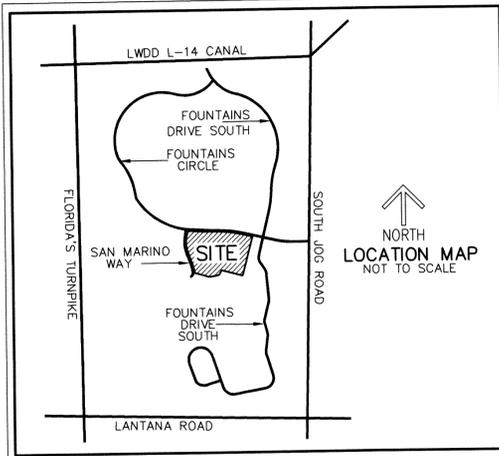
BEING A REPLAT OF ALL OF TRACT B1, FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, AS RECORDED IN PLAT BOOK 49, PAGES 98 THROUGH 100, TOGETHER WITH A PORTION OF GOLF TRACT 3, FOUNTAINS SOUTH GOLF COURSE, AS RECORDED IN PLAT BOOK 67, PAGES 18 THROUGH 22, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 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

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:33 A.M.  
THIS 27 DAY OF APRIL  
A.D. 2021 AND DULY RECORDED  
IN PLAT BOOK 132 ON  
PAGES 26 AND 27  
BY JOSEPH A. BRUNO, JR.,  
CLERK OF THE CIRCUIT COURT  
AND COMPTROLLER

BY: *Joseph A. Bruno, Jr.*  
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



### DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONCERT FOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS FOUNTAINS SOUTH COMPLEX PUD, BEING A REPLAT OF ALL OF TRACT B1, FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, AS RECORDED IN PLAT BOOK 49, PAGES 98 THROUGH 100, TOGETHER WITH A PORTION OF GOLF TRACT 3, FOUNTAINS SOUTH GOLF COURSE, AS RECORDED IN PLAT BOOK 67, PAGES 18 THROUGH 22, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 34, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID TRACT B1; THENCE S.14°59'24"W. ALONG THE EAST LINE THEREOF, A DISTANCE OF 525.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT B1; THENCE N.75°00'36"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 283.81 FEET; THENCE S.30°29'13"W., DEPARTING SAID SOUTH LINE, A DISTANCE OF 75.49 FEET; THENCE S.80°32'25"W., A DISTANCE OF 125.76 FEET TO THE MOST SOUTHERLY CORNER OF SAID TRACT B1; THENCE N.74°00'36"W. ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 198.60 FEET TO THE SOUTHWEST CORNER OF SAID TRACT B1, AND A POINT OF NON TANGENCY WITH A CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.77°39'24"W., A RADIAL DISTANCE OF 1,530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF THE WEST LINE OF SAID TRACT B1, THROUGH A CENTRAL ANGLE OF 10°10'00", A DISTANCE OF 271.49 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT, HAVING A RADIUS OF 370.00 FEET AND A CENTRAL ANGLE OF 35°30'00"; THENCE NORTHERLY ALONG THE ARC OF SAID WEST LINE, A DISTANCE OF 229.25 FEET TO A POINT OF TANGENCY; THENCE N.12°59'24"E. ALONG SAID WEST LINE, A DISTANCE OF 45.80 FEET; THENCE N.56°57'18"E., A DISTANCE OF 34.71 FEET TO THE BEGINNING OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.10°55'11"E., A RADIAL DISTANCE OF 1,200.00 FEET; THENCE EASTERLY ALONG THE ARC OF THE NORTH LINE OF SAID TRACT B1, THROUGH A CENTRAL ANGLE OF 15°00'00", A DISTANCE OF 314.16 FEET TO A POINT OF REVERSE CURVATURE TO THE RIGHT HAVING A RADIUS OF 1,200.00 FEET AND A CENTRAL ANGLE OF 17°04'13"; THENCE EASTERLY ALONG THE ARC OF SAID NORTH LINE, A DISTANCE OF 357.52 FEET TO A POINT OF TANGENCY; THENCE S.77°00'36"E. ALONG SAID NORTH LINE, A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 415,787 SQUARE FEET/9.5452 ACRES MORE OR LESS.

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

### 1. RECREATIONAL AREAS

TRACT A, AS SHOWN HEREON IS HEREBY RESERVED BY CONCERT FOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF CONCERT FOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. GENERAL UTILITY EASEMENT

THE UTILITY EASEMENT AS SHOWN HEREON IS 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED 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 23rd DAY OF December, 2021.

WITNESS: *[Signature]*  
PRINT NAME: MAXWELL J. NANULA  
WITNESS: *[Signature]*  
PRINT NAME: Gabrielle Gomez

CONCERT FOUNTAINS, LLC,  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
BY: FC GOLF GP II LLC,  
A DELAWARE LIMITED LIABILITY COMPANY,  
ITS SOLE MANAGER  
BY: *[Signature]*  
PETER J. NANULA  
MANAGING MEMBER

### ACKNOWLEDGEMENT:

STATE OF CALIFORNIA )  
COUNTY OF ORANGE )  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 23 DAY OF December, 2021 BY PETER J. NANULA, AS MANAGING MEMBER OF FC GOLF GP II LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, SOLE MANAGER OF CONCERT FOUNTAINS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED CALIFORNIA DRIVER'S LICENSE AS IDENTIFICATION.

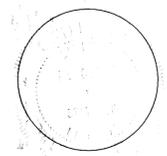


NOTARY PUBLIC  
*[Signature]*  
J. B. SWAN II  
PRINT NAME  
MY COMMISSION EXPIRES: 08/15/2022  
COMMISSION NUMBER: 2256282

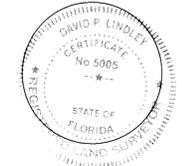
FC GOLF GP II LLC



COUNTY ENGINEER



SURVEYOR



### TITLE CERTIFICATION:

STATE OF FLORIDA )  
COUNTY OF PALM BEACH )

I, ROBERT M. GRAHAM, 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 CONCERT FOUNTAINS, 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 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: FEBRUARY 25, 2021

*[Signature]*  
ROBERT M. GRAHAM  
FLORIDA BAR NO. 273562  
FOR THE FIRM OF GUNSTER, YOAKLEY & STEWART, P.A.

### COUNTY APPROVAL:

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 21 DAY OF APRIL, 2021, 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 NOTES:

1. IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, DRAINAGE EASEMENTS SHALL HAVE FIRST PRIORITY, UTILITY EASEMENTS SHALL HAVE SECOND PRIORITY, ACCESS EASEMENTS SHALL HAVE THIRD PRIORITY, AND ALL OTHER EASEMENTS SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.14°59'24"W. ALONG THE EAST LINE OF TRACT B1, FOUNTAINS SOUTH REPLAT OF TRACTS A1 AND B1, AS RECORDED IN PLAT BOOK 49, PAGES 98 THROUGH 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
5. "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.
6. LINES INTERSECTING CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
7. CONTROL PERMANENT REFERENCE MONUMENTS (CONTROL PRM'S) COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT) IN U.S. SURVEY FEET. THIS WAS ACCOMPLISHED BY CONDUCTING A STATIC GPS SURVEY ON THE CONTROL PRM'S SHOWN ON THE ATTACHED MAP.
8. THE 5' LIMITED ACCESS EASEMENT RECORDED IN PLAT BOOK 49, PAGES 98 THROUGH 100 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING THE NORTH 5' OF THIS PLAT, WAS RELEASED BY THE RECORDATION OF THIS PLAT AND IS NO LONGER IN EFFECT.
9. ALL LINES INTERSECTING CURVES ARE RADIAL UNLESS SHOWN OTHERWISE.
10. PROPERTY SUBJECT TO THE BLANKET EASEMENT TO NATIONAL CABLE, LIMITED, AS RECORDED IN OFFICIAL RECORD BOOK 7417, PAGE 404 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
11. PROPERTY SUBJECT TO BLANKET EASEMENTS, AS RECORDED IN OFFICIAL RECORD BOOK 4032, PAGE 1461 AND OFFICIAL RECORD BOOK 2502, PAGE 235 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, 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"), 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: 3-24-2021

*[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