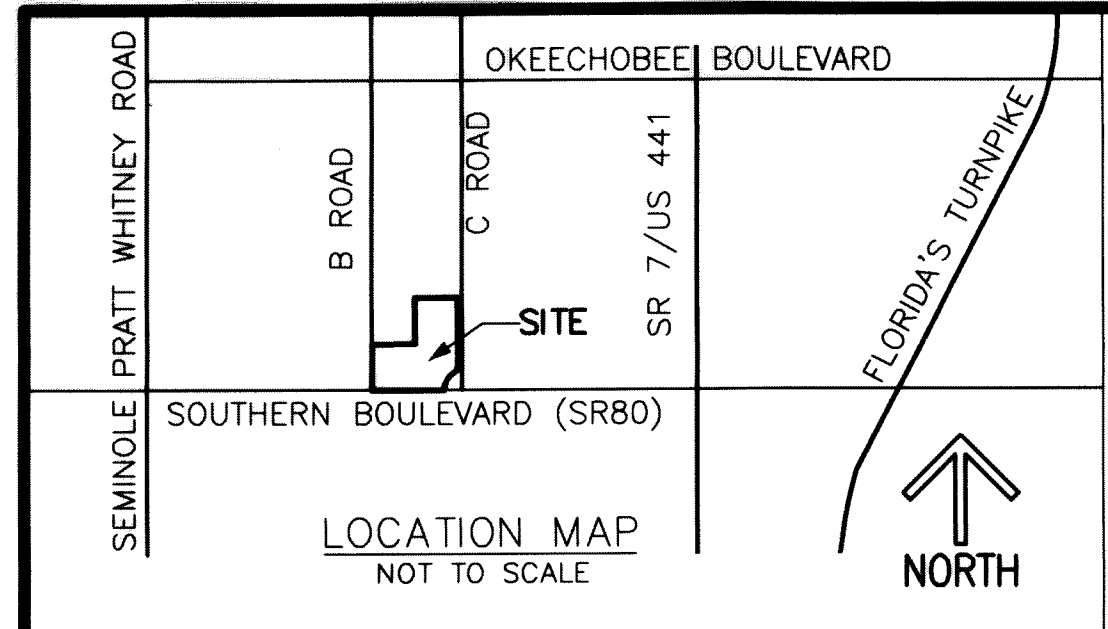


20210437289

GROVES TOWN CENTER PUD AMENDMENT NO. 1

134



BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
 LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA

NAME	ACRES
TOTAL AREA THIS PLAT	84.651
AREA OF TRACT POD TC	4.596
AREA OF TRACT POD B-1	3.386
AREA OF TRACT POD B-2	1.524
AREA OF TRACT POD D	1.984
AREA OF TRACT POD E	2.222
AREA OF POD F	2.426
AREA OF POD G	2.167
AREA OF POD I	0.343
AREA OF TRACT C-1	20.311
AREA OF TRACT R	3.683
AREA OF TRACT AE	4.749
AREA OF TRACT SWM1	2.658
AREA OF TRACT SWM2	0.605
AREA OF TRACT SWM3	1.070
AREA OF TRACT SWM4	1.535
AREA OF TRACT SWM5	2.147
AREA OF TRACT SWM6	1.454
AREA OF TRACT SWM7	0.833
AREA OF TRACT SWM8	4.695
AREA OF TRACT SWM9	11.390
AREA OF TRACT SWM10	0.530
AREA OF TRACT LS	0.034

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 2:02 P.M. THIS 29 DAY OF Sept. A.D. 2021 AND DULY RECORDED IN PLAT BOOK 132 ON PAGES 134 THROUGH 138

JOSEPH ABRUZZO
 CLERK OF THE CIRCUIT COURT AND CONTROLLER
 BY: *[Signature]*
 DEPUTY CLERK

SHEET 1 OF 5

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNERS OF THE LAND SHOWN HEREON AS GROVES TOWN CENTER PUD AMENDMENT NO. 1, BEING A REPLAT OF GROVES TOWN CENTER PUD, LESS TRACT POD A AND LESS TRACT LB3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 128, PAGE 66, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 43 SOUTH, RANGE 41 EAST, THE TOWN OF LOXAHATCHEE GROVES, PALM BEACH COUNTY, FLORIDA. SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 3,687,420 SQUARE FEET/84.651 ACRES MORE OR LESS.
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- TRACT PODS "B-1, C, D, E, F AND G", AS SHOWN HEREON, ARE HEREBY RESERVED FOR SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.
- TRACT POD "B-2", AS SHOWN HEREON, IS HEREBY RESERVED FOR SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES PURSUANT TO PLANNING AND ZONING REGULATIONS OF THE TOWN OF LOXAHATCHEE GROVES, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.
- TRACT POD TC AND TRACT POD I, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC. AS COMMON AREAS AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS COMMON AREAS, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT POD TC AND TRACT POD I, AND THE IMPROVEMENTS WITHIN THEM WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.
- TRACT "R" AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC. AS A COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IS A PRIVATE ROADWAY WITH PUBLIC ACCESS OVER AND UPON TRACT R FOR THE PURPOSE OF SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AS FURTHER DEDICATED FOR UTILITY PURPOSES AND AS FURTHER OUTLINED IN DEDICATION 6 BELOW. AS A COMMON AREA, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT R AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACT R FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSORS OR ASSIGNS. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN OR REPAIR ANY PORTION OF TRACT R IF THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON OR PROPERTY IS IN IMMEDIATE HARM OR JEOPARDY. IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE OR REPAIR, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF TRACT R TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.
- TRACT "AE" AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC. AS A COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND IS DEDICATED AS A PRIVATE ROADWAY WITH PUBLIC ACCESS OVER AND UPON TRACT AE FOR THE PURPOSE OF SERVING ADJUTING TRACTS FOR INGRESS, EGRESS, UTILITIES, DRAINAGE AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AS FURTHER DEDICATED FOR UTILITY PURPOSES AND AS FURTHER OUTLINED IN DEDICATION 6 BELOW. AS A COMMON AREA, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT AE AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACT AE FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSORS OR ASSIGNS. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN OR REPAIR ANY PORTION OF TRACT AE IF THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON OR PROPERTY IS IN IMMEDIATE HARM OR JEOPARDY. IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE OR REPAIR, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF TRACT AE TO PAY FOR ALL OR PART OF THE MAINTENANCE COST.
- TRACTS "R" AND "AE" ARE FURTHER RESERVED AS NON-EXCLUSIVE UTILITY EASEMENTS 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 DRAINAGE AND STORMWATER FACILITIES, POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, ELECTRIC POWER LINES, TELECOMMUNICATIONS LINES, CABLE TELEVISION LINES, GAS LINES AND RELATED APPURTENANCES. 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 TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN OR REPAIR THE DRAINAGE AND STORMWATER FACILITIES WITHIN TRACTS "R" AND "AE".
- CONSERVATION TRACT "C-1" AS SHOWN HEREON, IS HEREBY RESERVED FOR GROVE TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR THE PURPOSES OUTLINED IN THAT CERTAIN RESTRICTIVE COVENANT AND LIMITED ACCESS AND CONSERVATION EASEMENT (COVENANT) AS RECORDED IN OFFICIAL RECORDS BOOK 30616, PAGE 1289, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. PUBLIC ACCESS UPON AND ACROSS TRACT "C-1" IS LIMITED TO THE EQUESTRIAN TRAIL USES DESCRIBED IN THE COVENANT. TRACT "C-1" IS A COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS A COMMON AREA, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACT "C-1" AND THE IMPROVEMENTS WITHIN IT WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACT C-1 FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSOR OR ASSIGNS.
- TRACTS "SWM1, SWM2, SWM3, SWM4, SWM5, SWM6, SWM7, SWM8, SWM9" AND SWM10, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GROVE TOWN CENTER MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR STORM WATER MANAGEMENT AND DRAINAGE PURPOSES. TRACTS "SWM1, SWM2, SWM3, SWM4, SWM5, SWM6, SWM7, SWM8, SWM9 AND SWM10", ARE COMMON AREAS AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS COMMON AREAS, GROVES TOWN CENTER MASTER ASSOCIATION, INC. IS PERPETUALLY OBLIGATED TO MAINTAIN TRACTS "SWM1, SWM2, SWM3, SWM4, SWM5, SWM6, SWM7, SWM8, SWM9 AND SWM10", AND THE IMPROVEMENTS WITHIN ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS,

WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. NO AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER SHALL EVER REMOVE THE MAINTENANCE OBLIGATION FOR TRACTS SWM1, SWM2, SWM3, SWM4, SWM5, SWM6, SWM7, SWM8, SWM9 AND SWM10 FROM GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSOR OR ASSIGNS.

NOTICE: THE COMMON AREAS AS LISTED HEREON IN DEDICATIONS 3 THROUGH 8 ARE FURTHER SUBJECT TO THE "DECLARATION REGARDING MAINTENANCE OBLIGATION GROVES TOWN CENTER" BETWEEN SOLAR SPORTSYSTEMS, INC. AND LOXAHATCHEE EQUESTRIAN PARTNERS, LLC AS OWNERS IN FAVOR TO THE TOWN OF LOXAHATCHEE GROVES AS RECORDED IN OFFICIAL RECORDS BOOK 32718, PAGE 352, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

9. LANDSCAPE BUFFER EASEMENTS ("LBE") SHOWN HEREON ARE EASEMENTS HEREBY RESERVED FOR LANDSCAPE BUFFER, DRAINAGE AND SIGNAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE UNDERLYING LAND OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA.

10. THE NON-EXCLUSIVE CANAL MAINTENANCE EASEMENT ("CME"), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES RELATED TO COLLECTING CANAL. LOXAHATCHEE EQUESTRIAN PARTNERS, LLC AND SOLAR SPORTSYSTEMS, INC. AND THEIR SUCCESSORS AND ASSIGNS MAY UTILIZE THE CME FOR ANY AND ALL USES PERMITTED IN THAT CERTAIN RESTRICTIVE COVENANT AND LIMITED ACCESS AND CONSERVATION EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 30616, PAGE 1289, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

11. TRACT "LS" AS SHOWN HEREON IS SUBJECT TO AN EXCLUSIVE EASEMENT DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. ALL OF TRACT "LS" IS A COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER, RECORDED IN OFFICIAL RECORDS BOOK 30693, PAGE 680 OF PALM BEACH COUNTY, FLORIDA AND THE FIRST AMENDMENT TO THE DECLARATION OF MASTER COVENANTS FOR GROVES TOWN CENTER RECORDED IN OFFICIAL RECORDS BOOK 32671, PAGE 71 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. AS A COMMON AREA, THE MAINTENANCE OF THE UNFENCED PORTIONS OF TRACT "LS" SHALL BE THE PERPETUAL OBLIGATION OF GROVES TOWN CENTER MASTER ASSOCIATION, INC. WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN TRACT "LS" WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

12. THE LIMITED ACCESS EASEMENTS ("LAE") AS SHOWN HEREON ARE HEREBY DEDICATED TO THE TOWN OF LOXAHATCHEE GROVES, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS. PORTIONS OF THE LAE MAY BE VACATED BY THE TOWN FOR ANY PORTION BEING AFFECTED BY FUTURE SUBDIVISION OF OTHER TRACTS OR PODS WHEREAS VEHICULAR CONNECTIVITY TO PUBLIC RIGHTS-OF-WAY IS DEEMED APPROPRIATE THROUGH THE TOWNS RESOLUTION PROCESS FOR APPROVALS FOR FUTURE SITE PLANS.

13. THE STORMWATER MANAGEMENT MAINTENANCE EASEMENTS AND DRAINAGE TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GROVES TOWN CENTER MASTER ASSOCIATION, INC. OR ITS SUCCESSOR OR ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED ADJACENT WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATIONS OF SAID COMPANY WITHOUT RECOURSE TO THE TOWN OF LOXAHATCHEE GROVES. THE TOWN OF LOXAHATCHEE GROVES SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO UTILIZE THE STORMWATER MANAGEMENT MAINTENANCE EASEMENTS TO MAINTAIN OR REPAIR ANY PORTION OF THE STORMWATER TRACTS NAMED IN DEDICATION #8 OF THIS PLAT IF THE HEALTH, SAFETY, OR WELFARE OF ANY PERSON OR PROPERTY IS IN IMMEDIATE HARM OR JEOPARDY. IF THE TOWN DEEMS IT NECESSARY TO PERFORM SUCH MAINTENANCE OR REPAIR, THE TOWN MAY REQUIRE THE PARTY RESPONSIBLE FOR THE MAINTENANCE OF STORMWATER MANAGEMENT MAINTENANCE EASEMENTS AND DRAINAGE TRACTS TO PAY FOR ALL OR PART OF THE MAINTENANCE COST. ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE CANCELED OR SUPERSEDED.

IN WITNESS WHEREOF, THE ABOVE-NAMED SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, AND SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CORPORATE OFFICERS.

THIS 7th DAY OF September, 2021.

WITNESS: *[Signature]* SUSAN G. RUSSELL
 PRINT NAME: SUSAN G. RUSSELL

WITNESS: *[Signature]* KAREN M. REGENSDORFER
 PRINT NAME: KAREN M. REGENSDORFER

WITNESS: *[Signature]* SUSAN G. RUSSELL
 PRINT NAME: SUSAN G. RUSSELL

WITNESS: *[Signature]* KAREN M. REGENSDORFER
 PRINT NAME: KAREN M. REGENSDORFER

WITNESS: *[Signature]* JOHN B. JENKINS
 PRINT NAME: JOHN B. JENKINS

WITNESS: *[Signature]* DIANE JENKINS
 PRINT NAME: DIANE JENKINS

ACKNOWLEDGMENT:

STATE OF New York
 COUNTY OF Erie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 7th DAY OF September, 2021, BY DANIEL ZIMMER, TREASURER ON BEHALF OF SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TREASURER OF SAID LIMITED LIABILITY COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September, 2021.

MY COMMISSION EXPIRES: 3/30/22 *[Signature]*
 NOTARY PUBLIC

COMMISSION NUMBER: 01R04639925 *[Signature]*
 PRINT NAME

ACKNOWLEDGMENT:

STATE OF New York
 COUNTY OF Erie

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 7th DAY OF September, 2021, BY DANIEL ZIMMER, TREASURER OF SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION, THE SOLE MEMBER OF LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, A SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS TREASURER OF SOLAR SPORTSYSTEMS, INC., A NEW YORK CORPORATION, THE SOLE MEMBER OF LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED AS IDENTIFICATION. WITNESS MY HAND AND OFFICIAL SEAL THIS 7th DAY OF September, 2021.

MY COMMISSION EXPIRES: 3/30/22 *[Signature]*
 NOTARY PUBLIC

COMMISSION NUMBER: 01R04639925 *[Signature]*
 PRINT NAME

ACKNOWLEDGMENT:

STATE OF Florida
 COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 16th DAY OF September, 2021, BY DANIEL WOODWARD, MANAGER OF SOUTHERN PALMS CAR WASH, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY COMPANY, WHO IS [] PERSONALLY KNOWN TO ME OR [X] HAS PRODUCED FLDL W363-141-57-096-0 AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 16th DAY OF September, 2021.

MY COMMISSION EXPIRES: 5-11-2025 *[Signature]*
 NOTARY PUBLIC

COMMISSION NUMBER: HH 128949 *[Signature]*
 PRINT NAME

MORTGAGEE'S CONSENT:

STATE OF TN
 COUNTY OF Knox

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 32240, AT PAGE 753 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SVP AND ITS COMPANY SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 14 DAY OF September, 2021.

WITNESS: *[Signature]*
 PRINT NAME: R. Dennis McBride
 VICE PRESIDENT

WITNESS: *[Signature]*
 PRINT NAME: Senir

ACKNOWLEDGMENT:

STATE OF TN
 COUNTY OF Knox

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 1st DAY OF September, 2021, BY R. Dennis McBride OF UNITED COMMUNITY BANK, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SVP, WHO IS [X] PERSONALLY KNOWN TO ME OR [] HAS PRODUCED _____ AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 1st DAY OF September, 2021.

MY COMMISSION EXPIRES: 06/04/2024 *[Signature]*
 NOTARY PUBLIC

COMMISSION NUMBER: 01R04639925 *[Signature]*
 PRINT NAME

APPROVALS, TOWN OF LOXAHATCHEE GROVES:

THE PLAT IS HEREBY APPROVED FOR RECORD BY THE TOWN COUNCIL OF THE TOWN OF LOXAHATCHEE GROVES PURSUANT TO THE ORDINANCES OF THE SAID TOWN IN ACCORDANCE WITH SECTION 177.01(2), F.S., THIS 16th DAY OF September, 2021.

ATTEST: *[Signature]* ROBERT SHORR
 MAYOR

ATTEST: *[Signature]* JAMIE TITCOMB
 TOWN MANAGER

ATTEST: *[Signature]* RANDY WERTZEL, P.E.
 TOWN ENGINEER

THIS INSTRUMENT PREPARED BY
 RONNIE L. FURNISS
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 LB #3591

REVIEWING SURVEYOR

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.08(1) OF THE FLORIDA STATUTES AND THE ORDINANCES FOR THE TOWN OF LOXAHATCHEE GROVES, FLORIDA. THIS REVIEW DOES NOT INCLUDE THE VERIFICATION OF THE GEOMETRIC DATA OR THE FIELD VERIFICATION OF THE PERMANENT REFERENCE MARKERS (P.R.M.'S) OR PERMANENT CONTROL POINTS (P.C.P.'S).
 BY: *[Signature]* DATE: 9/14/2021
 SCOTT F. BRYSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE NO.: 5991

TITLE CERTIFICATION:

STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 I, ASHLEY LOWDER, OF OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY HEREBY CERTIFY THAT THE COMPANY CONDUCTED THE TITLE SEARCH TO THE HEREON DESCRIBED PROPERTY AND PRODUCED TITLE COMMITMENT NO. 0010902 THAT THE TITLE COMMITMENT SHOWS THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN SOLAR SPORTSYSTEMS, INC. A NEW YORK CORPORATION AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, LOXAHATCHEE EQUESTRIAN PARTNERS, LLC, AND SOUTHERN PALMS CAR WASH, LLC.; THAT THE CURRENT REAL ESTATE TAXES HAVE BEEN PAID FOR SUCH PROPERTY THAT ARE OTHERWISE DUE AND PAYABLE; 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 09/27/2021
[Signature]
 ASHLEY LOWDER
 VICE-PRESIDENT
 OLD REPUBLIC NATIONAL
 TITLE INSURANCE COMPANY
 SOUTH FLORIDA PRODUCTION MANAGER

SURVEY NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE COINCIDE, 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT TOWN OF LOXAHATCHEE GROVES ZONING REGULATIONS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.89°12'34"E. ALONG THE NORTH LINE OF GROVES TOWN CENTER PUD, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- "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 IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- BENCHMARKS SHOWN HEREON ARE RELATIVE TO THE (NGVD29) NATIONAL GEODETIC VERTICAL DATUM OF 1929. BENCHMARK ORIGIN SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88), AS ESTABLISHED BY THE NATIONAL GEODETIC SURVEYS AND FURTHER THAT THIS PLAT AND SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

SURVEYOR'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(7), F.S. HAVE BEEN PLACED AND PERMANENT CONTROL POINTS (P.C.P.'S) ACCORDING TO SEC. 177.091(9) WILL BE PLACED AS REQUIRED BY LAW AND THAT MONUMENTS AND PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE GUARANTEES POSTED WITH THE TOWN OF LOXAHATCHEE GROVES FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THIS PLAT AND SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: _____
 SURVEYOR
 RONNIE L. FURNISS
 PROFESSIONAL SURVEYOR MAPPER #6272
 STATE OF FLORIDA
 CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 CERTIFICATION OF AUTHORIZATION NO. LB 3591