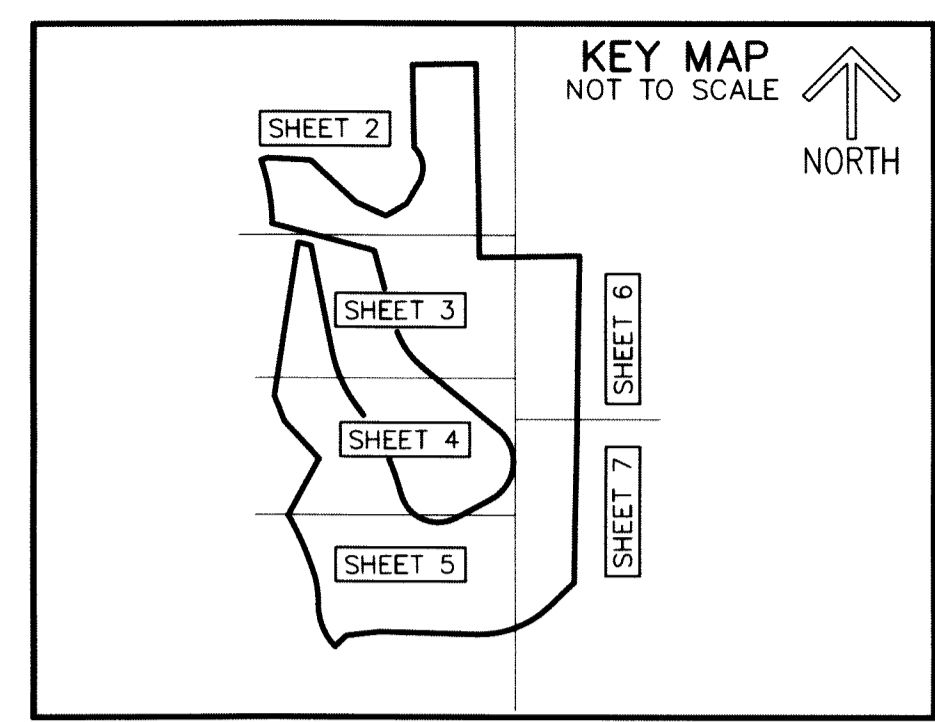


ALTIS LAKE PUD

BEING A REPLAT OF PORTIONS OF BLOCK 30, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THOUGH 54 AND THE GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 PAGE 107 AND ALL OF THE GOLF COURSE TRACT, PLAT NO. 4 PALM BEACH GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 29, PAGE 204, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

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



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT _____ P.M.
THIS _____ DAY OF _____
A.D. 2021 AND DULY RECORDED
IN PLAT BOOK 182 ON
PAGES 197 THROUGH 203

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER

By: David Lindley
DEPUTY CLERK

DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS ALTIS LAKE PUD, BEING A REPLAT OF PORTIONS OF BLOCK 30, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THOUGH 54 AND THE GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 PAGE 107 AND ALL OF THE GOLF COURSE TRACT, PLAT NO. 4 PALM BEACH GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 29, PAGE 204, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 27, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA; THENCE N. 00° 58' 17" E. ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 27, A DISTANCE OF 3399.62 FEET; THENCE S. 89° 02' 02" W. FOR 60.03 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SOUTH JOG ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 1769, PAGE 998 OF SAID PUBLIC RECORDS; AND THE POINT OF BEGINNING; THENCE S. 00° 58' 17" W. ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 1701.16 FEET TO THE NORTHEAST CORNER OF TRACT 9, PLAT NO. 4 PALM BEACH GOLF CLUB ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 PAGE 204; THENCE S. 46° 36' 25" W. ALONG THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 181.50 FEET TO A POINT OF CURVATURE; THENCE ALONG THE NORTH LINE OF SAID TRACT 9 ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 530.00 FEET, A CENTRAL ANGLE OF 44° 47' 47" FOR AN ARC LENGTH OF 414.38 FEET TO A POINT OF TANGENCY; THENCE N. 88° 35' 48" W. ALONG THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 507.19 FEET; THENCE S. 83° 16' 10" W. ALONG THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 173.16 FEET; THENCE S. 46° 11' 09" W. ALONG THE NORTH LINE OF SAID TRACT 9, A DISTANCE OF 83.24 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF FOUNTAINS DRIVE, AS RECORDED IN SAID PLAT NO. 4 PALM BEACH GOLF CLUB ESTATES AND A POINT ON A NON-TANGENT CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N.46° 11' 09" E., HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 45° 00' 00", AN ARC LENGTH OF 243.47 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG THE EAST RIGHT-OF-WAY LINE OF FOUNTAINS DRIVE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 505.19 FEET, A CENTRAL ANGLE OF 18° 26' 22"; AN ARC LENGTH OF 162.58 FEET TO A POINT OF COMPOUND CURVE; THENCE ALONG THE WEST RIGHT-OF-WAY LINE OF FOUNTAINS DRIVE, AS RECORDED IN PLAT BOOK 29, PAGE 54 OF SAID PUBLIC RECORDS ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 1472.39 FEET, A CENTRAL ANGLE OF 12° 50' 56", AN ARC LENGTH OF 330.19 FEET TO A POINT OF NON-TANGENCY AND THE SOUTHERLY CORNER OF TRACT 2-A, PLAT NO. 1 PALM BEACH GOLF ESTATES, AS RECORDED IN PLAT BOOK 29, PAGE 23 OF SAID PUBLIC RECORDS; THENCE N. 28° 22' 36" E. ALONG THE EAST BOUNDARY OF SAID PLAT NO. 1 PALM BEACH GOLF ESTATES, A DISTANCE OF 335.00 FEET; THENCE N. 42° 55' 57" W. ALONG THE EAST BOUNDARY OF SAID PLAT NO. 1 PALM BEACH GOLF ESTATES, A DISTANCE OF 263.50 FEET; THENCE N. 21° 42' 44" W. ALONG THE EAST BOUNDARY OF SAID PLAT NO. 1 PALM BEACH GOLF ESTATES, A DISTANCE OF 141.15 FEET; THENCE N. 08° 46' 59" E. ALONG THE EAST BOUNDARY OF SAID PLAT NO. 1 PALM BEACH GOLF ESTATES, A DISTANCE OF 810.45 FEET; THENCE S. 75° 22' 16" E. ALONG A BOUNDARY OF AFORESAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, A DISTANCE OF 70.00 FEET; THENCE S. 11° 15' 22" E. ALONG A BOUNDARY OF SAID SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, A DISTANCE OF 559.65 FEET TO A POINT OF CURVATURE; THENCE ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 708.55 FEET, A CENTRAL ANGLE OF 26° 59' 17"; AN ARC LENGTH OF 333.75 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1205.72 FEET, A CENTRAL ANGLE OF 23° 31' 02"; AN ARC LENGTH OF 494.89 FEET TO A POINT OF REVERSE CURVE; THENCE ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 200.00 FEET, A CENTRAL ANGLE OF 103° 27' 19"; AN ARC LENGTH OF 361.13 FEET TO A POINT OF TANGENCY; THENCE N. 61° 49' 04" E. ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, A DISTANCE OF 205.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 112° 20' 29"; AN ARC LENGTH OF 431.36 FEET TO A POINT OF TANGENCY; THENCE N. 50° 31' 25" W. ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, A DISTANCE OF 510.84 FEET TO A POINT OF CURVATURE; THENCE ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 440.00 FEET, A CENTRAL ANGLE OF 35° 15' 04"; AN ARC LENGTH OF 270.71 FEET TO A POINT OF TANGENCY; THENCE N. 15° 16' 21" W. ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, A DISTANCE OF 395.48 FEET; THENCE N. 75° 22' 24" W. ALONG A BOUNDARY OF SAID GOLF COURSE TRACT, PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, A DISTANCE OF 550.00 FEET TO A POINT OF INTERSECTION WITH AFORESAID EAST RIGHT-OF-WAY LINE OF FOUNTAINS DRIVE, AS RECORDED IN PLAT BOOK 29, PAGE 54 AND A POINT ON A NON-TANGENT CURVE WHOSE RADIUS POINT BEARS S. 88° 59' 49" W. THENCE ALONG SAID EAST RIGHT-OF-WAY LINE ALONG A CURVE HAVING A RADIUS OF 1081.74 FEET, A CENTRAL ANGLE OF 17° 38' 49", AN ARC LENGTH OF 333.17 FEET TO A POINT OF NON-TANGENCY; THENCE N. 71° 21' 00" E. ALONG A BOUNDARY LINE OF TRACT 5 OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 34.81 FEET; THENCE S. 87° 09' 07" E. ALONG A BOUNDARY LINE OF TRACT 5 OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 225.50 FEET; THENCE S. 47° 14' 21" E. ALONG A BOUNDARY LINE OF TRACT 5 OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 318.28 FEET; THENCE S. 66° 39' 42" E., A DISTANCE OF 170.07 FEET; THENCE N. 60° 25' 24" E. ALONG A BOUNDARY LINE OF TRACT 5 OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 125.30 FEET; THENCE N. 31° 30' 18" E. ALONG A BOUNDARY LINE OF TRACT 5 OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 122.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A BOUNDARY LINE OF TRACT 5 OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 77° 38' 43"; AN ARC LENGTH OF 203.27 FEET TO A POINT OF NON-TANGENCY AND THE SOUTHEAST CORNER OF LAKEWOOD COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 152 THROUGH 155, OF SAID PUBLIC RECORDS; THENCE N. 00° 57' 58" W. ALONG THE EAST LINE OF SAID LAKEWOOD COVE, A DISTANCE OF 429.73 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES; THENCE N. 89° 02' 02" E. ALONG SAID NORTH LINE OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 330.00 FEET; THENCE S. 00° 57' 58" E. ALONG THE EAST BOUNDARY LINE OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 1005.00 FEET; THENCE N. 89° 02' 02" E. ALONG THE NORTH LINE OF SAID PLAT NO. 3 PALM BEACH GOLF ESTATES, A DISTANCE OF 522.71 FEET TO THE POINT OF BEGINNING.

THE AREA BEING 2,724,911 SQUARE FEET/62.5553 ACRES, MORE OR LESS.

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

- 1. **DEVELOPMENT PARCEL DEDICATION**
PARCEL A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE CONCERT FOUNTAINS PROPERTIES PARCEL B, 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 CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 2. **OPEN SPACE TRACTS**
TRACTS L1 THROUGH L7, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE TRACTS.

DEDICATION AND RESERVATION CONTINUED:

3. **WATER MANAGEMENT TRACTS**
TRACTS W1 THROUGH W5, AS SHOWN HEREON ARE HEREBY RESERVED FOR CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 32258, PAGE 1615 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. **PUBLIC DRAINAGE EASEMENTS**
THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. **PUBLIC CIVIC TRACT**
TRACT CV, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE WITH ZONING APPROVAL OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH PALM BEACH COUNTY ZONING DIVISION. THE MAINTENANCE OBLIGATION OF THIS TRACT SHALL BE THE PERPETUAL OBLIGATION OF THE FEE SIMPLE OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY IN THE EVENT PALM BEACH COUNTY IS NOT THE FEE SIMPLE OWNER.

6. **DRAINAGE AND LAKE MAINTENANCE EASEMENTS**
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 CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, 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 PUBLIC DRAINAGE EASEMENTS, DRAINAGE AND LAKE MAINTENANCE EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

7. **GENERAL UTILITY EASEMENTS**
THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC RIGHT-OF-WAY, AS SHOWN HEREON, ARE NONEXCLUSIVE 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, TELECOMMUNICATIONS 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.

8. **MASS TRANSIT EASEMENT**
THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, 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. CONCERT FOUNTAINS PROPERTIES PARCEL B, 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.

9. **BUFFER RESERVATION**
THE BUFFERS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ABUTTING THESE BUFFERS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE BUFFERS.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS AUTHORIZED SIGNATORY AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 27th DAY OF October 2021.

CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN
FLORIDA

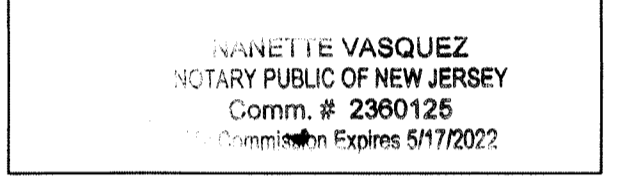
WITNESS: Brett Oving
PRINT NAME: Brett Oving

WITNESS: Michael Plotnick
PRINT NAME: Michael Plotnick

BY: Jonathan Grebow
AUTHORIZED SIGNATORY

ACKNOWLEDGEMENT:
STATE OF NEW JERSEY
COUNTY OF MORRIS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 27th DAY OF October 2021, BY JONATHAN GREBOW AUTHORIZED SIGNATORY OF CONCERT FOUNTAINS PROPERTIES PARCEL B, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE COMPANY, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.



MORTGAGEE'S JOINDER AND CONSENT:
STATE OF NEW HAMPSHIRE)
COUNTY OF ROCKINGHAM)

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 32323, AT PAGE 1734 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 President AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28 DAY OF October 2021.

WITNESS: William J. Pageau
PRINT NAME: William J. Pageau

WITNESS: Melissa Lynch
PRINT NAME: Melissa Lynch

ACKNOWLEDGEMENT:
STATE OF NEW HAMPSHIRE)
COUNTY OF ROCKINGHAM)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF [X] PHYSICAL PRESENCE OR [] ONLINE NOTARIZATION, THIS 28 DAY OF October 2021, BY William J. Pageau AS President OF BANK OF NEW ENGLAND, A NEW HAMPSHIRE BANKING CORPORATION, ON BEHALF OF SAID CORPORATION, WHO IS [X] PERSONALLY KNOWN TO ME OR HAS PRODUCED [] AS IDENTIFICATION.

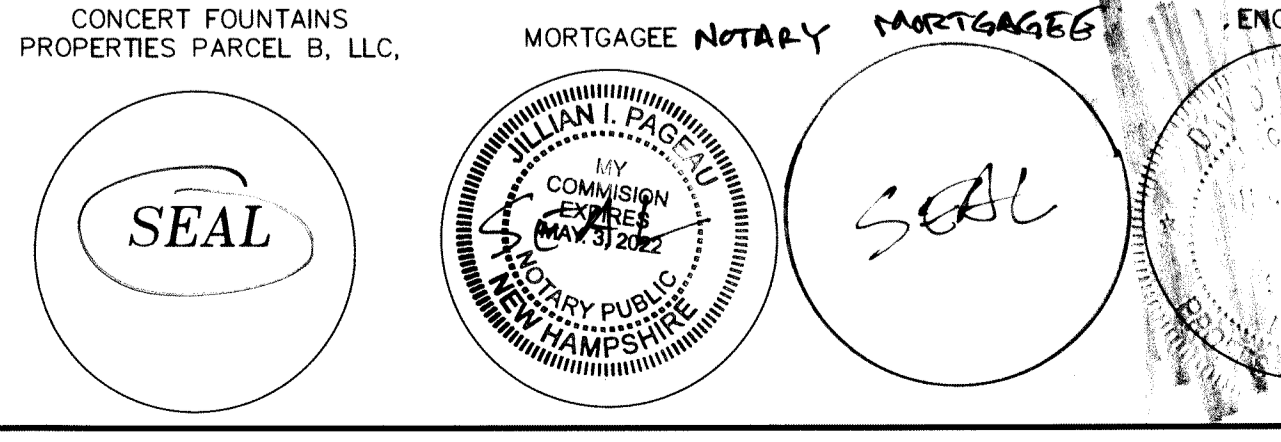
WITNESS MY HAND AND OFFICIAL SEAL THIS 28 DAY OF October 2021.



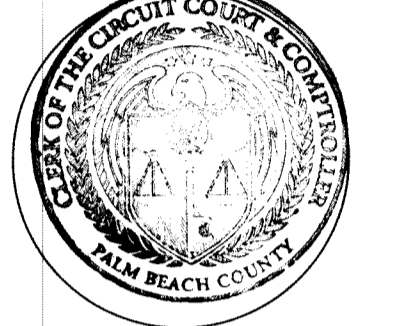
TITLE CERTIFICATION:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 PROPERTIES PARCEL B, 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.

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



CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 7

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 17 DAY OF December 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: 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 N.89°02'02"E. ALONG THE NORTH LINE OF PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, AS RECORDED IN PLAT BOOK 29, PAGES 107 AND 108 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. 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 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.
- 6. "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.
- 7. LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- 8. LANDS SHOWN HEREON ARE SUBJECT TO THE CANAL MAINTENANCE AGREEMENT, RECORDED IN O.R.B. 2847, PAGE 1104, AND THE COVENANT AND DECLARATION OF RESTRICTIONS, RECORDED IN 3209, PAGE 1276, BOTH 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) 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 REQUIRING 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: 11-17-2021

DAVID P. LINDLEY
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591

SITE DATA
CONTROL NO. 2016-00114