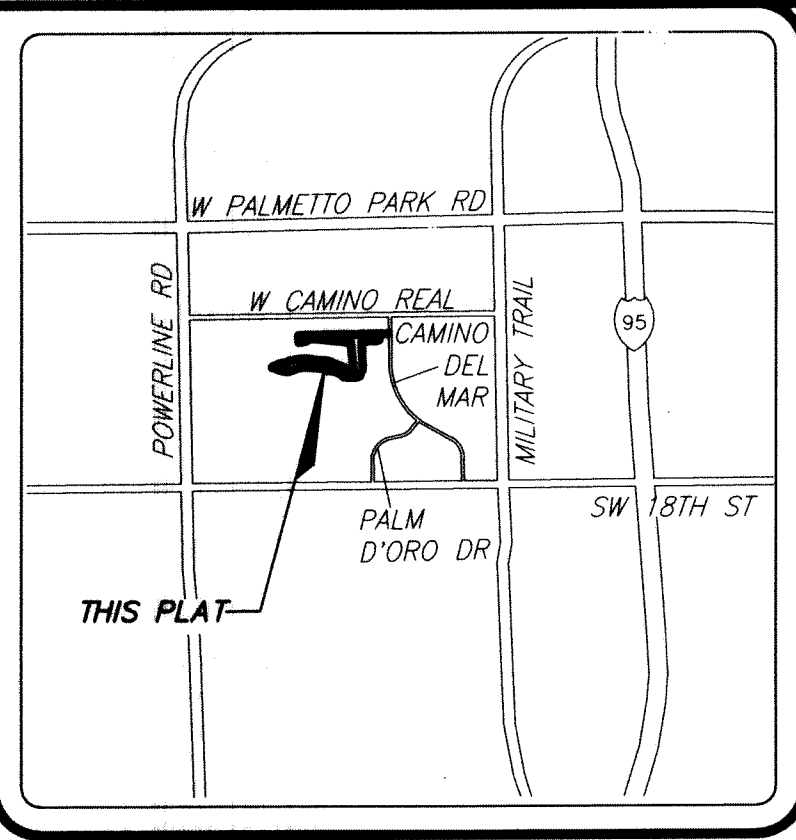
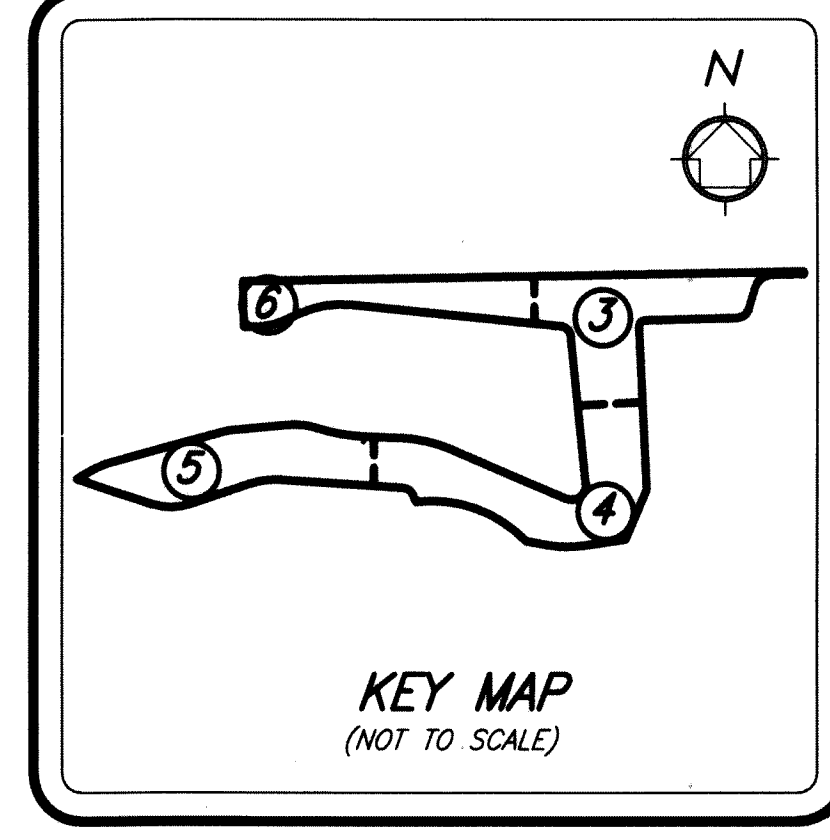
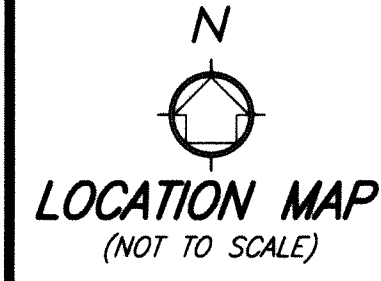


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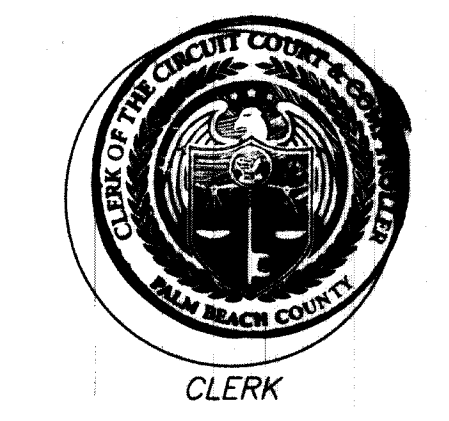
BOCA DEL MAR PUD - BARRINGTON COVE AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 64 D, BOCA DEL MAR NO. 7 PUD, PLAT BOOK 30, PAGES 210 THROUGH 217 INCLUSIVE, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LYING AND SITUATE IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



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State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 11:13 A.M. THIS 9th DAY OF March A.D. 2022 AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 59 THROUGH 62. JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER BY: [Signature] DEPUTY CLERK

SHEET 1 OF 7 SHEETS



DEDICATION AND RESERVATION

Know all men by these presents that Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, owner of the land shown hereon as BOCA DEL MAR PUD - BARRINGTON COVE AT MIZNER VILLAGE, being a Replat of a portion of Tract 64D, BOCA DEL MAR NO. 7 PUD, Plat Book 30, Pages 210 through 217 inclusive of the Public Records, Palm Beach County, Florida, lying and situate in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at an Easterly corner of Tract 64 D, said point also being the Northeast corner of Tract 62 BOCA DEL MAR NO. 7 PUD, Plat Book 30, Pages 210 through 217 inclusive of the Public Records, Palm Beach County, Florida, the following seven (7) courses being along the Southerly and Easterly lines of Tract 64 D; Thence South 88°37'54" West, for 130.29 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 85.00 feet and a central angle of 72°42'29"; Thence Southwesterly along said curve for 107.86 feet; Thence South 15°55'25" West, for 82.31 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 55.00 feet and a central angle of 72°42'29"; Thence Southwesterly along said curve for 69.79 feet; Thence South 88°37'54" West, for 385.93 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 25.00 feet and a central angle of 91°20'29"; Thence Southwesterly along said curve for 39.86 feet; Thence South 02°42'35" East, for 684.26 feet; Thence South 22°45'42" West, for 225.87 feet to a Southerly line of Tract 64 D, the following three (3) courses being along said Southerly line; Thence South 81°39'31" West, for 185.28 feet to a point of curvature with a curve concave to the North, said curve having a radius of 453.45 feet and a central angle of 18°47'00"; Thence Westerly along said curve for 148.65 feet; Thence North 79°33'29" West, for 93.00 feet to a point at the beginning of a non-tangent curve, concave to the South, said curve having a radius of 554.29 feet, a central angle of 52°42'31" and from said point a radial line bears South 45°38'37" West, said point also being on the North right-of-way line for Canary Palm Drive as shown on BOCA DEL MAR NO. 7 PUD; Thence Westerly along said curve and North right-of-way line for 509.91 feet to the North line of FAIRWAY VILLAGE, recorded in Plat Book 40, at Page 55, of the Public Records of Palm Beach County, Florida, the following seven (7) courses being along said North line; Thence North 25°01'48" West, for 37.37 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 45.00 feet and a central angle of 61°20'00"; Thence Northwesterly along said curve for 48.17 feet; Thence North 86°21'48" West, for 514.01 feet to a point of curvature with a curve concave to the South, said curve having a radius of 380.23 feet and a central angle of 22°19'00"; Thence Westerly along said curve for 148.10 feet; Thence South 71°19'12" West, for 260.89 feet to a point of curvature with a curve concave to the North, said curve having a radius of 245.00 feet and a central angle of 37°20'00"; Thence Westerly along said curve for 159.64 feet; Thence North 71°20'48" West, for 336.87 feet to a point at the beginning of a non-tangent curve, concave to the Southeast, said curve having a radius of 513.71 feet, a central angle of 19°33'49" and from said point a radial line bears South 34°31'50" East, said point also being on the South right-of-way line for Via De Sonrisa Del Norte as shown on BOCA DEL MAR NO. 7 PUD the following two (2) courses being along said South right-of-way line; Thence Northeasterly along said curve for 175.41 feet; Thence North 75°01'57" East, for 497.56 feet to the South line of LA COSTA DEL MAR PHASE I PUD, recorded in Plat Book 40, at Page 15, of the Public Records of Palm Beach County, Florida, the following fifteen (15) courses being along the South, East and North lines of LA COSTA DEL MAR PHASE I PUD, LA COSTA DEL MAR PHASE II PUD, recorded in Plat Book 42, at Page 66, and BACK BAY APARTMENT PLAT, recorded in Plat Book 63, at Page 101, both of the Public Records of Palm Beach County, Florida; Thence North 84°38'11" East, for 251.61 feet to a point of curvature with a curve concave to the South, said curve having a radius of 325.91 feet and a central angle of 22°53'46"; Thence Easterly along said curve for 130.24 feet to a point of reverse curvature with a curve concave to the North, said curve having a radius of 740.43 feet and a central angle of 15°23'00"; Thence Easterly along said curve for 198.80 feet; Thence South 87°51'03" East, for 147.00 feet to a point of curvature with a curve concave to the South, said curve having a radius of 651.69 feet and a central angle of 20°52'00"; Thence Easterly along said curve for 237.34 feet; Thence South 66°59'03" East, for 520.11 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 60.00 feet and a central angle of 119°01'00"; Thence Northeasterly along said curve for 124.63 feet; Thence North 06°00'03" West, for 621.47 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 50.00 feet and a central angle of 78°20'00"; Thence Northwesterly along said curve for 68.36 feet; Thence North 84°20'03" West, for 889.13 feet to a point of curvature with a curve concave to the South, said curve having a radius of 417.81 feet and a central angle of 29°30'00"; Thence Westerly along said curve for 215.12 feet; Thence South 66°09'57" West, for 94.00 feet to a point of curvature with a curve concave to the North, said curve having a radius of 247.93 feet and a central angle of 22°48'13"; Thence Westerly along said curve for 98.68 feet; Thence South 88°58'10" West, for 62.07 feet; Thence North 01°01'05" West, for 191.83 feet to the South right-of-way line of Lake Worth Drainage District Lateral Number 49 as recorded in Official Records Book 2217, at Page 311, of the Public Records of Palm Beach County, Florida; Thence North 88°59'41" East along said South line, for 2,371.55 feet to an Easterly line of Tract 64 D; Thence South 01°21'55" East along said Easterly line, for 10.21 feet to the POINT OF BEGINNING.

Said lands contain 24.395 acres, more or less.

Having caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract RW as shown hereon is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, as a residential access street 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.

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.

2. Tracts L-1, L-2 and L-3 (Water Management Tracts), as shown hereon, are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for stormwater management and drainage purposes and are the perpetual maintenance obligation of said association its successors and assigns, without recourse to Palm Beach County.

Water Management Tract L-2 is subject to a littoral zone restrictive covenant agreement as recorded in Official Records Book 32398, Page 1624, Public Records of Palm Beach County, Florida.

3. The lake maintenance easements (LME), as shown hereon are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

4. The lake maintenance access easements (LMAE), as shown hereon are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

5. The drainage easements (DE), 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 Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.

6. The public drainage easements (PDE), 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 Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

7. The Buffers (BE), as shown hereon, are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space, landscape, common access and public drainage purposes and are the perpetual maintenance obligation of said association, 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.

8. Tract OS-1 (Open Space Tract), as shown hereon, is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

9. Tract R-1 (Neighborhood Park), as shown hereon, is hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

10. Maintenance and roof overhang easements (OHE) are hereby reserved in perpetuity to the owner of the lot abutting the easement and the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, for the purpose of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services, decorative architectural treatments and impact shutters within and adjacent to said easement without recourse to Palm Beach County.

11. The utility easements (UE) 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.

12. The utility easements running adjacent and parallel to public streets, the tracts for private road purposes, 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 Palm Beach County Utility Services Department, its successors and assigns.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partner, NADG (US) GENERAL PARTNER, INC., a Delaware corporation authorized to do business in Florida, this 3rd day of October, 2021.

Witness: [Signature] David Abers (Print Name)
Witness: [Signature] Michael A. Sulim (Print Name)
By: [Signature] Jeffrey W. Preston, Vice President

Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, By: NADG (US) General Partner, Inc., a Delaware Corporation authorized to do business in Florida its general partner

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 3rd day of December, 2021, by Jeffrey W. Preston, Vice President of NADG (US) General Partner, Inc., a Delaware Corporation authorized to do business in Florida, the general partner of Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, on behalf of the company, who is personally known to me or has produced as identification.

My commission expires: 2/28/2024
Signature: [Signature] Elizabeth Nasuti (Printed Name) - Notary Public (Seal)

ACCEPTANCE OF RESERVATIONS

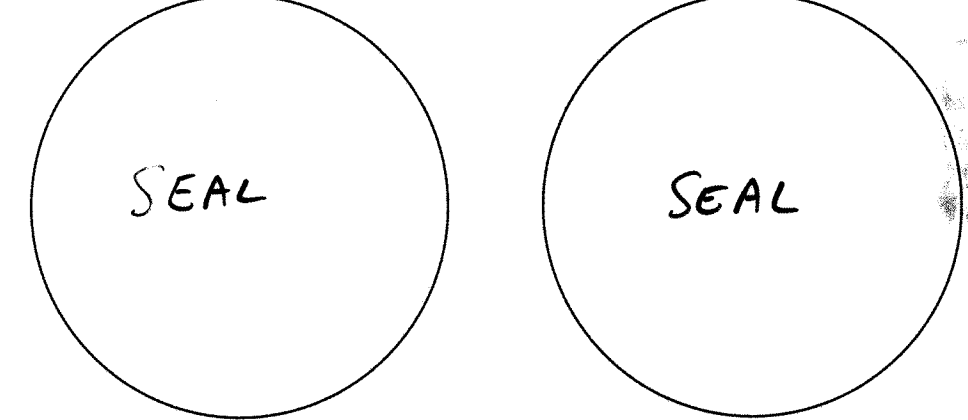
State of Florida }
County of Palm Beach } SS

Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 3rd day of December, 2021.

Witness: [Signature] David Abers (Print Name)
Witness: [Signature] Michael A. Sulim (Print Name)
By: [Signature] Jeffrey W. Preston, President (Print Name)

Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit

NADG (US) GENERAL PARTNER INC. BRENTWOOD VILLAGE HOMEOWNERS ASSOCIATION



SITE DATA:

Boca Del Mar PUD - Barrington Cove at Mizner Village (AKA POD64B of Mizner Trail at Boca Del Mar PUD)
Control Number: 1984-00152

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS

The foregoing instrument was acknowledged before me by means of physical presence or [] online notarization, this 3rd day of December, 2021, by Jeffrey W. Preston as President for Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or has produced as identification.

My commission expires: 2/28/2024
Signature: [Signature] Elizabeth Nasuti (Printed Name) - Notary Public (Seal)

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

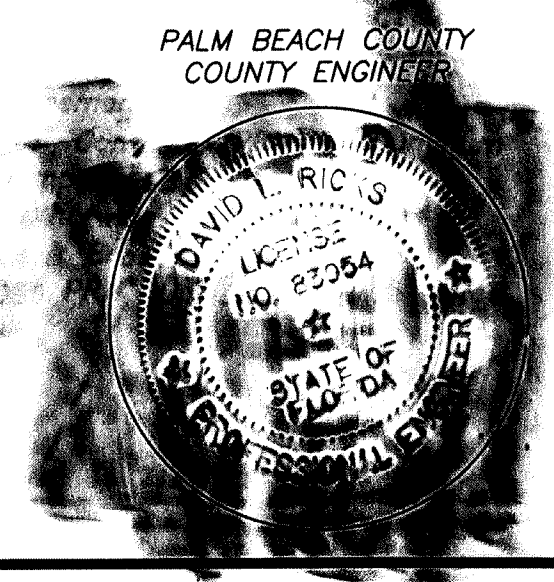
I, Eric Coffman, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida; that the current 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.

Date: 12/10/2021
By: [Signature] Eric Coffman (Printed Name) - Notary Public Florida Bar No. 730467

COUNTY APPROVAL

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 8th day of March, 2022 and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

By: [Signature] David L. Ricks, P.E. County Engineer Palm Beach County, Florida



2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY KELSEY M. SMITH, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 7096 FOR THE FIRM: WGL, INC.