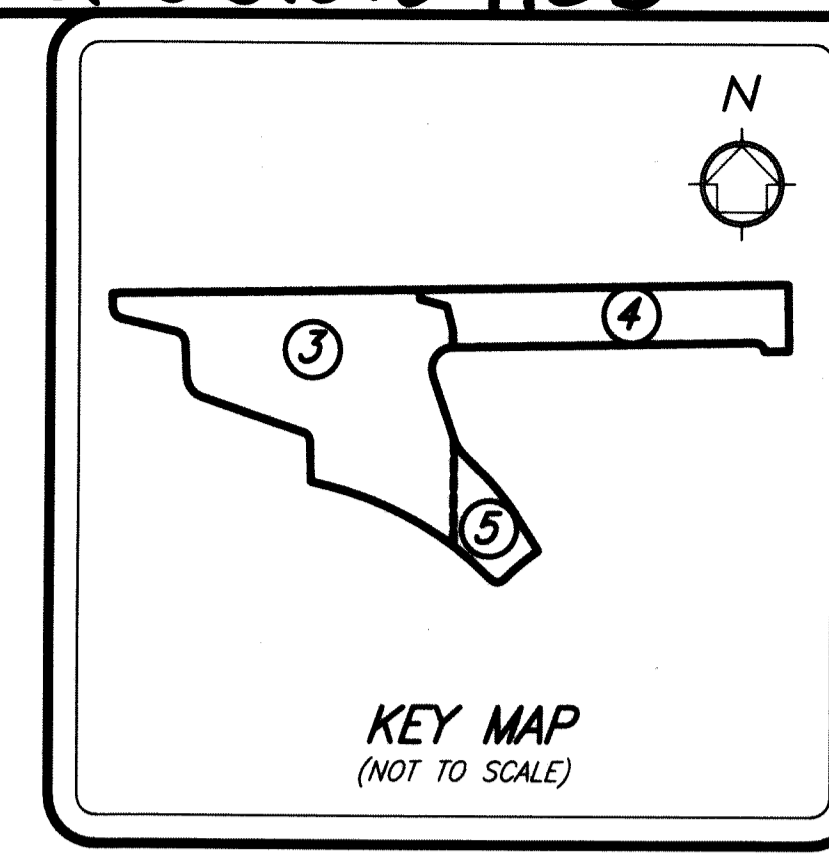
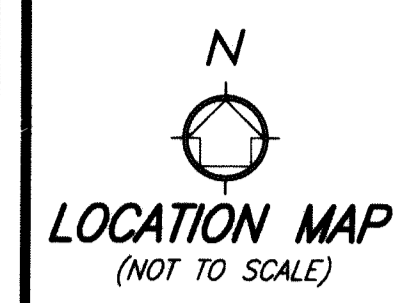
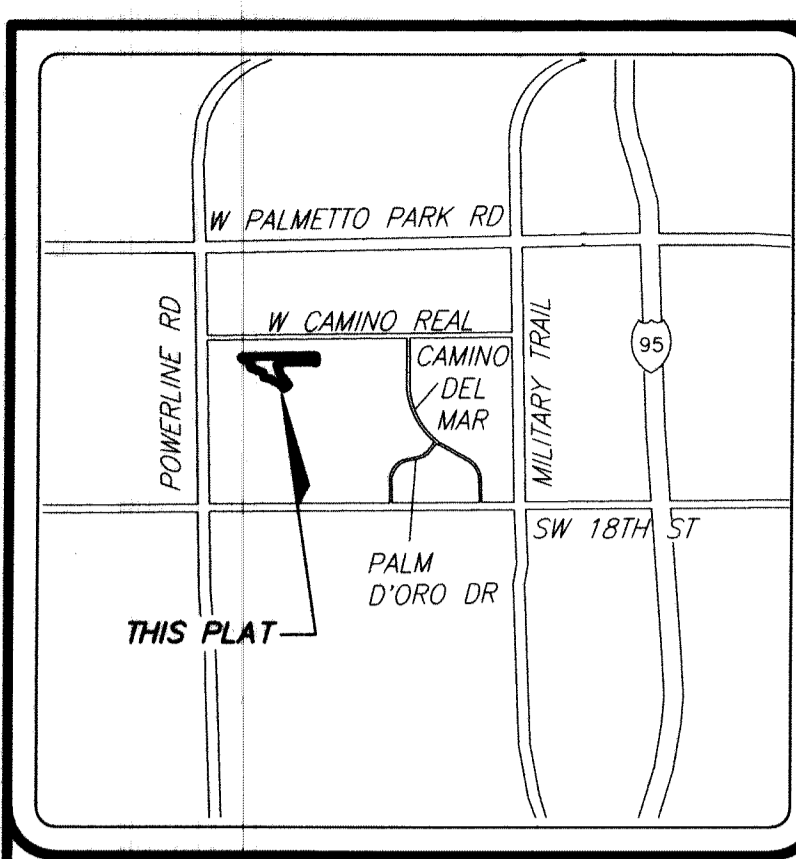


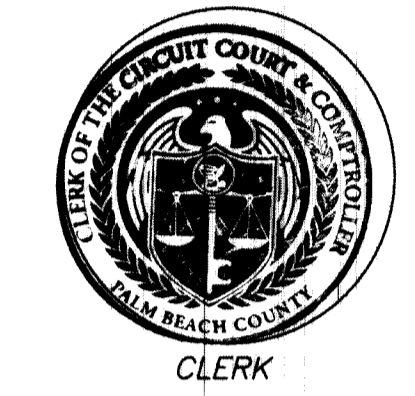
# BOCA DEL MAR PUD - BANYAN COVE AT MIZNER VILLAGE

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.



71  
State of Florida }  
County of Palm Beach } SS  
THIS PLAT WAS FILED FOR RECORD AT 11:21 AM.  
THIS 9th DAY OF March 2022 A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 133 ON PAGES 1 THROUGH 15.  
JOSEPH ABRUZZO, CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: [Signature] DEPUTY CLERK

SHEET 1 OF 5 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 - BANYAN 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, being more particularly described as follows:

BEGIN at the Southwesterly corner of said Tract 64 D, said point also being the Southeast corner of Terra Tranquila PUD as recorded in Plat Book 31, Page 22, according to the public records of Palm Beach County, Florida; the following nine (9) courses being along the Westerly line of said Tract 64 D: Thence North 01°20'58" West, for 115.25 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 30.00 feet and a central angle of 70°02'00"; Thence Northwesterly along said curve for 36.67 feet; Thence North 71°22'58" West, for 317.19 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 60.00 feet and a central angle of 68°47'00"; Thence Northwesterly along said curve for 72.03 feet; Thence North 02°35'58" West, for 96.47 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 40.00 feet and a central angle of 74°35'00"; Thence Northwesterly along said curve for 52.07 feet; Thence North 77°10'58" West, for 161.10 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 30.00 feet and a central angle of 76°15'13"; Thence Northwesterly along said curve for 39.93 feet; Thence North 00°55'45" West, for 43.70 feet to a point on the South right-of-way line for the Lake Worth Drainage District Lateral No. 49, BOCA DEL MAR NO. 7 PUD, according to the Plat thereof, as recorded in Plat Book 30, at Page 210, and recorded in Official Records Book, 2217, at Page 311, both of the Public Records of Palm Beach County, Florida; Thence North 88°59'41" East along said South line, for 1,971.25 feet; Thence South 01°01'05" East, for 191.83 feet to a point on the Southerly line of said Tract 64 D, the following thirteen (13) courses being along the Southerly and Easterly lines of said Tract 64D: Thence South 88°58'10" West, for 72.93 feet to a point at the beginning of a non-tangent curve, concave to the Southwest, said curve having a radius of 25.00 feet, a central angle of 90°00'00" and from said point a radial line bears South 88°58'10" West; Thence Northwesterly along said curve for 39.27 feet; Thence South 88°58'10" West, for 884.55 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 62.00 feet and a central angle of 108°04'48"; Thence Southwesterly along said curve for 116.95 feet; Thence South 19°06'38" East, for 191.24 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 126.55 feet and a central angle of 26°40'25"; Thence Southeasterly along said curve for 58.91 feet; Thence South 45°47'03" East, for 70.00 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 729.08 feet and a central angle of 12°31'26"; Thence Southeasterly along said curve for 159.36 feet; Thence South 33°15'37" East, for 122.40 feet to a point at the beginning of a non-tangent curve, concave to the Southeast, said curve having a radius of 573.71 feet, a central angle of 13°09'37" and from said point a radial line bears South 33°15'37" East; Thence Southwesterly along said curve for 131.78 feet to a point of reverse curvature with a curve concave to the North, said curve having a radius of 25.00 feet and a central angle of 90°02'13"; Thence Westerly along said curve for 39.29 feet; Thence North 46°23'01" West, for 29.92 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 1,006.70 feet and a central angle of 32°54'50"; Thence Northwesterly along said curve for 578.30 feet to the POINT OF BEGINNING.

Said lands contain 14.155 acres, more or less.

Having caused the same to be surveyed and plotted 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.

3. The lake maintenance easements (LME) and 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.

4. 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.

5. 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 the 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.

6. Tracts OS-1 and OS-2 (Open Space Tract), 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 purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

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 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.

9. 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 treatment, and impact shutters within and adjacent to easement without recourse to Palm Beach County.

10. 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.

11. The utility easements (UE) 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, 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. 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 Water Utilities 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 3 day of December 2021.

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

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

## ACKNOWLEDGEMENT

State of Florida }  
County of Palm Beach } SS

The foregoing instrument was acknowledged before me by means of [X] 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 [X] personally known to me or has produced as identification.

My commission expires: 2/28/2024

[Signature] Elizabeth Nasuti  
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 3 day of December, 2021.

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

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

## ACKNOWLEDGEMENT

State of Florida }  
County of Palm Beach } SS

The foregoing instrument was acknowledged before me by means of [X] 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 [X] personally known to me or has produced as identification.

My commission expires: 2/28/2024

[Signature] Elizabeth Nasuti  
Signature  
Elizabeth Nasuti  
(Printed Name) - Notary Public  
(Seal)

## SITE DATA:

Boca Del Mar PUD - Banyan Cove at Mizner Village (AKA POD64A of Mizner Trail at Boca Del Mar PUD)  
Control Number: 1984-00152

## 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 Florida Bar No. 730467

## COUNTY APPROVAL

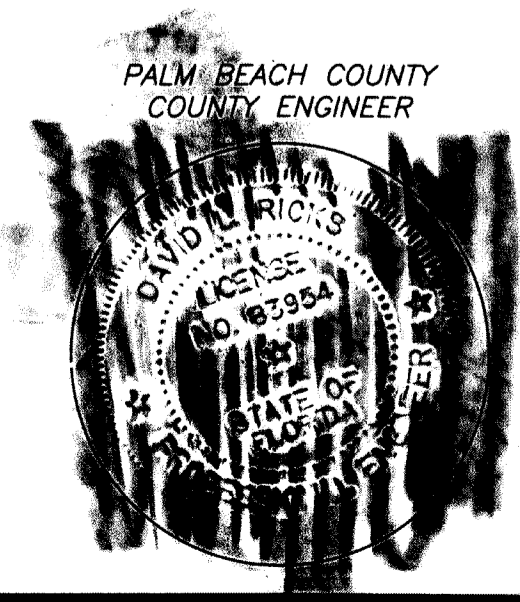
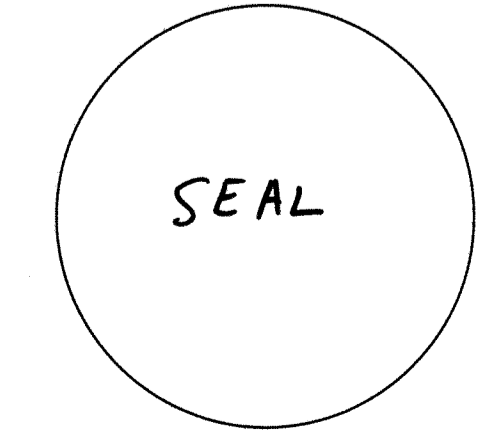
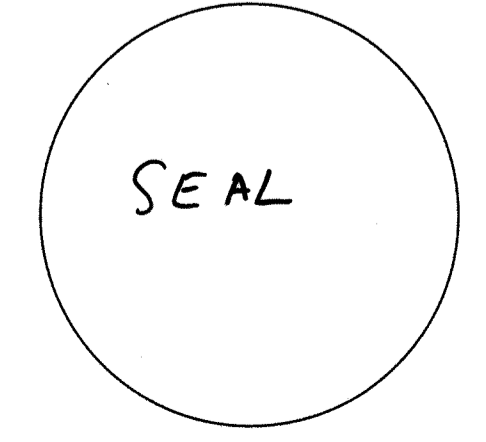
This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 5 day of December, 2021 and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

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

NADG (US) GENERAL PARTNER, INC.

BRENTWOOD VILLAGE HOMEOWNERS ASSOCIATION, INC.

PALM BEACH COUNTY COUNTY ENGINEER



**WGI**  
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: WGI, INC.