

BOCA DEL MAR PUD - SAPPHIRE COVE AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 64 A, 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 26, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

MORTGAGEE'S JOINDER AND CONSENT

State of FLORIDA

County of DUVAL SS

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 33025, at page 118 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

Wells Fargo Bank, National Association

Susan S Bearing)

Susan S. Beaugrand

Homebuilder Banking Group

Managing Director

Daniela RUSSO (Print Name) Witness: (Print Name)

ACKNOWLEDGEMENT

State of FLORIDA SS

The foregoing instrument was acknowledged before me_by means of **K** physical presence or [] online notarization, this **16** day of **4 v** , 2022, by Susan S. Beaugrand as Managing Director of Homebuilder Banking Group, for Wells Fargo, National Association on behalf of the corporation, who is K personally known to me or has produced ______ as identification.

My commission expires: 110 2026

Daniela Russo (Printed Name) - Notary Public

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 _____ day of ASGUST , 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.

David L. Ricks, P.E. Palm Beach County Engineer 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 Permanent Control Points ("P.C.P.s"), and 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 required 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.

This __ 9TH ____ day of _______, 2022 Meley Snick Kelsey M. Smith P.S.M.

BOCA DEL MAR PUD - SAPPHIRE COVE AT MIZNER VILLAGE (AKA POD 64D of Mizner Trail at Boca Del Mar PUD)

Control Number: 1984-00152

SURVEYOR & MAPPER'S NOTES

- 1.) 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.
- 2.) The bearings shown hereon are Grid North and are referenced to the Florida state plane coordinate system, East Zone, North American Datum of 1983 (1990) adjustment), and are based on the West line of the Southwest 1/4 of Section 26, Township 47 South, Range 42 East, Palm Beach County, Florida, having a bearing of North 01°22'09" West, and all other bearings recited hereon are relative thereto.
- 3.) 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 subordinate to these with their priorities being determined by use rights granted.
- 4.) No building 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.
- 5.) All lines intersecting circular curves are radial unless otherwise noted.
- 6.) Building setback lines shall be as required by current Palm Beach County Zoning
- 7.) Non-Plottable reservations from Title Commitment:
- 8.) Reservations as contained in Deeds given by the Lake Worth Drainage District récorded May 23. 1932 in Deed Book 480, Page 517; recorded May 9, 1942 in Deed Book 650, Page 366; and recorded January 26, 1943 in Deed Book 658, Page 590; as affected by that Quit Claim Deed recorded January 15, 1953 in Deed Book 1004, Page 280. (Deeds not provided)
- 9.) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of BOCA DEL MAR NO. 7, as recorded July 24, 1974 in Plat Book 30, Pages 210 thru 217; as affected by Resolution No. R-79-1577 changing street name recorded November 27, 1979 in Official Records Book 3182, Page 599; and Affidavit by surveyor recorded May 7, 1988 in Official Records Book 5595, Page 1179, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects property tracts and easements shown hereon)
- 10.) It is the intent of this replat to release and extinguish all easements in favor of private entities that were previously platted, unless otherwise noted.

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 - SAPPHIRE COVE AT MIZNER VILLAGE; being a replat of a portion of Tract 64 A, BOCA DEL MAR NO. 7 PUD, Plat Book 30, at Pages 210 through 217 inclusive, of the Public Records, Palm Beach County, Florida. Lying and Situate in Section 26, Township 47 South, Range 42 East, Palm Beach County. Florida, and being more particularly described as follows:

(NOT TO SCALE)

BEGIN at the Northwest corner of Tract N, CAMINO REAL VILLAGE (A PUD), as recorded in Plat Book 37, at Page 13 of the Public Records of Palm Beach County, Florida and a common West corner of said Tract 64 A: Thence North 01°21'55" West along a West line of Tract 64 A, for 209.35 feet to a point on the South right-of-way line for the Lake Worth Drainage District Lateral No. 49, as recorded in Official Records Book, 2217, at Page 311, of the Public Records of Palm Beach County, Florida; Thence North 89°17'08" East alona said South right-of-way line, for 2,326.26 feet; the following seven (7) being along the Easterly and Southerly lines of Tract 64 A; Thence South 00°43'49" East, for 103.12 feet to a point of curvature with a curve concave to the West, said curve having a radius of 190.00 feet and a central angle of 45°17'24"; Thence Southerly along said curve for 150.19 feet: Thence South 44°33'35" West, for 1,041.66 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 600.26 feet and a central angle of 18°55'00"; Thence Southwesterly along said curve for 198.18 feet; Thence South 63°28'35" West, for 344.54 feet to a point of curvature with a curve concave to the North, said curve having a radius of 540.00 feet and a central angle of 25°09'03"; Thence Westerly along said curve for 237.04 feet; Thence South 88°37'38" West, for 769.95 feet to the Westerly Line of Tract 64 D, and point on the East right-of-way line of Camino Del Mar as recorded in said Plat Book 30, at Page 210; Thence along a non-tangent curve, concave to the East, said curve having a radius of 1,597.02 feet, a central angle of 08°06'39" and from said point a radial line bears North 74°58'52" East; Thence Northerly along said curve for 226.08 feet; the following nine (9) courses being along a common line between Tract 64 A, and said CAMINO REAL VILLAGE (A PUD); Thence North 87°24'55" East, for 1,036.77 feet to a point of curvature with a curve concave to the North, said curve having a radius of 437.62 feet and a central angle of 19°27'00"; Thence Easterly along said curve for 148.56 feet: Thence North 67°57'55" East, for 112.81 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 75.00 feet and a central angle of 63°12'24"; Thence Northeasterly along said curve for 82.74 feet; Thence North 04°45'31" East, for 66.73 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 175.00 feet and a central angle of 38'31'00"; Thence Northeasterly along said curve for 117.64 feet; Thence North 43'16'31" East, for 656.28 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 134°38'31"; Thence Northwesterly along said curve for 105.75 feet; Thence South 88°38'00" West. for 1.828.52 feet to the POINT OF BEGINNING.

Said lands contain 23,485 acres, more or less

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

1. Tract A, as as shown hereon, is hereby reserved for Brentwood BFR LP, a Delaware limited partnership 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 Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, without recourse to Palm Beach County.

2. The lake maintenance access easement (LMAE), as shown hereon is hereby reserved for the Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, 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 Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, without recourse to Palm Beach County.

3. 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 BFR LP, a Delaware limited partnership 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 drainage, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

4. The Buffers (BE), as shown hereon, are hereby reserved for the owner Brentwood BFR LP, a Delaware limited partnership 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 owner, 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.

presents to be signed by its general partner, NADG (US) GENERAL PARTNER, INC., a Delaware corporation authorized to do business in Florida, this 26 day of Brentwood BFR LP, a Delaware limited

IN WITNESS WHEREOF, the above—named limited partnership has caused these

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 Jeffrey W. Preston, Vice President

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach
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The foregoing instrument was acknowledged before me by means of M physical presence or [] online notarization, this 26 day of May _____, 2022, 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 \$\mathbb{H}\ \text{personally known to me or has produced}

My commission expires:

And the Control of th MICHAEL ANOREW SULEM NOTATY Public - State of Florida Commission # HH 243819 My Comm. Expires Apr. 17, 2025 Bonded through National Notary Assn.

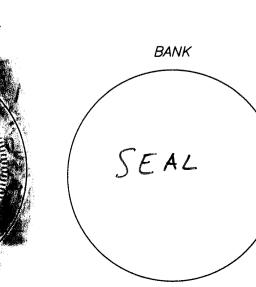
Michael A. Sulem (Printed Name) - Notary Public (Seal)

TITLE CERTIFICATION

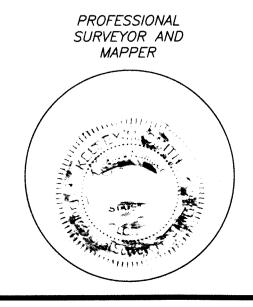
I, Eric Coffman, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested in Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida; that the current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

Florida Bar No. 730467

NADG (US) GENERAL PARTNER. INC. SEAL

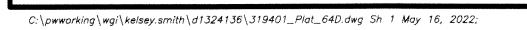


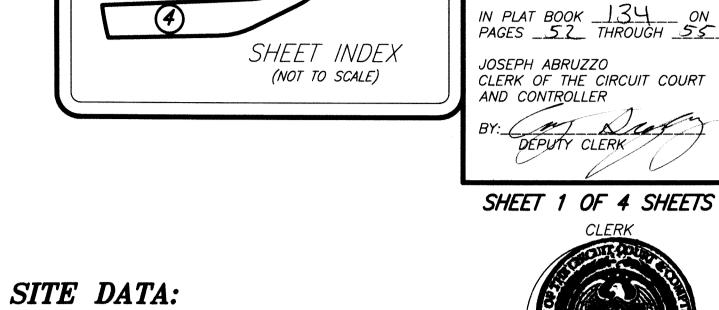
State of Florida





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.





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State of Florida

County of Palm Beach SS

THIS PLAT WAS FILED FOR RECORD AT _3:56P. M.

THIS 4th DAY OF AUGUST A.D. 2022 AND DULY RECORDED

FN 20220330467