

**PERIMETER**  
 SURVEYING & MAPPING  
 Certificate of Authorization No. LB7264  
 Prepared by: Jeff S. Hodapp, P.S.M.  
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 Boca Raton, Florida 33487  
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 Fax: (561) 241-5182

# RESIDENCES AT BOCA DUNES P.U.D. REPLAT ONE

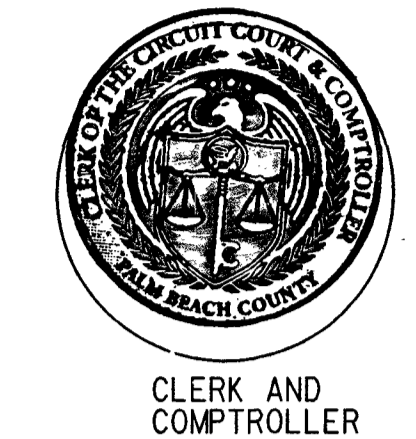
A REPLAT OF TRACTS A AND L, "RESIDENCES AT BOCA DUNES PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130 AT PAGES 14 THROUGH 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

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STATE OF FLORIDA  
 COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT 3:11 P.M. THIS 13 DAY OF July 2023, AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 30 THROUGH 34 JOSEPH ABRUZZO, CLERK AND COMPTROLLER

BY: \_\_\_\_\_ DC



SHEET 1 OF 5

### DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RICHMAN BOCA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND RICHMAN BOCA DEVELOPMENT PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS RESIDENCES AT BOCA DUNES P.U.D. REPLAT ONE, BEING A REPLAT OF TRACTS A AND L, "RESIDENCES AT BOCA DUNES PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130 AT PAGES 14 THROUGH 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

ALL OF TRACTS A AND L, "RESIDENCES AT BOCA DUNES PUD", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130 AT PAGES 14 THROUGH 21 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 37.133 ACRES, MORE OR LESS.

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

- TRACT A-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR RICHMAN BOCA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RICHMAN BOCA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT B-1, AS SHOWN HEREON, IS HEREBY RESERVED FOR RICHMAN BOCA DEVELOPMENT PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RICHMAN BOCA DEVELOPMENT PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 FLOWS 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 RICHMAN BOCA DEVELOPMENT PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF May, 2023.

RICHMAN BOCA DEVELOPMENT PARTNERS, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: RICHMAN LUXURY DEVELOPMENT IV, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 AUTHORIZED TO DO BUSINESS IN FLORIDA  
 ITS MANAGING MEMBER

WITNESS: Jesse Woepffel  
 PRINT NAME Jesse Woepffel  
 WITNESS: Shane Laakso  
 PRINT NAME SHANE LAAKSO

BY: William T. Fabbri  
 EXECUTIVE VICE PRESIDENT

### 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 19 DAY OF May, 2023, BY WILLIAM T. FABBRI, AS EXECUTIVE VICE PRESIDENT FOR RICHMAN LUXURY DEVELOPMENT IV, LLC, MANAGING MEMBER OF RICHMAN BOCA DEVELOPMENT PARTNERS, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/1/2027  
 Tyler B. Brodsky, NOTARY PUBLIC



IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 19 DAY OF May, 2023.

RICHMAN BOCA DEVELOPMENT PARTNERS II, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: RICHMAN LUXURY DEVELOPMENT V, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY,  
 AUTHORIZED TO DO BUSINESS IN FLORIDA  
 ITS SOLE MEMBER

WITNESS: Jesse Woepffel  
 PRINT NAME Jesse Woepffel  
 WITNESS: Shane Laakso  
 PRINT NAME: SHANE LAAKSO

BY: William T. Fabbri  
 EXECUTIVE VICE PRESIDENT

### 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 19 DAY OF May, 2023, BY WILLIAM T. FABBRI, AS EXECUTIVE VICE PRESIDENT FOR RICHMAN LUXURY DEVELOPMENT V, LLC, SOLE MEMBER OF RICHMAN BOCA DEVELOPMENT PARTNERS II, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 2/1/2027  
 Tyler B. Brodsky, NOTARY PUBLIC #HH357048

### MORTGAGEE'S JOINDER AND CONSENT

STATE OF GEORGIA )  
 COUNTY OF FULTON ) 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 HEREON BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 34201 AT PAGE 1715 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 DIRECTOR, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF June 6, 2023.

METLIFE REAL ESTATE LENDING LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY

BY: METLIFE INVESTMENT MANAGEMENT, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY

WITNESS: Scott Johnston  
 PRINT NAME Scott Johnston  
 WITNESS: Li Hua  
 PRINT NAME Haoshil Shah

BY: Brian Kelly  
 Director

### ACKNOWLEDGEMENT

STATE OF GEORGIA )  
 COUNTY OF FULTON ) SS

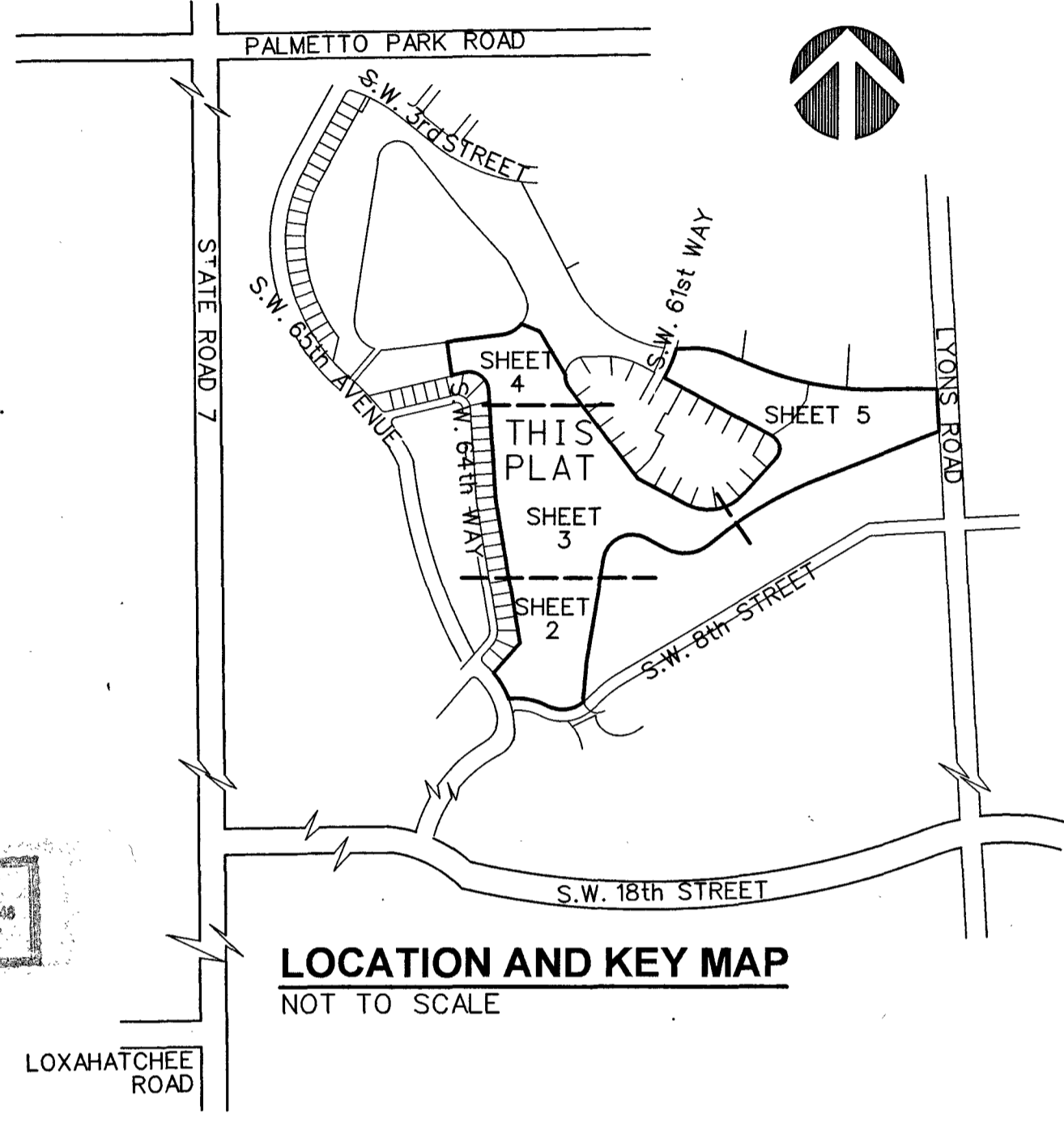
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 6th DAY OF June, 2023, BY BRIAN KELLY, AS DIRECTOR FOR METLIFE INVESTMENT MANAGEMENT, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 01/27/2025  
 Susan E. Fitzgerald, NOTARY PUBLIC

### 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 23 DAY OF July, 2023, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

David L. Ricks  
 DAVID L. RICKS, P.E.  
 COUNTY ENGINEER



### SITE DATA

ZONING CONTROL NUMBER 2018-00073

### TITLE CERTIFICATION

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS

I, Karri Michelle Jessell, 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 RICHMAN BOCA DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND RICHMAN BOCA DEVELOPMENT PARTNERS II, 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.

BY: Karri Michelle Jessell DATE: May 5, 2023  
 Karri Michelle Jessell  
 ATTORNEY AT LAW  
 LICENSED IN FLORIDA  
 MEMBER OF THE FLORIDA BAR  
 FLORIDA BAR NUMBER 0123757

### SURVEYOR AND MAPPER'S NOTES:

- THE BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS PBF 84 TO FREDDY HAVING A BEARING OF SOUTH 62°16'39" WEST AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. UNITS=US SURVEY FOOT. SCALE FACTOR USED FOR THIS SURVEY IS 1.0000210. GRID DISTANCE - GROUND DISTANCE X 1.0000210.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- 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, FLORIDA.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

### 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."), AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

Jeff S. Hodapp 5-15-2023  
 JEFF S. HODAPP, P.S.M.  
 LICENSE NO. LS5111  
 STATE OF FLORIDA  
 PERIMETER SURVEYING & MAPPING, INC.  
 947 CLINT MOORE ROAD  
 BOCA RATON, FL 33487  
 CERTIFICATION OF AUTHORIZATION NO. LB7264

	RICHMAN LUXURY DEVELOPMENT IV, LLC	RICHMAN LUXURY DEVELOPMENT V, LLC	METLIFE INVESTMENT MANAGEMENT LLC	SURVEYOR
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CFN 20230239592 PL BK 136 PG 30