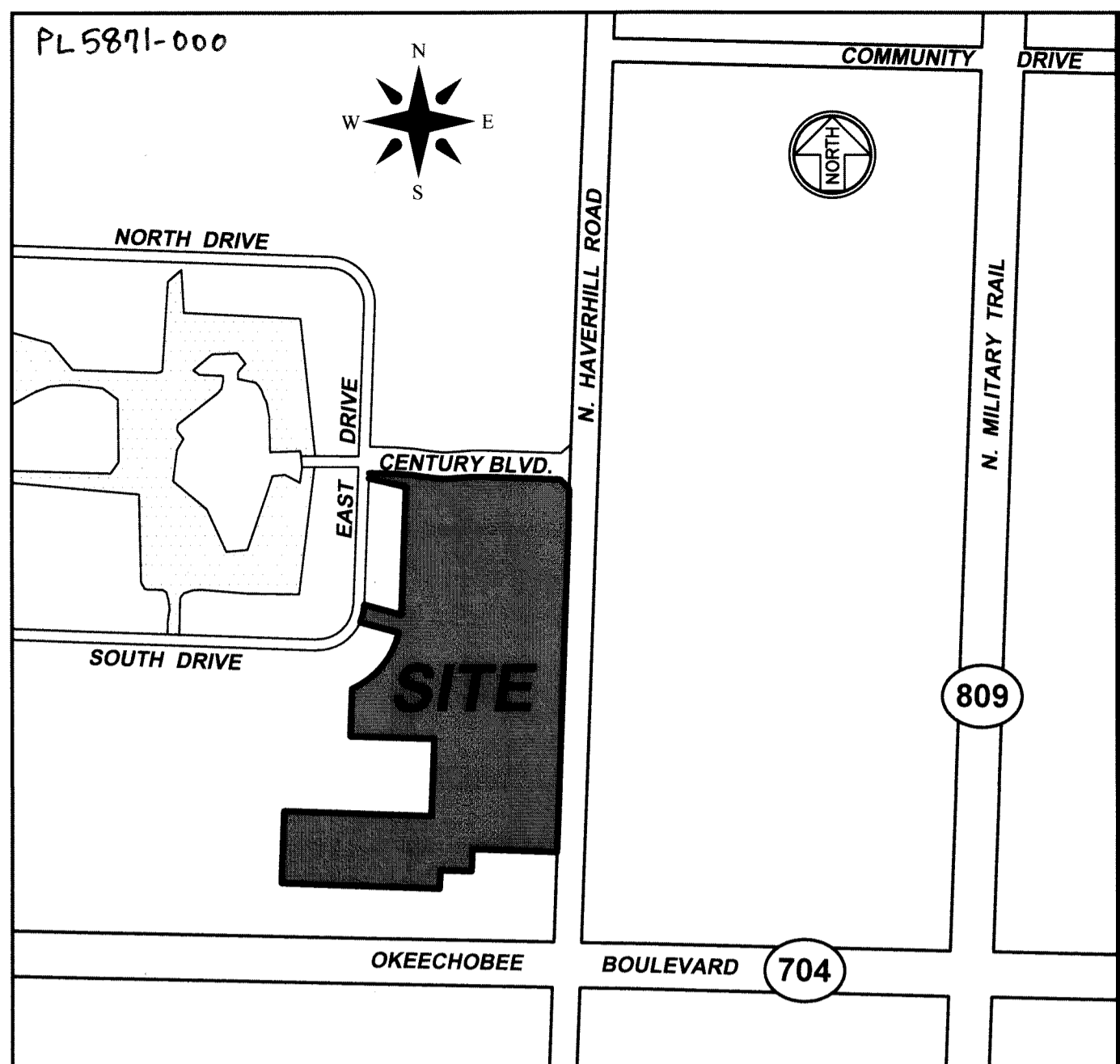


20170200391



VICINITY SKETCH
(NOT TO SCALE)

REFLECTION BAY, PARCEL 1 a T.N.D., and PARCEL 2 a P.U.D.

BEING A REPLAT OF TRACT 36, OF CENTURY VILLAGE PLAT NO. FOURTEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 156 AND 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST

1

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 11:34 A.M.
THIS 6 DAY OF June
A.D. 2017 AND DULY RECORDED
IN PLAT BOOK 124 ON
PAGES 1 AND 3.

SHARON R. BOCK
CLERK AND COMPTROLLER

By *Dennis McCashin*
DEPUTY CLERK

SHEET 1 OF 3



CONTROL No.: 2011-00245 (PARCEL 1)
1973-215 (PARCEL 2)

EXHIBIT No.: 43 (1 OF 3)

AREAS:

PARCEL 1	2,496,833 S.F.	(57.319 ACRES)
PARCEL 2	546,460 S.F.	(12.545 ACRES)
TRACT "A-1"	4,779 S.F.	(0.110 ACRE)
TRACT "A-2"	4,779 S.F.	(0.110 ACRE)
TOTAL	3,052,851 S.F.	(70.084 ACRES)

TITLE CERTIFICATION

I, HENRY B. HANDLER, 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 FAIRWAYS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY; 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 THERE ARE NO ENCUMBRANCES OF RECORD, AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED THIS 23rd DAY OF December, 2017.

Henry B. Handler
HENRY B. HANDLER, ESQUIRE
FLORIDA BAR NO. 259284

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) 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.

DATED THIS 30th DAY OF August, 2016.

Robert J. Cajal
ROBERT J. CAJAL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6266
WALLACE SURVEYING CORPORATION

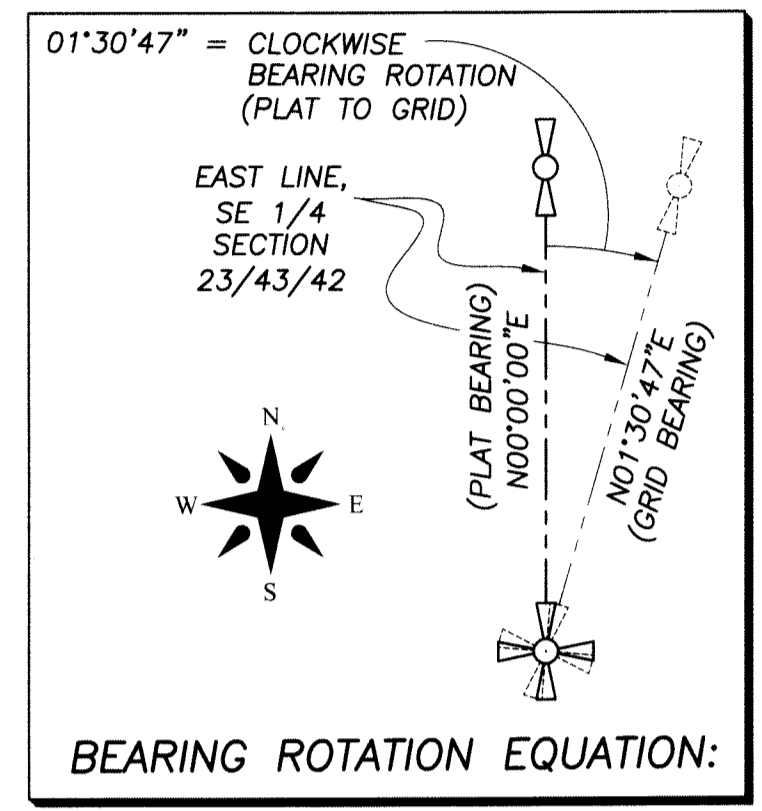
COUNTY ENGINEER

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 6th DAY OF June, 2017, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081 (1), F.S.

George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

NOTES:

- COORDINATES SHOWN ARE GRID.
- DATUM = NAD 83, 1990 ADJUSTED.
- ZONE = FLORIDA EAST
- LINEAR UNIT = US FOOT
- COORDINATE SYSTEM 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION
- ALL DISTANCES ARE GROUND.
- SCALE FACTOR = 1.00004116. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
- BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 43 SOUTH, RANGE 42 EAST, WHICH IS ASSUMED TO BEAR NORTH 00°00'00" EAST AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY KIND OF CONSTRUCTION, 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.
- EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT PART OF THIS PLAT.
- 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 EASEMENT SHALL BE SUBORDINATE TO THESE WITH THEIR PRIORITIES BEING DETERMINED BY USE RIGHTS GRANTED.
- THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL
WALLACE SURVEYING CORPORATION
5553 VILLAGE BOULEVARD
WEST PALM BEACH, FL 33407
561/640-4551



DRAINAGE RIGHTS DEDICATION

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO 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 SYSTEM.

MASS TRANSIT EASEMENT

THE MASS TRANSIT EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "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. THE OWNER, ITS SUCCESSORS AND ASSIGNS, 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.

LIMITED ACCESS EASEMENT (L.A.E.)

THE LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBERS THIS 11th DAY OF June, 2016.

FAIRWAYS, L.L.C.,
A FLORIDA LIMITED LIABILITY COMPANY

BY: *Andrew C. Waldman*
ANDREW C. WALDMAN,
MANAGING MEMBER

WITNESS: *Donald R. Zajicek*
DONALD R. ZAJICEK
PRINTED NAME

WITNESS: *Aric Waldman*
ARIC WALDMAN
PRINTED NAME

BY: *Ana Maria Waldman*
ANA MARIA WALDMAN,
MANAGING MEMBER

WITNESS: *Donald R. Zajicek*
DONALD R. ZAJICEK
PRINTED NAME

WITNESS: *Aric Waldman*
ARIC WALDMAN
PRINTED NAME

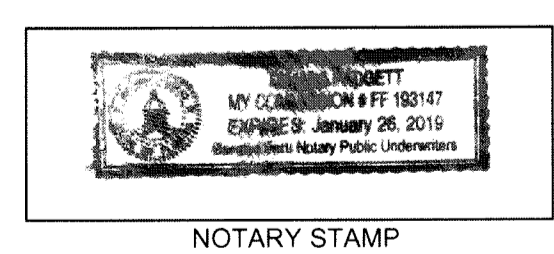
ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED ANDREW C. WALDMAN AND ANA MARIA WALDMAN, WHOM ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBERS OF FAIRWAYS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH MEMBERS OF SAID COMPANY, AND SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 11th DAY OF June, 2016.

January 26, 2019
MY COMMISSION EXPIRES:
FF 193147
MY COMMISSION NO.:



Tamara Rodgett
SIGNATURE OF NOTARY PUBLIC
Tamara Rodgett
PRINTED NAME OF NOTARY PUBLIC

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 this county.

FAIRWAYS L.L.C. SEAL	SURVEYOR'S SEAL	ENGINEER'S SEAL

REFLECTION BAY		
FIELD:	JOB No.: 03-1420.7	F.B. PG.
OFFICE R.C.	DATE: DEC 2014	DWG. No.: 03-1420-4
CKD:	REF.: 03-1420-4.DWG	SHEET 1 OF 3