VICINITY SKETCH

(NOT TO SCALE)

RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LESS, HOWEVER, THE EAST 4.0 FEET THEREOF.

PARTICULARLY DESCRIBED AS FOLLOWS:

CONTAINING IN ALL, 70.084 ACRES, MORE OR LESS.

PAGES 156 AND 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

DESCRIPTION

AS FOLLOWS:

PARCEL 1

PARCEL 2

TIME OR TERMINATED.

TRACTS "A-1" & "A-2"

UTILITY EASEMENT

DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

KNOW ALL MEN BY THESE PRESENTS THAT FAIRWAYS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE

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, LYING IN SECTION 23, TOWNSHIP 43 SOUTH,

LAND SHOWN HEREON AS REFLECTION BAY, PARCEL 1 a T.N.D., and PARCEL 2 a P.U.D., BEING A REPLAT OF TRACT 36, OF

TRACT 36, CENTURY VILLAGE PLAT No. FOURTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30.

ALSO LESS AND EXCEPT THAT PART CONVEYED TO PALM BEACH COUNTY. A POLITICAL SUBDIVISION OF THE STATE OF

FLORIDA, BY THE RIGHT-OF-WAY WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 7711, PAGE 1368, OF THE

SAFE CORNER LYING IN TRACT 36, CENTURY VILLAGE PLAT NO. FOURTEEN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 30, PAGES 156 AND 157, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, MORE

PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS: A ONE FOOT STRIP OF LAND AND A FORTY FOOT

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 23; THENCE NORTH (PER SAID PLAT) ALONG THE EAST LINE

OF SAID SECTION 23 FOR 656.00 FEET: THENCE NORTH 89 DEGREES 57 MINUTES 11 SECONDS WEST AND PARALLEL WITH

THE SOUTH LINE OF SAID SECTION 23 FOR 54.00 FEET TO THE EXISTING WESTERLY RIGHT OF WAY LINE OF HAVERHILL

ROAD AND THE **POINT OF BEGINNING**: THENCE NORTH ALONG THE SAID RIGHT OF WAY LINE OF HAVERHILL ROAD FOR

2226.96 FEET TO THE NORTH LINE OF SAID TRACT NO. 36; THENCE WEST FOR 40.00 FEET; THENCE SOUTH 45 DEGREES 00

MINUTES 00 SECONDS EAST FOR 55.15 FEET TO A POINT LYING 1.00 WEST OF AND PERPENDICULAR TO THE SAID RIGHT

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AND RESERVE

PARCEL 1, AS SHOWN HEREON, IS HEREBY RESERVED FOR FAIRWAYS, L.L.C., A FLORIDA LIMITED LIABILITY

THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND

CONTROL AS RECORDED IN OFFICIAL RECORDS BOOK 27797 PAGE 1237 OF THE PUBLIC RECORDS OF PALM

BEACH COUNTY, FLORIDA, AS THE SAME MAY HEREAFTER BE AMENDED FROM TIME TO TIME OR TERMINATED

PARCEL 2, AS SHOWN HEREON, IS HEREBY RESERVED FOR FAIRWAYS, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY, ITS

SUCCESSORS AND ASSIGNS, FOR GOLF COURSE, OPEN SPACE OR OTHER DEVELOPMENT PURPOSES WHICH ARE NOT

INCONSISTENT WITH THE ZONING APPROVALS OF RECORD FOR THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE

LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THIS PARCEL

WITH THE PALM BEACH COUNTY ZONING DIVISION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID LIMITED

SHALL NOT BE CONSIDERED FOR DEVELOPMENT OTHER THAN GOLF COURSE OR OPEN SPACE PURPOSES WITHOUT THE

SUBJECT TO THE DECLARATION OF UNITY OF CONTROL AS RECORDED IN OFFICIAL RECORDS BOOK 27797 PAGE 1237 OF

THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AS THE SAME MAY HEREAFTER BE AMENDED FROM TIME TO

TRACTS "A-1" & "A-2", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF

PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

THE UTILITY FASEMENTS RUNNING ADJACENT AND PARALLEL TO HAVERHILL ROAD, EAST DRIVE AND CENTURY

CONSENT OF THE PUD (PLANNED UNIT DEVELOPMENT) BENEFICIARIES OF TRACT 37, OF PLAT BOOK 30, PAGE 156, AND IS

COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR USE IN ACCORDANCE THE ZONING APPROVAL OF RECORD FOR

THIS SITE, INCLUDING FUTURE AMENDMENTS ON FILE WITH THE PALM BEACH COUNTY ZONING DIVISION, AND IS

ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY AND IS SUBJECT TO THE DECLARATION OF UNITY OF

WESTERLY RIGHT OF WAY LINE HAVERHILL ROAD FOR 2187.96 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 11 SECONDS EAST FOR 1.00 FOOT TO THE SAID WESTERLY RIGHT OF WAY LINE OF HAVERHILL ROAD AND THE POINT OF

OF WAY LINE OF HAVERHILL ROAD: THENCE SOUTH ALONG A LINE 1.00 FOOT WEST OF AND PARALLEL WITH THE EXISTING

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

SECTION DRAINAGE RIGHTS DEDICATION

 $01^{\circ}30'47" = CLOCKWISE$

BEARING ROTATION

BEARING ROTATION EQUATION:

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.

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

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

ANDREW C. WALDMAN MANAGING MEMBER

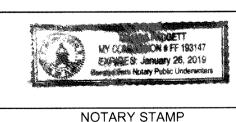
ACKNOWLEDGEMENT

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 11 DAY OF JUYE, 2016.

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



SIGNATURE OF NOTARY PUBLIC Tamara Padgett PRINTED NAME OF NOTARY PUBLIC CONTROL No.: 2011-00245 (PARCEL 1) 1973-215 (PARCEL 2)

EXHIBIT No.: 43 (1 OF 3)

AREAS:

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

STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR

RECORD AT 11:34 A.M.
THIS ADAY OF TUNE
A.D. 2017AND DULY RECORDED

IN PLAT BOOK 124 ON

CLERK AND COMPTROLLER

PAGES _ AND 3

SHARON R. BOCK

SHEET 1 OF 3



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 MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

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 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

DATED THIS 30^m DAY OF August, 2016. ROBERT J. CAJAL PROFESSIONAL SURVEYOR AND MAPPER FLORIDA CERTIFICATE NO. 6266

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 64 DAY OF 3017, 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, P.E. COUNTY ENGINEER

WALLACE SURVEYING CORPORATION

NOTES:

 COORDINATES SHOWN ARE GRID. 2. DATUM = NAD 83, 1990 ADJUSTED.

ZONE = FLORIDA EAST

4. 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 8. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF 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. 9. 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.

10. EXISTING RECORDED EASEMENTS SHOWN HEREON ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE

NOT PART OF THIS PLAT. 11. 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. 12. THIS INSTRUMENT PREPARED BY: ROBERT J. CAJAL

WALLACE SURVEYING CORPORATION 5553 VILLAGE BOULEVARD WEST PALM BEACH, FL 33407 561/640-4551

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.

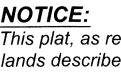
FAIRWAYS L.L.C. SEAL SURVEYOR'S SEAL

NGINEER'S SEAL

REFLECTION BAY



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



BOULEVARD, AS SHOWN HEREON, ARE NON-EXCLUSIVE 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. IF OTHERWISE APPROVED, BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES