HYDER AGR-PUD SOUTH PLAT ONE

BEING A REPLAT OF ALL OF TRACTS 27 THROUGH 31, TRACTS 34 THROUGH 36, TRACTS 61 THROUGH 63 AND A PORTION OF TRACTS 1 THROUGH 9, TRACTS 24 THROUGH 26, TRACTS 37 THROUGH 40, A PORTION OF TRACTS 32, 33, 60, 64 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, BLOCK 70, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 31 AND 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES VII, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "HYDER AGR-PUD SOUTH PLAT ONE", BEING A REPLAT OF ALL OF TRACTS 27 THROUGH 31, TRACTS 34 THROUGH 36, TRACTS 61 THROUGH 63, AND A PORTION OF TRACTS 1 THROUGH 9, TRACTS 24 THROUGH 26, TRACTS 37 THROUGH 40, A PORTION OF TRACTS 32, 33, 60, 64 AND A PORTION OF THE ROAD, DYKE AND DITCH RESERVATIONS, 30.00 FEET IN WIDTH, BLOCK 70. PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 31 AND 32, TOWNSHIP 46 SOUTH, RANGE 42 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST; THENCE SOUTH 89°22'50" WEST, ALONG THE NORTH LINE OF SAID SECTION 31, A DISTANCE OF 114.93 FEET; THENCE SOUTH 00°37'10" EAST, A DISTANCE OF 109.48 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE WESTERLY LINE OF THAT LAKE WORTH DRAINAGE DISTRICT RIGHT-OF-WAY AS RECORDED IN OFFICIAL RECORDS BOOK 11436, PAGE 129, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, SOUTH 05°35'27" EAST, A DISTANCE OF 282.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 55.00 FEET AND A CENTRAL ANGLE OF 93°04'40"; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 89.35 FEET TO A POINT ON A CURVE, CONCAVE EASTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 81°04'16" EAST, A RADIUS OF 2,422.00 FEET AND A CENTRAL ANGLE OF 11°32'12"; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF LYONS ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 12226, PAGE 1899, SAID PUBLIC RECORDS, FOR THE FOLLOWING THREE (3) DESCRIBED COURSES, SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 487.68 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2.245.00 FEET AND A CENTRAL ANGLE OF 20°00'00"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT. A DISTANCE OF 783.65 FEET TO A POINT OF TANGENCY: THENCE SOUTH 00°27'56" EAST, A DISTANCE OF 1.048.57 FEET; THENCE SOUTH 89°34'01" WEST, ALONG THE SOUTH LINE OF THE PREVIOUSLY DESCRIBED TRACTS 60 THROUGH 64, BLOCK 70, PALM BEACH FARMS CO. PLAT NO. 3, A DISTANCE OF 1,482.61 FEET; THENCE NORTH 00°25'59" WEST, A DISTANCE OF 99.50 FEET TO A POINT ON A CURVE, CONCAVE WESTERLY, FROM WHICH A RADIAL LINE BEARS NORTH 45°04'07" WEST, HAVING A RADIUS OF 216.00 FEET AND A CENTRAL ANGLE OF 48°39'04"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 183.41 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,000.00 FEET AND A CENTRAL ANGLE OF 03°17'12": THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 57.36 FEET; THENCE NORTH 00°25'59" WEST, A DISTANCE OF 710.31 FEET: THENCE SOUTH 89°34'01" WEST, A DISTANCE OF 206.00 FEET; THENCE NORTH 00°25'59" WEST. A DISTANCE OF 153.31 FEET TO A POINT ON A CURVE, CONCAVE NORTHERLY, FROM WHICH A RADIAL LINE BEARS NORTH 00°25'59" WEST, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 40°59'14": THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.46 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 42°10'38": THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 22.08 FEET TO THE POINT OF COMPOUND CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 7,925.00 FEET AND A CENTRAL ANGLE OF 00°42'19"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 97.56 FEET TO A POINT OF TANGENCY; THENCE SOUTH 87°40'18" WEST, A DISTANCE OF 55.30 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 45°29'02": THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 15.88 FEET TO A POINT OF TANGENCY; THENCE SOUTH 42°11'16" WEST, A DISTANCE OF 11.28 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 45°29'02"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 15.88 FEET TO A POINT OF TANGENCY: THENCE SOUTH 87°40'18" WEST, A DISTANCE OF 69.00 FEET TO THE POINT OF CURVATURE OF A CURVE. CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 60°00'00"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 20.94 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 60°00'00"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 20.94 FEET TO A POINT OF TANGENCY: THENCE SOUTH 87°40'18" WEST, A DISTANCE OF 460.35 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 87°41'30"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 76.53 FEET TO A POINT OF CUSP: THENCE NORTH 00°01'12" WEST, A DISTANCE OF 78.05 FEET; THENCE NORTH 02°19'42" WEST, A DISTANCE OF 120.00 FEET; THENCE NORTH 87°40'18" EAST, A DISTANCE OF 206.89 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°24'35"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 21.68 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 41°24'35"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 21.68 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A RADIAL LINE: THENCE NORTH 02°19'42" WEST, A DISTANCE OF 174.65 FEET; THENCE NORTH 87°40'18" EAST, A DISTANCE OF 235.93 FEET TO A POINT OF RADIAL INTERSECTION WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 07°05'18"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 2.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 09°25'00" WEST, A DISTANCE OF 173.72 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 15°49'01"; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 55.21 FEET TO A POINT OF TANGENCY; THENCE NORTH 25°14'01" WEST, A DISTANCE OF 39.88 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 223.00 FEET AND A CENTRAL ANGLE OF 84°23'54"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT. A DISTANCE OF 328.49 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 20°03'45"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 105.05 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°34'10" WEST, A DISTANCE OF 339.29 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 91°25'30"; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 119.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°51'20" EAST, A DISTANCE OF 150.55 FEET TO THE POINT OF CURVATURE OF A CURVE. CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 87°31'30": THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 114.57 FEET TO A POINT OF TANGENCY; THENCE NORTH 89°22'50" EAST, A DISTANCE OF 184.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 09°09'30"; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 79.92 FEET TO A POINT OF TANGENCY: THENCE SOUTH 81°27'40" EAST. A DISTANCE OF 276.66 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 221.00 FEET AND A CENTRAL ANGLE OF 99°09'30"; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 382.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°37'10" WEST, A DISTANCE OF 242.71 FEET; THENCE ALONG THE SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL RIGHT-OF-WAY, AS RECORDED IN DEED BOOK 129, PAGE 41, SAID PUBLIC RECORDS, FOR THE FOLLOWING TWO (2) DESCRIBED COURSES, NORTH 89°22'50" EAST ALONG A LINE 85.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACT 7, A DISTANCE OF 23.67 FEET; THENCE NORTH 00°27'56" WEST ALONG THE EAST LINE OF SAID TRACT 7, A DISTANCE OF 0.52 FEET; THENCE ALONG SAID SOUTH LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, NORTH 89°22'50" EAST ALONG A LINE 84.48 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID TRACTS 2 THROUGH 6, A DISTANCE OF 1,606.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 107.915 ACRES, MORE OR LESS.

- ALL OF THE ABOVE SAID LANDS SITUATE, LYING AND BEING IN PALM BEACH COUNTY, FLORIDA, HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:
- 1. TRACT "A", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, 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.
- 2. TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION. INC.. 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 SUCCESSOR AND ASSIGNS, WITHOUT RECOURSE TO
- 3. TRACTS "OS1" THROUGH "OS21", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., 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.
- 4. THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 5. MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS 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 SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

DEDICATION AND RESERVATIONS (CONTINUED)

- 6. ALL TRACTS FOR PRIVATE STREET PURPOSES, AND DRIVEWAY/PARKING TRACTS. AS SHOWN HEREON ARE HEREBY SUBJECT TO AN OVERLAYING 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. 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 DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 7. TRACTS "L1" THROUGH "L6", AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., 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, AND ARE SUBJECT TO AN EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREFMENT AS RECORDED IN OFFICIAL RECORDS BOOK 29791, PAGE 1712, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 8. THE DRAINAGE EASEMENTS, 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 BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., 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.

- 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.
- 9. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, 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, 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 THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 10. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES. RAW WATER PIPELINES. WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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 THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 11. THE LIFT STATION EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE AN EXCLUSIVE EASEMENT AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION. OPERATION. MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENTS MAY BE FENCED BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENTS SHALL BE THE PERPETUAL OBLIGATION OF THE PROPERTY OWNER. 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 THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.
- 12. TRACT "C" AS SHOWN HEREON, IS HEREBY RESERVED BY BOCA RATON ASSOCIATES VII, LLLP. A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF BOCA RATON ASSOCIATES VII, LLLP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS DEDICATED IN PERPETUITY, BY OWNER, TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "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. BOCA RATON ASSOCIATES VII, LLLP, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER"), 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.
- TRACT "RW" AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.
- 15. THE UTILITY EASEMENTS 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.

DEDICATION AND RESERVATIONS (CONTINUED)

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON VII CORPORATION, A FLORIDA CORPORATION, THIS _______, 2018.

BOCA RATON ASSOCIATES VII, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP BY: BOCA RATON VII CORPORATION, A FLORIDA CORPORATION, ITS GENERAL

BY: ______ALAN FANT, VICE PRESIDENT/

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED ALAN FANT, WHO IS PERSONALLY KNOWN TO MF OR HAS PRODUCED ______ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF BOCA RATON VII CORPORATION, GENERAL PARTNER FOR BOCA RATON ASSOCIATES VII, LLLP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS TO DAY OF TO COMME.

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS _____ DAY OF______,

BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION

(num alle NICOLÉ MUSCARELLA, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICOLE MUSCARELLA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS ______, 2018.

NOTARY PUBLIC: PRINT NAME And A Do Lanes MY COMMISSION EXPIRES: 3 25

JAMES No. 25, 2121 NUMBER: CGG79779

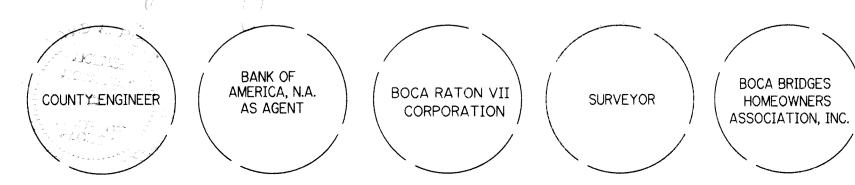
Commission (3 FF 12305) Expense May 71, 2010

TITLE CERTIFICATION STATE OF FLORIDA COUNTY OF BROWARD

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY. AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON ASSOCIATES VII, LLLP, A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP; 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.

FIDELITY NATIONAL TITLE INSURANCE COMPANY A FLORIDA CORPORATION

DATE: 110001 16,3018 GEORGE TELLEZ, VICE-PRESIDENT



MORTGAGEE'S JOINDER AND CONSENT

STATE OF FLORIDA COUNTY OF MIAMI-DADE

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 RECORD BOOK 29514 AT PAGE 1884 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS _________, 2018.

BANK OF AMERICA, N.A., AS AGENT

ACKNOWLEDGMENT STATE OF FLORIDA

COUNTY OF MIAMI-DADE

BEFORE ME PERSONALLY APPEARED WILLIAM CAMPANO, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BANK OF AMERICA, N.A., AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION. WITNESS MY HAND AND OFFICIAL SEAL THIS _____ DAY OF

NOTARY PUBLIC:

PRINT NAME: ACCULATE OF THE PR

MY COMMISSION EXPIRES: 10/44-12020

COMMISSION NUMBER:

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.

PERRY C. WHITE, PROFESSIONAL SURVEYOR AND MAPPER LICENSE NO. 4213, STATE OF FLORIDA

COUNTY ENGINEER

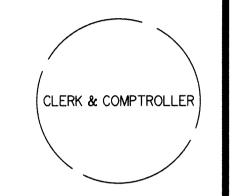
THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95- 33, AND IN ACCORDANCE WITH SECTION 177.071(2), FLORIDA STATUTES, THIS ZAM DAY OF JAMES AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA

PRINT NAME: JOAN LE COUNTY ENGINEER

STATE OF FLORIDA COUNTY OF PALM BEACH

THIS PLAT WAS FILED FOR RECORD AT DAY OF July 2018, AND DULY RECORDED IN PLAT BOOK NO. J26 ON PAGE(S) 63-77 SHARON R. BOCK CLERK & COMPTROLLER

BY Long. M'Case: D.C



SURVEYOR'S NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM OF NAD 83, 1990 ADJUSTMENT. THE LINE BETWEEN PALM BEACH COUNTY HORIZONTAL CONTROL MONUMENTS STAMPED "PBF 71" AND "PBF 72" HAVING A BEARING OF NORTH 88°58'47" WEST, ALL OTHER BEARINGS RELATIVE THERETO.
- 2. NO BUILDING 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 THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS OR WATER MANAGEMENT TRACTS COINCIDE.
- 3. ALL LINES INTERSECTING CIRCULAR CURVES ARE RADIAL UNLESS OTHERWISE NOTED.
- 4. 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
- 5. 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 BEING DETERMINED BY USE RIGHTS GRANTED.
- 6. COORDINATES SHOWN ARE GRID COORDINATES DATUM = NAD 83 (1990 ZONE = FLORIDA EAST ZONE LINEAR UNIT = U.S. SURVEY FEET COORDINATE SYSTEM = 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION ALL DISTANCES ARE GROUND. SCALE FACTOR = 1.00002237 PLAT BEARING = GRID BEARING

GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

BEACH COUNTY ZONING REGULATIONS.

7. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM

THIS INSTRUMENT WAS PREPARED BY PERRY C. WHITE, P.S.M. 4213, STATE OF FLORIDA SAND & HILLS SURVEYING, INC. 8461 LAKE WORTH ROAD, SUITE 410 LAKE WORTH, FLORIDA 33467 LB-7741

SITE PLAN DATA HYDER SOUTH PODS L AND M - PLAT ONE

CONTROL NO. 2005-0455

