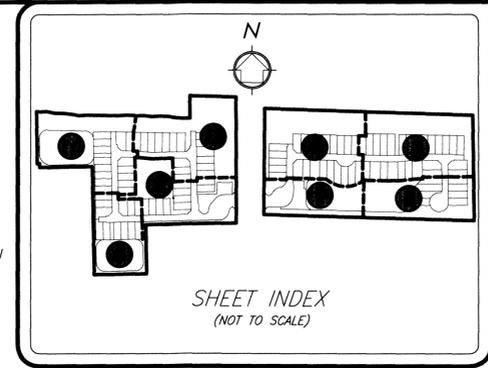


POINTE OF WOODS P.U.D.

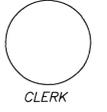
BEING A REPLAT OF PORTIONS OF TRACT 1 AND TRACT 2, BLOCK 13, AND TRACT 75 AND TRACT 76, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF THE PALM BEACH COUNTY PUBLIC RECORDS, TOGETHER WITH A PORTION OF THE NE 1/4 SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST, SAID LANDS LYING AND SITUATE IN SECTION 3, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



54

State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 2:18 P.M.
THIS 2 DAY OF January A.D. 2019 AND DULY RECORDED
IN PLAT BOOK 117 ON PAGES 54 THROUGH 65
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: [Signature] DEPUTY CLERK

SHEET 1 OF 12 SHEETS



DEDICATION AND RESERVATION

Know all men by these presents that Mattamy Palm Beach LLC, a Delaware limited liability company authorized to do business in Florida, owner of the land shown hereon as POINTE OF WOODS P.U.D., being a Replat of portions of Tract 1 and Tract 2, Block 13, Tract 75 and Tract 76, Block 5, PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 through 54, of the Public Records of Palm Beach County, Florida, together with a portion of the NE 1/4 of Section 3, Township 44 South, Range 42 East, said lands lying and situate in Section 3, Township 44 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

PARCEL 1:
The North one-half of the Northwest Quarter of the Northeast Quarter of Section 3, Township 44 South, Range 42 East, Palm Beach County, Florida, LESS and EXCEPT Jog Road Right-of-Way. Subject to the Right-of-Way of the C-51 Canal.

PARCEL 4:
The North 1/4 of Tract 1, Block 13, THE PALM BEACH FARMS CO. PLAT NO. 3, a Subdivision in Palm Beach County, Florida, according to the Plat thereof recorded in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, in Plat Book 2, Pages 45 to 54, together with the rights granted to grantor in Official Records Book 1516, Page 559.

PARCEL 5:
That part of the East 1/2 of Tract 76 lying South of State Road 80, in Block 5 of THE PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida. Subject to the Right-of-Way of the C-51 Canal.

PARCEL 6:
The West 1/2 of Tract 76, Block 5, lying South of the West Palm Beach Canal, THE PALM BEACH FARMS COMPANY PLAT NO. 3, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Page 45.

PARCEL 7:
That 50 foot wide strip of land lying South of the Westerly 570' of Tract 76, Block 5, and North of Tract 1, Block 13, THE PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Pages 45-54 of the Public Records of Palm Beach County, Florida.

PARCEL 8:
That part of Tract 75, Block 5, THE PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida, recorded in Plat Book 2, Page 45, lying South of, and being adjacent to the Southerly Right-of-Way line of the West Palm Beach Canal C-51.

Together with:

The North 19.50 feet of the South 330 feet of Tract 1, Block 13, THE PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

AND

The North 19.50 feet of the South 330 feet of that part of the West 1/2 of Section 3, Township 44 South, Range 42 East, lying East of and adjacent to the South 1/2 of Tract 1, Block 13, THE PALM BEACH FARMS CO. PLAT NO. 3, less any Rights-of-Way, for Jog Road, according to the Plat thereof recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida.

PARCEL 9:
The East half of Tract 2, Block 13, THE PALM BEACH FARMS CO. PLAT NO. 3, according to the Plat thereof recorded in Plat Book 2, Pages 45 to 54 inclusive, in the Office of the Clerk of the Circuit Court in and for Palm Beach County, Florida.

PARCEL 10:
That 50 foot wide strip of land lying South of the East half of Tract 75, Block 5 and North of the East half of Tract 2, Block 13, THE PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Pages 45 - 54 of the Public Records of Palm Beach County, Florida;

AND

The North half of that 50 foot wide strip of land lying South of the West half of Tract 75, Block 5, THE PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Pages 45 - 54 of the Public Records of Palm Beach County, Florida.

PARCEL 11:
The East 15 feet of that 30 foot wide strip of land lying between Tracts 74 and 75, Block 5, and South of West Palm Beach Canal, THE PALM BEACH FARMS CO. PLAT NO. 3, recorded in Plat Book 2, Page 45 - 54 of the Public Records of Palm Beach County, Florida.

Said lands situate in the County of Palm Beach, Florida and containing 40.29 acres, more or less, and being more particularly described as follows:

A Portion of Tracts 75 and 76, Block 5 and Tracts 1 and 2, Block 13, Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, pages 45 through 54 inclusive of the public records of Palm Beach County Florida, together with the North one-half of the Northwest Quarter of the Northeast Quarter of Section 3, Township 44 South, Range 42 East, Palm Beach County, Florida, less and except Jog Road Right-of-Way and subject to the Right-of-Way of the C-51 Canal, being more specifically described as follows:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 3, Township 44 South, Range 42 East; Thence South 88°11'24" East, along the North line of the Northwest Quarter of the Northeast Quarter of said Section 3, a distance of 40.01 feet to an intersection with the East right of way of Jog Road, as recorded in Official Record Book 3751, page 850 of said Palm Beach County public records and the Point of Beginning; Thence continue South 88°11'24" East, along the North line of the Northwest Quarter of the Northeast Quarter of said Section 3, a distance of 1307.29 feet to the Northeast corner of the Northwest Quarter of the Northeast Quarter of said Section 3; Thence South 00°45'25" East along the East line of the Northwest Quarter of the Northeast Quarter of said Section 3, a distance of 667.44 feet to an intersection with the South line of the North one-half of the Northwest Quarter of the Northeast Quarter of said Section 3; Thence North 88°26'15" West, along said South line of the North one-half of the Northwest Quarter of the Northeast Quarter of said Section 3, a distance of 1321.67 feet to an intersection with a line lying 40 feet east of and parallel to the West line of the Northwest Quarter of the Northeast Quarter of said Section 3 and said East right of way of Jog Road, as recorded in Official Record Book 973, page 244; Thence North 00°29'16" East along said East right of way, a distance of 672.66 feet to an intersection with the North line of the Northwest Quarter of the Northeast Quarter of said Section 3 and Point of Beginning.

Together with:

Commencing at the Northwest corner of the Northwest Quarter of the Northeast Quarter of said Section 3, Township 44 South, Range 42 East; Thence South 00°29'16" West, along the West line of the Northwest Quarter of the Northeast Quarter of said Section 3, a distance of 725.49 feet; Thence South 89°00'34" West, a distance of 132.15 feet to an intersection with the East line of Tract 1, Block 13, of said Palm Beach Farms Company Plat No. 3, according to the plat thereof, as recorded in Plat Book 2, pages 45 through 54 and the Point of Beginning; Thence continue South 89°00'34" West, a distance of 568.18 feet to an intersection with the East line of Tract 2, Block 13, of said Palm Beach Farms Company Plat No. 3; Thence South 01°01'46" East, along said East Tract line, a distance of 310.48 feet to the Southeast corner of said Tract 2, Block 13; Thence South 89°00'53" West, along the South line of said Tract 2, Block 13, a distance of 330.03 feet to an intersection with the West line of the East one-half of said Tract 2, Block 13; Thence North 01°01'36" West, along said West line of the East one-half of said Tract 2, Block 13, a distance of 685.52 feet to an intersection with a line 25.00 feet North of and parallel with the North line of said Tract 2, Block 13; Thence South 89°00'19" West, along said parallel line, a distance of 330.10 feet; Thence North 00°47'22" West, a distance of 25.00 feet to the Southwest corner of Tract 75, Block 5 of said Palm Beach Farms Company Plat No. 3; Thence South 89°00'19" West, along the Westerly extension of the South line of said Tract 75, Block 5, a distance of 15.00 feet to an intersection with a line 15.00 feet West of and parallel with the West line of said Tract 75, Block 5; Thence North 00°47'22" West, along said parallel line, a distance of 330.34 feet to an intersection with the South top of bank of the C-51 Canal as described in Official Record Book 5553, Page 154; Thence Easterly along said South top of bank of the C-51 Canal the following courses and distances: South 84°44'26" East, a distance of 24.39'; Thence North 88°19'27" East, a distance of 50.08 feet; Thence South 77°15'58" East, a distance of 42.74 feet; Thence South 88°58'30" East, a distance of 50.00 feet; Thence South 82°34'46" East, a distance of 50.27 feet; Thence South 80°59'49" East, a distance of 50.44 feet; Thence North 86°54'34" East, a distance of 50.16 feet; Thence South 88°10'23" East, a distance of 50.00 feet; Thence South 88°51'38" East, a distance of 50.00 feet; Thence South 89°46'37" East, a distance of 50.01 feet; Thence South 89°05'23" East, a distance of 50.00 feet; Thence North 86°48'13" East, a distance of 52.81 feet; Thence South 86°03'25" East, a distance of 55.50 feet; Thence North 88°57'50" East, a distance of 50.05 feet; Thence South 81°32'18" East, a distance of 50.36 feet; Thence North 86°06'48" East, a distance of 50.22 feet; Thence South 89°26'00" East, a distance of 50.01 feet; Thence South 78°18'46" East, a distance of 50.81 feet; Thence South 84°37'36" East, a distance of 50.12 feet; Thence North 89°39'02" East, a distance of 41.09 feet to an intersection with the East line of the West one half of Tract 76, Block 5 of said Palm Beach Farms Company Plat No. 3; Thence North 00°27'16" West along said East line, a distance of 142.32 feet to an intersection with the South right of way line of State Road 80, as shown on the Florida Department of Transportation Map Section 93120-2544; Thence South 88°34'07" East along said South right of way line, a distance of 289.68 feet to an intersection with the East line of said Tract 76, Block 5; Thence South 00°07'23" East along said East line, a distance of 798.33 feet to the Point of Beginning.

Said lands situate in Palm Beach County, Florida, and containing 40.29 acres, more or less

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

1. Tracts A and B, as shown hereon are hereby reserved for the Pointe of Woods Community Association, Inc., a Florida corporation not for profit, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

All tracts for private street purposes, and driveway/parking tracts, as shown hereon, are hereby subject to an overlying 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. 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 Water Utilities Department, its successors and assigns.

2. Tract C, 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.

3. The Roadway Construction Easements as shown hereon are hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of performing any and all construction activities associated with the adjacent road.

4. The drainage easements (DE), 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 Pointe of Woods Community Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.

5. 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 conveyance for lands adjoining the lands platted herein. The maintenance of the public drainage easements including all drainage facilities located therein shall be the perpetual maintenance obligation of the Pointe of Woods Community Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.

6. Tracts L-1, L-2 and L-3 (Water Management Tracts), as shown hereon, are hereby reserved for the Pointe of Woods Community Association, Inc., a Florida corporation not for profit, 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.

Water Management Tracts L-1, L-2 and L-3 are subject to a littoral zone restrictive covenant agreement as recorded in Official Records Book 28180, Page 1594, Public Records of Palm Beach County, Florida.

7. The lake maintenance easements (LME) and lake maintenance access easements (LMAE), as shown hereon are hereby reserved for the Pointe of Woods Community Association, Inc., a Florida corporation not for profit, 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.

8. Tracts OS-1, OS-2, OS-3, OS-4, OS-5 and OS-6 (Open Space Tracts), as shown hereon, are hereby reserved for the Pointe of Woods Community Association, Inc., a Florida corporation not for profit, 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.

9. Tracts R-1 and R-2 (Recreation Tracts), as shown hereon, are hereby reserved for the Pointe of Woods Community Association Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

10. The lift station easement (LSE) identified on the plat hereon is an exclusive easement and is hereby dedicated in perpetuity to Palm Beach County, its successors and assigns, for the installation, operation, maintenance, repair, expansion and replacement of a wastewater lift station and related appurtenances. The easement may be fenced in by Palm Beach County for access control purposes. The maintenance of the unfenced portions of the land underlying the easement 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 tracts without the prior written approval of the Palm Beach County Water Utilities Department, its successors and assigns.

11. The limited access easements (LAE), as shown hereon are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the purpose of control and jurisdiction over access rights.

12. The Mass Transit Easements as shown hereon are dedicated in perpetuity, by the Owners, 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. The Pointe of Woods Community Association, Inc., a Florida corporation not for profit, its successors and assigns (hereafter "Association"), shall maintain the easement areas until such time as the County constructs improvements in the easement areas for their intended use and purposes, at which time the County will assume maintenance of the easement areas so long as the improvements are located thereon and County uses the easement areas for their intended purposes. The maintenance obligation shall automatically revert to the Association upon County's temporary or permanent cessation of use of the improvements or removal of the improvements.

13. The Palm Beach County utility easements (PBCUE) 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 Pointe of Woods Community Association, Inc., a Florida corporation not for profit. 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.

14. Maintenance and roof overhang easements (ROE) are hereby reserved in perpetuity to the owner of the lot abutting the easement and the Pointe of Woods Community Association, Inc., a Florida corporation not for profit, for the purpose of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services, decorative architectural treatments and impact shutters within and adjacent to said easement without recourse to Palm Beach County.

15. The utility easements running adjacent and parallel to public streets, the tracts for private road purposes and driveway/parking tracts, as shown hereon, are nonexclusive 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. 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.

IN WITNESS WHEREOF, the above named limited liability company, has caused these presents to be signed by its Vice President and its company seal to be affixed hereto by and with the authority of its Board of Directors, this 18 day of December 2018.

Mattamy Palm Beach, LLC, a Delaware limited liability company Authorized to do business in Florida
By: [Signature] Lara Swanson, Vice President

Witness: [Signature] Oscar Vilchez (Print Name)

Witness: [Signature] Nicholas Sander (Print Name)

ACKNOWLEDGEMENT

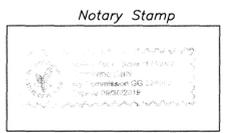
State of Florida }
County of Palm Beach } SS

Before me personally appeared Lara Swanson who is personally known to me, or has produced _____ as identification, and who executed the foregoing instrument as Vice President of Mattamy Palm Beach LLC, a Delaware limited liability company authorized to do business in Florida and severally acknowledged to and before me that she executed such instrument as such officer of said company, and that the seal affixed to the foregoing instrument is the company seal of said company and that it was affixed to said instrument by due and regular company authority, and that said instrument is the free act and deed of said company.

WITNESS my hand and official seal this 18 day of December 2018.

My commission expires: 9/30/2019 (Date)

By: [Signature] Catherine Dahl
Notary Public
Print Name: CATHERINE DAHL
Commission Number: G6024042

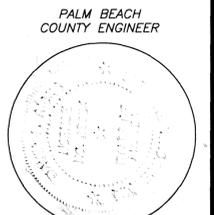


COUNTY APPROVAL

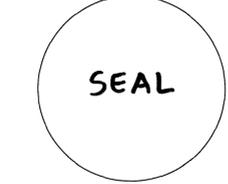
State of Florida }
County of Palm Beach } SS

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 20 day of January 2019, 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.

By: [Signature] David L. Ricks, P.E.
County Engineer
Palm Beach County, Florida



MATTAMY PALM BEACH LLC,



WGI
2035 Vista Parkway, West Palm Beach, FL 33411
Phone No. 866.909.2220 www.wginc.com
Cert No. 6091 - LB No. 7055
THIS INSTRUMENT WAS PREPARED BY ERIC R. MATTHEWS, P.S.M. PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 6717 FOR THE FIRM: WANTMAN GROUP, INC.