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# HYDER AGR-PUD SOUTH PLAT SEVEN

BEING A REPLAT OF A PORTION OF TRACTS 11 THRU 20 AND TRACTS 45 THROUGH 51, AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, ALL LYING IN BLOCK 70, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST.

SHEET 1 OF 13

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT  
2:44 PM THIS 17 DAY OF  
October 2020 AND DULY  
RECORDED IN PLAT BOOK NO. 131  
ON PAGE(S) 47 thru 59  
SHARON R. BOCK CLERK & COMPTROLLER  
BY: *Sharon R. Bock* D.C.

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES VII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LANDS SHOWN HEREON AS "HYDER AGR-PUD SOUTH PLAT SEVEN", BEING A REPLAT OF A PORTION OF TRACTS 11 THRU 20 AND TRACTS 45 THROUGH 51, AND A PORTION OF THE ABUTTING ROAD, DYKE AND DITCH RESERVATION 30 FEET IN WIDTH, ALL LYING IN BLOCK 70, PALM BEACH FARMS CO. PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF HYDER SOUTH AGR-PUD PLAT FIVE, AS RECORDED IN PLAT BOOK 129, PAGE 123, SAID PUBLIC RECORDS; THENCE SOUTH 89°34'01" WEST, ALONG THE SOUTH LINE OF SAID TRACTS 49 THROUGH 51, A DISTANCE OF 976.80 FEET; THENCE NORTH 01°27'31" WEST, ALONG THE WEST LINE OF SAID TRACTS 16, 17, 48 AND 49, A DISTANCE OF 2599.17 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, ACCORDING TO OFFICIAL RECORDS BOOK 6495, PAGE 761, SAID PUBLIC RECORDS, FOR THE FOLLOWING FOUR (4) DESCRIBED COURSES, NORTH 89°22'50" EAST, A DISTANCE OF 575.75 FEET; THENCE NORTH 00°05'09" WEST, A DISTANCE OF 2.93 FEET; THENCE NORTH 89°22'50" EAST, A DISTANCE OF 1319.42 FEET; THENCE SOUTH 00°27'56" EAST, A DISTANCE OF 0.52 FEET; THENCE ALONG THE SOUTH RIGHT-OF-WAY OF SAID LAKE WORTH DRAINAGE DISTRICT L-38 CANAL, AS RECORDED IN DEED BOOK 113, PAGE 568, SAID PUBLIC RECORDS, NORTH 89°22'50" EAST, A DISTANCE OF 101.68 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF HYDER AGR-PUD PLAT SIX, AS RECORDED IN PLAT BOOK 131, PAGE 5, FOR THE FOLLOWING THIRTEEN (13) DESCRIBED COURSES, SOUTH 00°37'10" EAST, A DISTANCE OF 30.90 FEET; THENCE SOUTH 37°28'44" EAST, A DISTANCE OF 90.17 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 36°34'34"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 128.66 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°37'10" EAST, A DISTANCE OF 15.12 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 190.00 FEET AND A CENTRAL ANGLE OF 89°10'45"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 328.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 81°26'25" WEST, A DISTANCE OF 115.45 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 09°10'45"; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 60.21 FEET TO A POINT OF TANGENCY; THENCE SOUTH 89°22'50" WEST, A DISTANCE OF 177.15 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 88°12'17"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 46.18 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°10'33" WEST, A DISTANCE OF 381.24 FEET TO THE POINT OF CURVATURE WITH A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 500.00 FEET AND A CENTRAL ANGLE OF 07°48'37"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 68.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°59'10" WEST, A DISTANCE OF 390.23 FEET; THENCE NORTH 84°04'10" WEST, A DISTANCE OF 22.54 FEET; THENCE ALONG THE WESTERLY BOUNDARY OF SAID HYDER SOUTH AGR-PUD PLAT FIVE, AND HYDER SOUTH AGR-PUD PLAT SIX, SOUTH 05°55'50" WEST, A DISTANCE OF 170.00 FEET TO THE POINT OF RADIAL INTERSECTION ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIAL BEARING OF SOUTH 05°55'50" WEST, A RADIUS OF 30.00 FEET AND A CENTRAL ANGLE OF 75°05'10"; THENCE ALONG THE WESTERLY BOUNDARY OF SAID PLAT OF HYDER SOUTH AGR-PUD PLAT FIVE, FOR THE FOLLOWING SEVEN (7) DESCRIBED COURSES AND SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 39.31 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1576.00 FEET AND A CENTRAL ANGLE OF 10°33'52"; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 290.59 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 43°40'33"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 228.69 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 38°17'59"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 200.54 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 27°13'44"; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 142.51 FEET TO A POINT OF TANGENCY; THENCE SOUTH 01°11'05" EAST, A DISTANCE OF 350.75 FEET TO THE POINT OF BEGINNING.

CONTAINING 78.792 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:

- 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.
- TRACTS "OS1" THROUGH "OS12", 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. TRACT "OS12" IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 29658, PAGE 72 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.
- 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.
- ALL TRACTS FOR PRIVATE STREET PURPOSES, 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.

### DEDICATION AND RESERVATIONS: (CONTINUED)

5. TRACTS "L9", "L11", "L12" AND "L13", 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 AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 31638, PAGE 1494, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

6. 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.

7. THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE TRACTS FOR PRIVATE ROAD PURPOSES 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.

8. THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT FOR PRIVATE ROAD PURPOSES AS SHOWN HEREON, 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.

9. TRACT "B" AS SHOWN HEREON, IS HEREBY RESERVED FOR BOCA RATON ASSOCIATES VII, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID BOCA RATON ASSOCIATES VII, L.L.P., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

10. 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.

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 AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22<sup>nd</sup> DAY OF August, 2020.

BOCA RATON ASSOCIATES VII, L.L.P.,  
A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP  
BY: BOCA RATON VII CORPORATION, A FLORIDA CORPORATION, ITS GENERAL PARTNER

BY: *Alan Fant* V.P.  
ALAN FANT, VICE PRESIDENT  
WITNESS: *Sharon W. Webb* WITNESS: *Brad Wall*  
PRINT NAME: SHARON W. WEBB PRINT NAME: BRAD WALL

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 22<sup>nd</sup> DAY OF August, 2020, BY ALAN FANT, AS VICE PRESIDENT OF BOCA RATON VII CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA RATON ASSOCIATES VII, L.L.P., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: *Rebecca C. Medley*  
PRINT NAME: Rebecca C. Medley  
MY COMMISSION EXPIRES: May 4, 2026 (Ren)  
COMMISSION NUMBER: GG192428

### 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 19<sup>th</sup> DAY OF August, 2020.

BY: *Nicole Muscarella*  
NICOLE MUSCARELLA, PRESIDENT  
WITNESS: *Brad Wall* WITNESS: *Sharon W. Webb*  
PRINT NAME: BRAD WALL PRINT NAME: SHARON W. WEBB

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF MY PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 19<sup>th</sup> DAY OF August, 2020, BY NICOLE MUSCARELLA, AS PRESIDENT OF THE BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC., WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

NOTARY PUBLIC: *Rebecca C. Medley*  
PRINT NAME: Rebecca C. Medley  
MY COMMISSION EXPIRES: May 4, 2026 (Ren)  
COMMISSION NUMBER: GG192428

NOTARY PUBLIC: *Rebecca C. Medley*  
PRINT NAME: Rebecca C. Medley  
MY COMMISSION EXPIRES: May 4, 2026 (Ren)  
COMMISSION NUMBER: GG192428

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

### 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 HERON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN BOCA RATON ASSOCIATES VII, L.L.P., 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION SPECIFIED BY THIS PLAT.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
A FLORIDA CORPORATION  
DATE: July 23, 2020  
George Tejez, VICE-PRESIDENT

### SURVEYOR & MAPPERS 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.

BY: *Perry C. White*  
PERRY C. WHITE  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA  
DATE: 9/2/2020

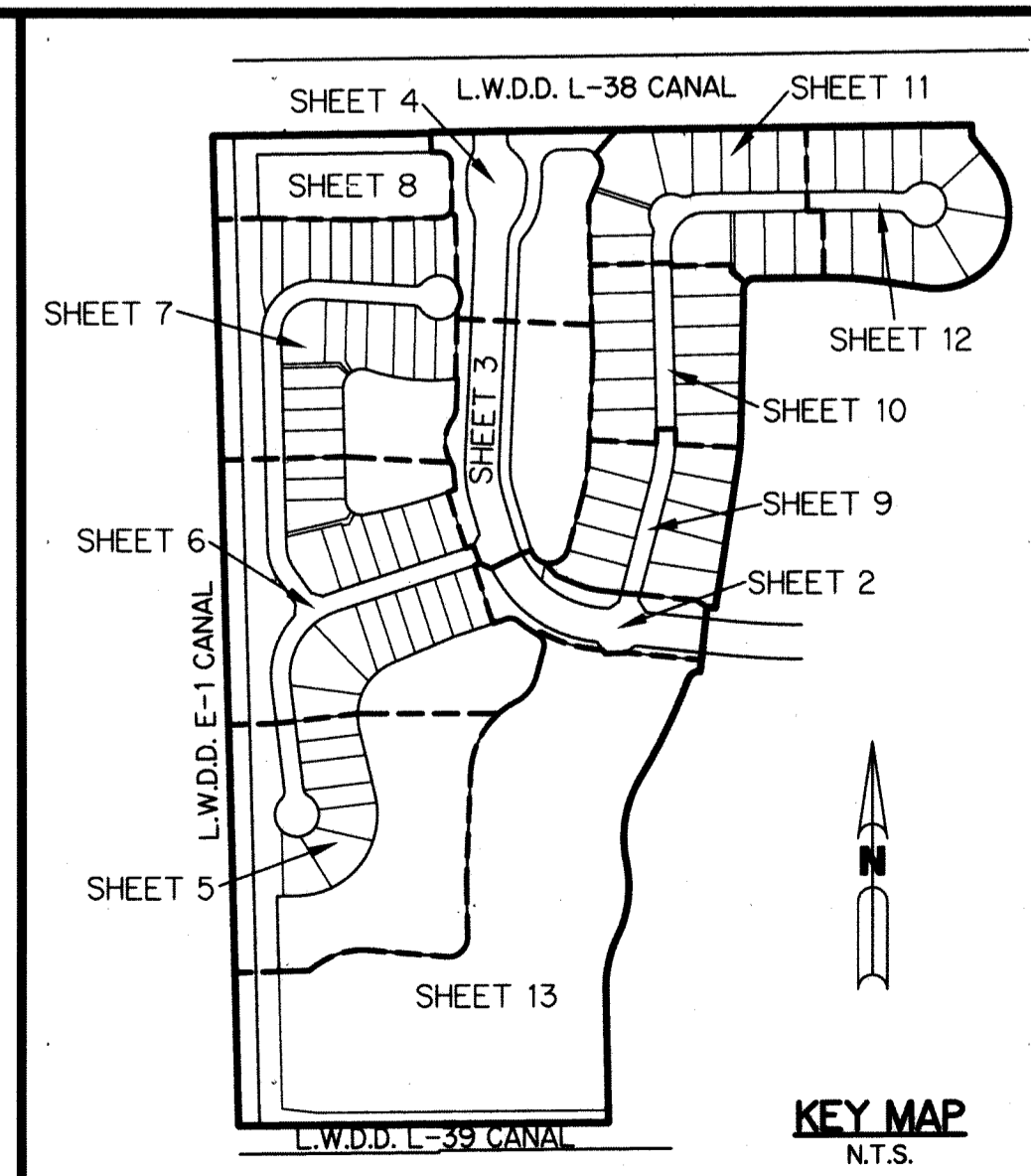
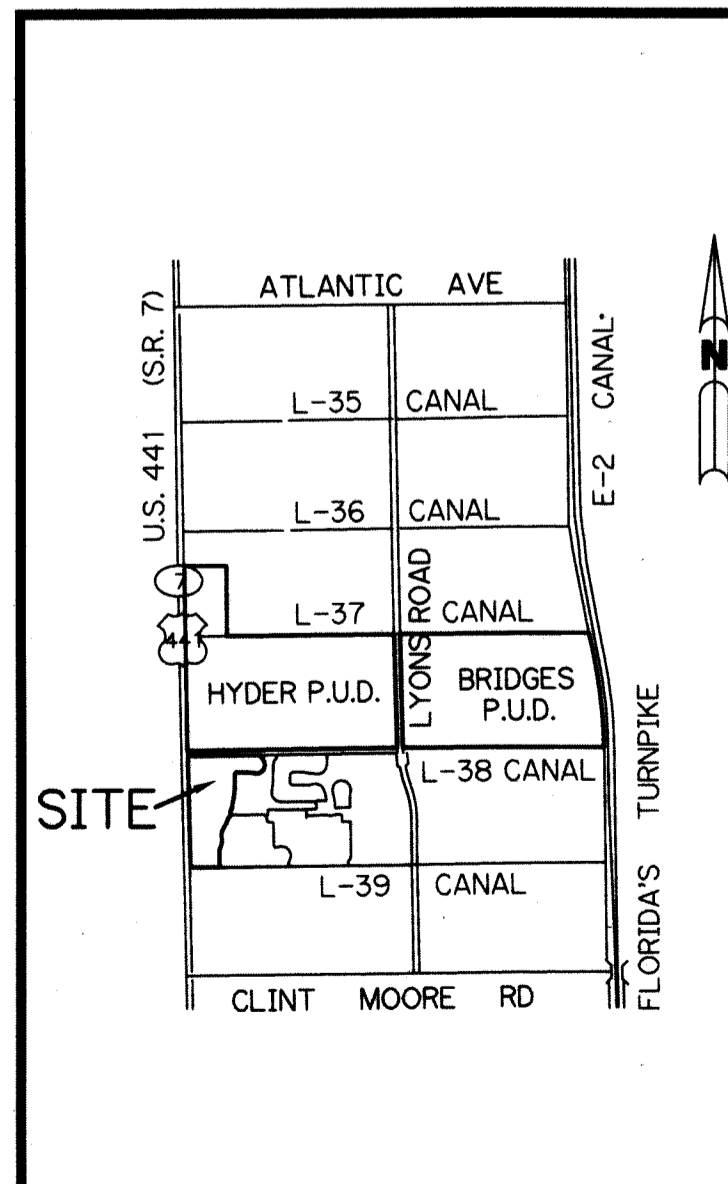
### COUNTY APPROVAL

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 12<sup>th</sup> DAY OF September, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081(1) FLORIDA STATUTES.

BY: *David L. Ricks, P.E.*  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SITE DATA

HYDER AGR-PUD SOUTH PLAT SEVEN  
CONTROL NO. 2005-0455



COUNTY ENGINEER BOCA RATON VII CORPORATION SURVEYOR BOCA BRIDGES HOMEOWNERS ASSOCIATION, INC.