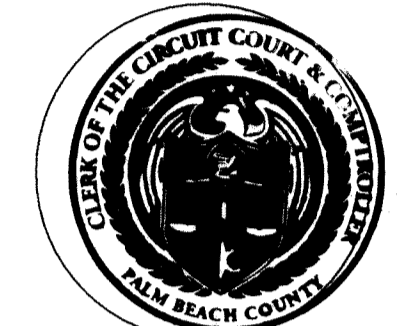


STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 9:30 A.M.  
THIS 11 DAY OF May  
A.D. 2021 AND DULY RECORDED  
IN PLAT BOOK 138 ON  
PAGES 39 THROUGH 43  
JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER  
BY: Debra McCall  
DEPUTY CLERK

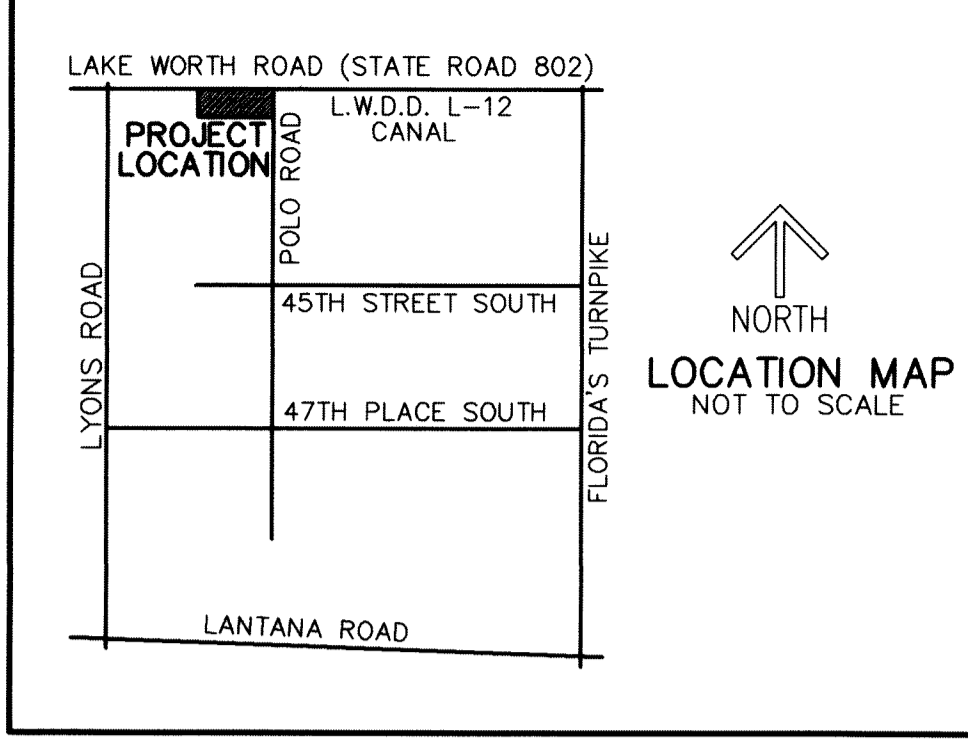
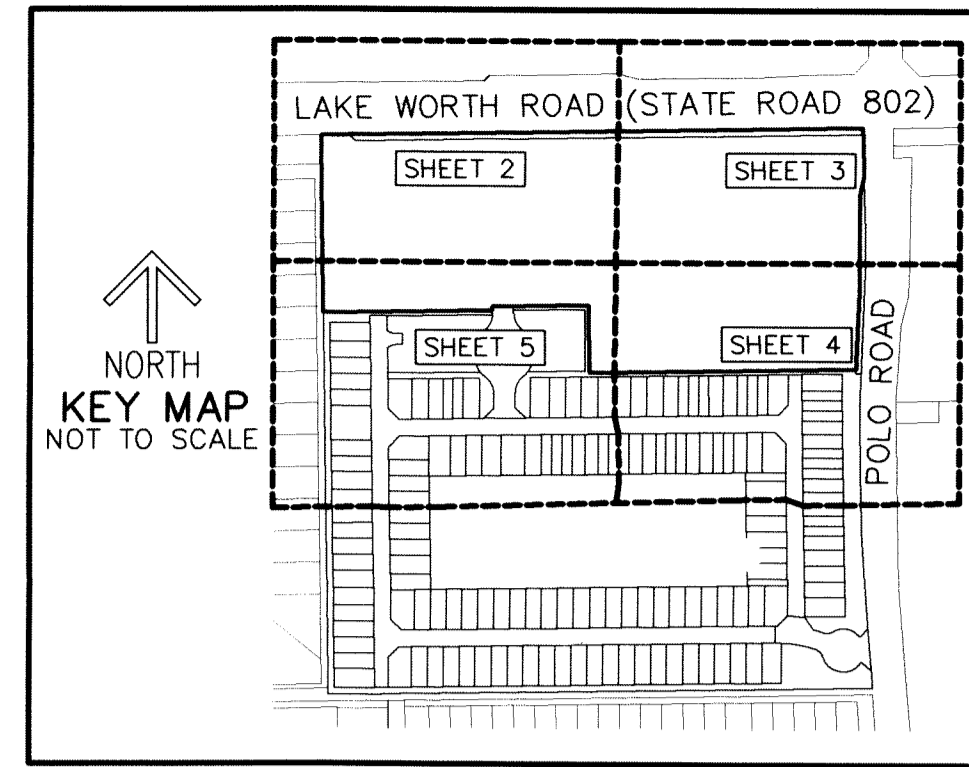
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER



# POLO LEGACY MXPD REPLAT

A MIXED USE PLANNED DEVELOPMENT  
BEING A REPLAT OF PARCEL A, POLO LEGACY MXPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT  
BOOK 130, PAGES 138 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA  
LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD and WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591



### 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, BANYAN POLO LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LWPR LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS POLO LEGACY MXPD REPLAT, A MIXED USE PLANNED DEVELOPMENT BEING A REPLAT OF PARCEL A, POLO LEGACY MXPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 138 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A, POLO LEGACY MXPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 138 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, LYING IN SECTION 29, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

CONTAINING 606,949 SQUARE FEET/13.9336 ACRES MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

### 1. PARCEL C AND MF

PARCEL C, AS SHOWN HEREON IS HEREBY RESERVED FOR BANYAN POLO LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LWPR LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MATTAMY PALM BEACH, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCEL MF, AS SHOWN HEREON IS HEREBY RESERVED FOR MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PARCELS C AND MF ARE SUBJECT TO AN EASEMENT IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT, RECORDED IN OFFICIAL RECORD BOOK 31239, PAGE 467 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE 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 16th DAY OF February, 2021.

MATTAMY PALM BEACH LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

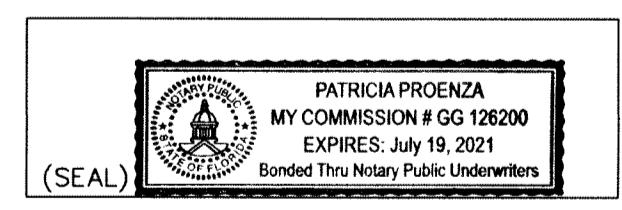
WITNESS: Justin David  
PRINT NAME: Justin David  
WITNESS: Jeremy Banner  
PRINT NAME: Jeremy Banner

BY: Anthony J. Palumbo III  
ANTHONY J. PALUMBO III,  
VICE PRESIDENT

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 16th DAY OF February, 2021, BY ANTHONY J. PALUMBO III, VICE PRESIDENT OF MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

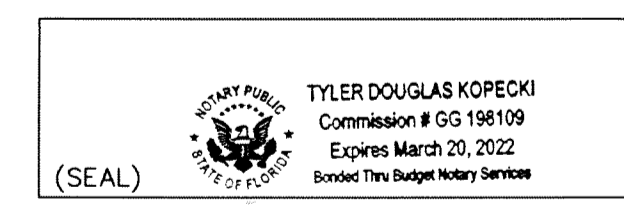


Patricia Proenza  
NOTARY PUBLIC  
Patricia Proenza  
PRINT NAME  
MY COMMISSION EXPIRES: 7/19/21  
COMMISSION NUMBER: GG126200

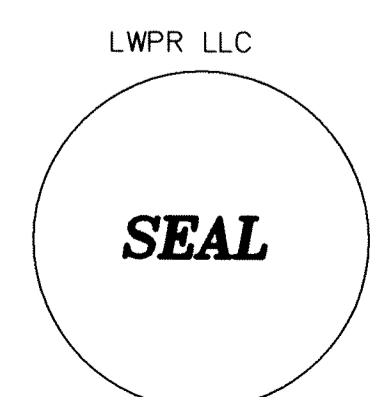
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 23 DAY OF February, 2021, BY MATTHEW YON, AUTHORIZED PERSON OF LWPR LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Tyler Kopecki  
NOTARY PUBLIC  
Tyler Kopecki  
PRINT NAME  
MY COMMISSION EXPIRES: 3/20/22  
COMMISSION NUMBER: GG198109



IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 22 DAY OF February, 2021.

BANYAN POLO LLC  
A FLORIDA LIMITED LIABILITY COMPANY

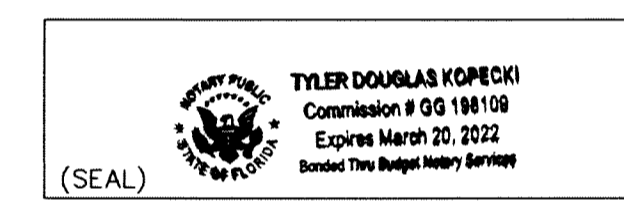
WITNESS: Ross Feuring  
PRINT NAME: Ross Feuring  
WITNESS: Tyler Kopecki  
PRINT NAME: Tyler Kopecki

BY: Ross Feuring  
ROSS FEURING  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 22 DAY OF February, 2021, BY ROSS FEURING, MANAGER OF BANYAN POLO LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Tyler Kopecki  
NOTARY PUBLIC  
Tyler Kopecki  
PRINT NAME  
MY COMMISSION EXPIRES: 3/20/22  
COMMISSION NUMBER: GG198109

### MORTGAGEE'S JOINDER AND CONSENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT MORTGAGE, UPON THE PROPERTY DESCRIBED HEREIN 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 RECORDS BOOK 32048, PAGE 204 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

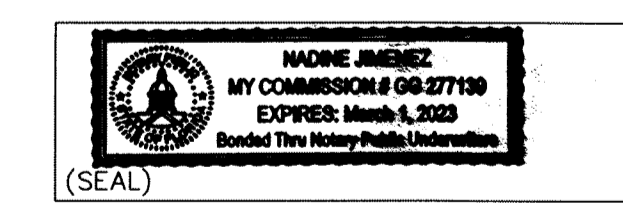
IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Executive Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND AT THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23rd DAY OF February, 2021.

LEGACY BANK OF FLORIDA,  
A FLORIDA BANKING CORPORATION,  
WITNESS: Frances Holand  
PRINT NAME: Frances Holand  
WITNESS: Tyler Kopecki  
PRINT NAME: Tyler Kopecki  
BY: Marcia K. Snyder  
NAME: Marcia K. Snyder  
TITLE: VP/CLO/COO

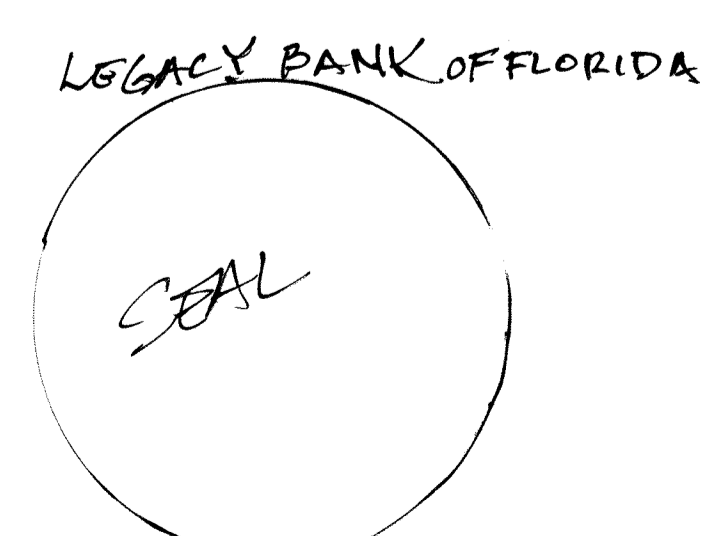
### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS 23 DAY OF February, 2021, BY MARCIA K. SNYDER, AS VP/CLO/COO OF LEGACY BANK OF FLORIDA BANK, A FLORIDA BANKING CORPORATION, ON BEHALF OF THE CORPORATION, WHO IS  PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.



Marcia K. Snyder  
NOTARY PUBLIC  
Marcia K. Snyder  
PRINT NAME  
MY COMMISSION EXPIRES: March 4, 2023  
COMMISSION NUMBER: GG 271139



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF BROWARD

I, JONATHAN MARCUS, 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 MATTAMY PALM BEACH LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, BANYAN POLO LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LWPR LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 3/20/22 12:00 PM  
Jonathan Marcus  
JONATHAN MARCUS  
ATTORNEY AT LAW  
HOLLAND & KNIGHT, LLP  
LICENSED IN FLORIDA  
FLORIDA BAR NO. 333591

### COUNTY APPROVAL:

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 6 DAY OF March, 2021, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

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

### SURVEYOR & MAPPER'S NOTES:

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N89°02'30"E, ALONG THE NORTH LINE OF PARCEL A, POLO LEGACY MXPD, AS RECORDED IN PLAT BOOK 130, PAGES 138 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.
- "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.
- LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- EASEMENTS SHOWN WERE CREATED POLO LEGACY MXPD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 130, PAGES 138 THROUGH 144 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY FLORIDA, UNLESS NOTED OTHERWISE.

### 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: 3/20/22  
David P. Lindley  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

