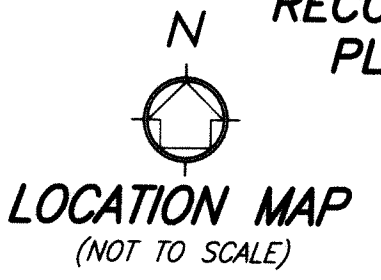
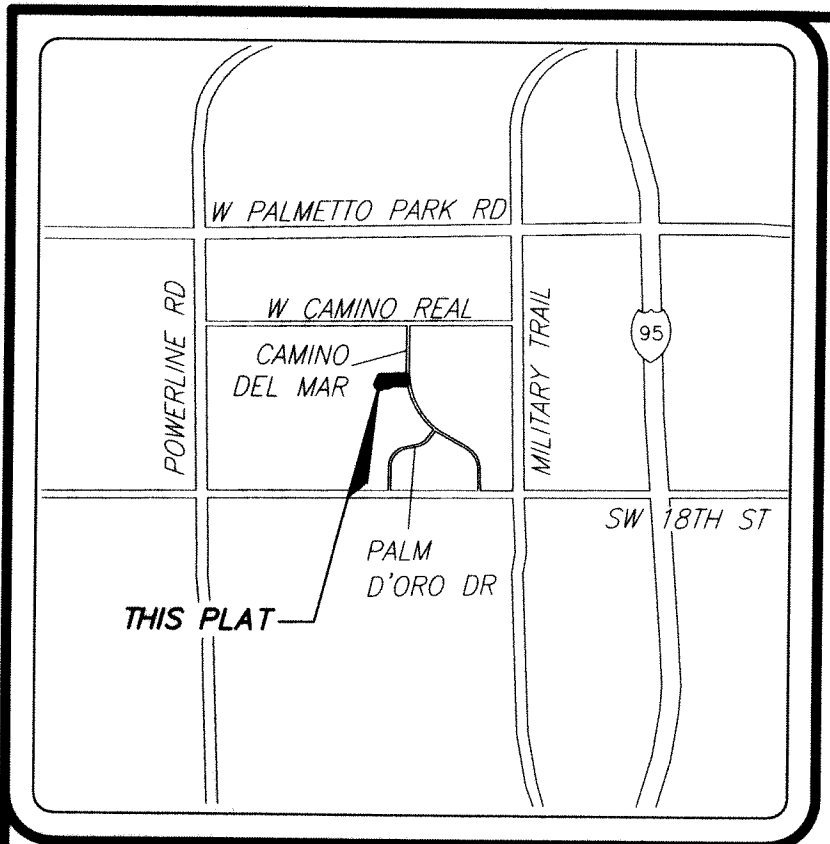


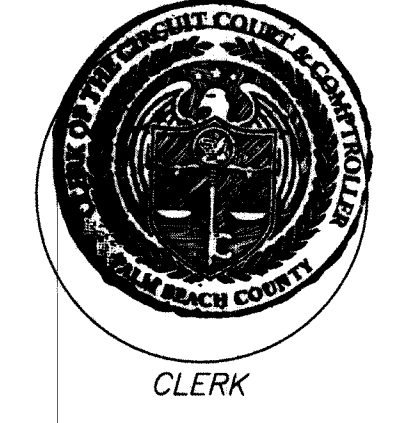
BOCA DEL MAR PUD - VILLAGE CENTER AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 69 A AND THE LANDSCAPE AND BUFFER TRACT, CAMINO DEL MAR COUNTRY CLUB, ACCORDING TO A PLAT THEREOF AS RECORDED PLAT BOOK 78, AT PAGE 119, TOGETHER WITH A PORTION OF TRACT 64 D, BOCA DEL MAR NO. 7 PUD, ACCORDING TO THE PLAT THEREOF AS RECORDED PLAT BOOK 30, AT PAGE 210, BOTH BEING OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LYING AND SITUATE IN SECTION 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 3:31 P.M. THIS 6 DAY OF June A.D. 2022 AND DULY RECORDED IN PLAT BOOK 133 ON PAGES 175 THROUGH 190. JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER BY: [Signature] DEPUTY CLERK

SHEET 1 OF 2 SHEETS



DEDICATION AND RESERVATION

Know all men by these presents that Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida; owner of the land shown hereon known as BOCA DEL MAR PUD - VILLAGE CENTER AT MIZNER VILLAGE, being a replat of a portion of Tract 69 A and the Landscape and Buffer Tracts, CAMINO DEL MAR COUNTRY CLUB, according to a plat thereof as recorded Plat Book 78, at Page 119, together with a portion of Tract 64 D, BOCA DEL MAR NO. 7 PUD, according to the plat thereof as recorded Plat Book 30, at Page 210, both being of the Public Records, Palm Beach County, Florida, lying and situate in Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of said Tract 69 A, said point also being the Southeast corner of Tract 62 of said plat BOCA DEL MAR NO. 7 PUD the following ten (10) courses being along the Easterly and Southerly line of Tract 69 A; Thence South 01°21'55" East, for 25.46 feet to a point of curvature with a curve concave to the East, said curve having a radius of 1,677.02 feet and a central angle of 03°41'07"; Thence Southerly along said curve for 107.87 feet; Thence South 41°50'05" West, for 43.56 feet; Thence South 88°37'54" West, for 355.11 feet; Thence South 00°34'56" West, for 4.00 feet; Thence South 88°37'54" West, for 45.72 feet; Thence South 43°37'54" West, for 65.05 feet; Thence South 88°37'54" West, for 177.93 feet; Thence South 43°37'54" West, for 20.72 feet; Thence South 02°42'35" East, for 19.61 feet; Thence South 88°19'41" West, for 65.50 feet to a point on the Easterly line of The Greens, as recorded in Plat Book 34 at page 67 of the Public Records, of Palm Beach County, said point being at the beginning of a non-tangent curve, concave to the Southwest, said curve having a radius of 40.00 feet, a central angle of 102°21'55" and from said point a radial line bears North 85°58'34" West; Thence Northwesterly along The Greens through a curve for 71.46 feet; Thence North 22°45'42" East, for 225.87 feet to the Northwest corner of Tract 69 A; Thence North 88°37'54" East, along the North line of said Tract 69 A, for 683.28 feet to the POINT OF BEGINNING.

Said lands contain 3.146 acres, more or less.

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

- 1. Tract A, as shown hereon, is hereby reserved for the Brentwood Village Homeowners Association Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.
- 2. The Buffers (BE), as shown hereon, are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space, landscape, common access and public drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. The public drainage reservation is to remain in perpetuity for drainage purposes to provide drainage conveyance for lands abutting these Buffers. Palm Beach County shall have the right, but not the obligation, to construct and maintain any public drainage within these Buffers.

IN WITNESS WHEREOF, the above-named limited partnership has caused these presents to be signed by its general partner, NADG (US) GENERAL PARTNER, INC., a Delaware corporation authorized to do business in Florida, this 13 day of April 2022.

Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, By: NADG (US) General Partner, Inc., a Delaware Corporation authorized to do business in Florida its general partner. Witness: David Abers (Print Name), Conner Barry (Print Name). By: Jeffrey W. Preston, Vice President.

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13 day of April, 2022, by Jeffrey W. Preston, Vice President of NADG (US) General Partner, Inc., a Delaware Corporation authorized to do business in Florida, the general partner of Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, on behalf of the company, who is [X] personally known to me or has produced [] as identification. My commission expires: [Signature] Elizabeth Nasuti (Printed Name) - Notary Public (Seal)

ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Palm Beach } SS
Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, hereby accepts the dedications or reservations to said Association as stated and shown hereon, and hereby accepts its maintenance obligations for same as stated hereon, dated this 13 day of April, 2022. Witness: David Abers (Print Name), Jeffrey W. Preston (Print Name), President. My commission expires: 01/18/2026. [Signature] Eric C. Gonzalez (Printed Name) - Notary Public (Seal)

ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13 day of April, 2022, by Jeffrey W. Preston as President for Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, on behalf of the corporation, who is [X] personally known to me or has produced [] as identification. My commission expires: [Signature] Elizabeth Nasuti (Printed Name) - Notary Public (Seal)

MORTGAGEE'S JOINDER AND CONSENT

State of Florida }
County of Duval } SS
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 Records Book 33025, at page 118 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 MANAGING DIRECTOR and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 27th day of April, 2022.

Wells Fargo Bank, National Association By: [Signature] Susan S. Beaugrand (Print Name) - Managing Director Homebuilder Banking Group. Witness: Anthony Vignali (Print Name), Eric C. Gonzalez (Print Name).

ACKNOWLEDGEMENT

State of Florida }
County of Duval } SS
The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 27th day of April, 2022, by Susan S. Beaugrand as Managing Director of Homebuilder Banking Group, for Wells Fargo, National Association on behalf of the corporation, who is [] personally known to me or has produced FL Driver's License as identification. My commission expires: 01/18/2026. [Signature] Eric C. Gonzalez (Printed Name) - Notary Public (Seal)

TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS
I, Eric Coffman, 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 Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida; 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. Date: April 13, 2022. [Signature] Eric Coffman (Printed Name) - Florida Bar No. 730467

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 3 day of June, 2022, 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. (Printed Name) - County Engineer Palm Beach County, Florida

SITE DATA:

Boca Del Mar PUD - Village Center at Mizner Village (AKA POD 69A of Mizner Trail at Boca Del Mar PUD) Control Number: 1984-00152

SURVEYOR & MAPPER'S NOTES

- 1.) 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.
- 2.) The bearings shown hereon are Grid North and are referenced to the Florida state plane coordinate system, East Zone, North American Datum of 1983 (1990 adjustment), and are based on the East line of the Southeast 1/4 of Section 27, Township 47 South, Range 42 East, Palm Beach County, Florida, having a bearing of North 01°22'09" West, and all other bearings recited hereon are relative thereto.
- 3.) 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 subordinate to these with their priorities being determined by use rights granted.
- 4.) No building 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.
- 5.) All lines intersecting circular curves are radial unless otherwise noted.
- 6.) Building setback lines shall be as required by current Palm Beach County Zoning Regulations.
- 7.) It is the intent of this replat to release and extinguish all easements in favor of private entities that were previously platted, unless otherwise noted.
- 8.) The portion of the 5' limited access easement recorded in Plat Book 78, PG. 119 of the Public Records of Palm Beach County, Florida, lying within Tract A of this plat is released by the recordation of this plat and is no longer a requirement of Palm Beach County along this roadway section.

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.

This 2ND day of MAY, 2022

[Signature] Kelsey M. Smith, P.S.M. License No. 7096 State of Florida

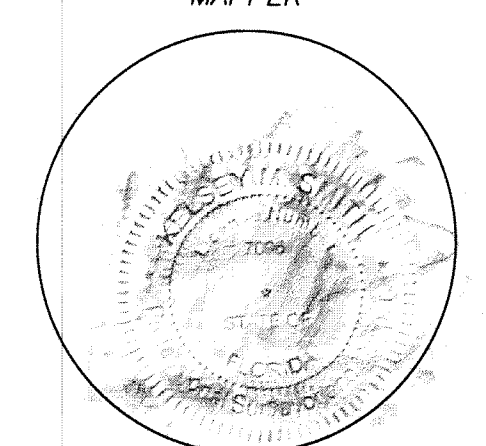
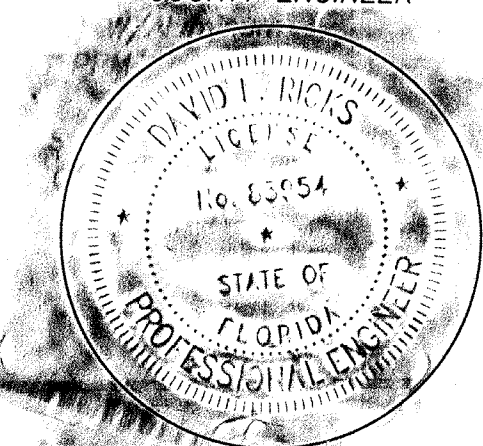
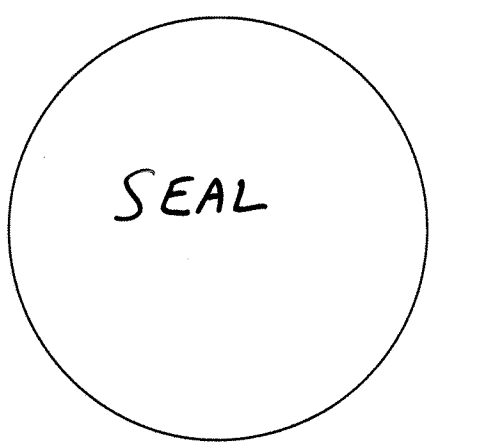
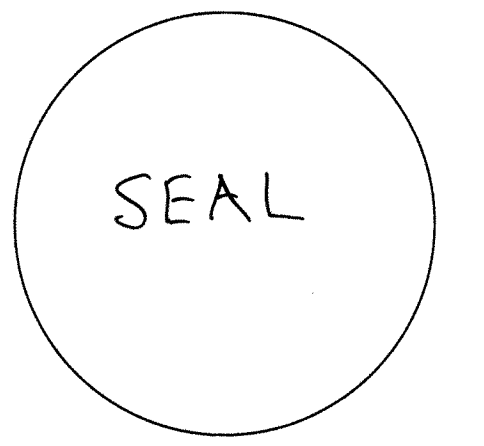
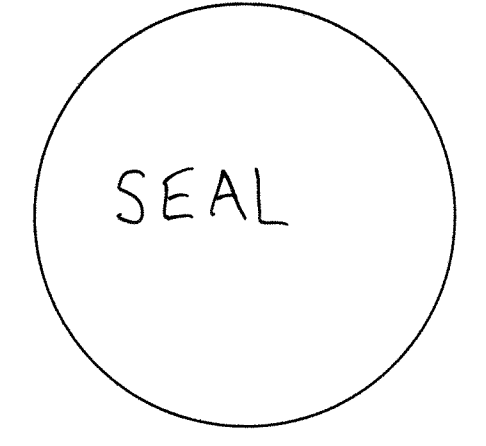
NADG (US) GENERAL PARTNER, INC.

BRENTWOOD VILLAGE HOMEOWNERS ASSOCIATION

BANK

PALM BEACH COUNTY COUNTY ENGINEER

PROFESSIONAL SURVEYOR AND MAPPER



WGI logo and contact information: 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 KELSEY M. SMITH, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 7096 FOR THE FIRM: WGI, INC.