

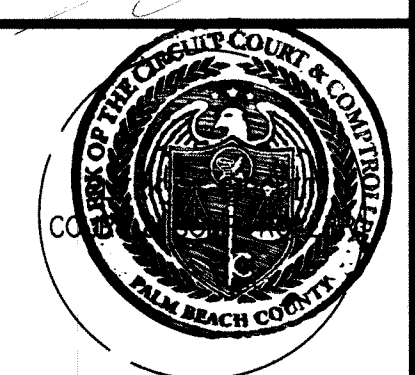
# BOCA RATON GOLF COURSE PUD - PLAT ONE

177

BEING A REPLAT OF A PORTION OF TRACT A, BOCA RATON GOLF COURSE PUD, AS RECORDED IN PLAT BOOK 133, PAGES 23 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 10

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR RECORD AT  
9:22 AM THIS 16th DAY OF  
MAY 2022 AND DULY  
RECORDED IN PLAT BOOK NO. 133  
ON PAGE(S) 177-180  
JOSEPH ABRUZZO, CLERK OF CIRCUIT  
COURT & COMPTROLLER  
BY: [Signature] D.C.



### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT BOCA RATON ASSOCIATES IX, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS "BOCA RATON GOLF COURSE PUD - PLAT ONE", BEING A REPLAT OF A PORTION OF TRACT A, BOCA RATON GOLF COURSE PUD, AS RECORDED IN PLAT BOOK 133, PAGES 23 THROUGH 28, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING WITHIN SECTION 17, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 17, ALSO BEING THE NORTHWEST CORNER OF WEDGEWOOD ESTATES, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE 115, SAID PUBLIC RECORDS, THENCE NORTH 00°21'35" WEST, ALONG THE WEST LINE OF SAID TRACTS 12 AND 17, A DISTANCE OF 106.08 FEET; THENCE NORTH 89°38'25" EAST, A DISTANCE OF 102.10 FEET; THENCE NORTH 77°17'26" EAST, A DISTANCE OF 58.45 FEET; THENCE SOUTH 88°00'47" EAST, A DISTANCE OF 537.70 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 3000.00 FEET, A CENTRAL ANGLE OF 01°13'04"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 63.76 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1651.00 FEET, A CENTRAL ANGLE OF 08°13'56"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 237.06 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 350.00 FEET, A CENTRAL ANGLE OF 04°57'11"; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 51.89 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10°04'09" EAST, A DISTANCE OF 102.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 35.00 FEET, A CENTRAL ANGLE OF 24°23'21"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 14.90 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE NORTH 89°38'25" EAST, A DISTANCE OF 140.33 FEET; THENCE NORTH 79°55'51" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 10°04'09" WEST, A DISTANCE OF 272.54 FEET; THENCE NORTH 19°15'14" WEST, A DISTANCE OF 40.51 FEET; THENCE NORTH 79°55'51" EAST, A DISTANCE OF 120.50 FEET TO THE POINT OF NON-RADIAL INTERSECTION WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 76°18'31" EAST, A RADIUS OF 1349.00 FEET AND A CENTRAL ANGLE OF 13°19'54"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 031.89 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°21'35" WEST, A DISTANCE OF 57.84 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 849.00 FEET, A CENTRAL ANGLE OF 02°30'45"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 37.23 FEET TO A POINT OF TANGENCY; THENCE NORTH 02°09'01" EAST, A DISTANCE OF 52.23 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1651.00 FEET, A CENTRAL ANGLE OF 02°30'45"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 72.40 FEET TO A POINT OF TANGENCY; THENCE NORTH 00°21'35" WEST, A DISTANCE OF 150.49 FEET; THENCE NORTH 45°32'28" WEST, A DISTANCE OF 20.00 FEET; THENCE NORTH 44°06'32" EAST, ALONG THE SOUTHEASTERLY LINE OF THAT LAKE WORTH DISTRICT EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 32953, PAGE 1975, SAID PUBLIC RECORDS, A DISTANCE OF 240.61 FEET; THENCE SOUTH 08°22'16" EAST, A DISTANCE OF 25.22 FEET; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 124.30 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE EASTERLY, HAVING A RADIAL BEARING OF NORTH 89°38'25" EAST, A RADIUS OF 1000.00 FEET AND A CENTRAL ANGLE OF 34°30'54"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 60.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 35°01'11"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 61.12 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 309.50 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 751.00 FEET, A CENTRAL ANGLE OF 13°36'24"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 183.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 13°57'59" EAST, A DISTANCE OF 124.20 FEET; THENCE NORTH 76°02'01" EAST, A DISTANCE OF 142.38 FEET; THENCE SOUTH 21°59'50" EAST, A DISTANCE OF 460.65 FEET; THENCE NORTH 73°51'57" EAST, A DISTANCE OF 40.21 FEET; THENCE SOUTH 70°28'58" EAST, A DISTANCE OF 37.44 FEET; THENCE SOUTH 28°58'05" EAST, A DISTANCE OF 50.00 FEET; THENCE NORTH 61°05'55" EAST, A DISTANCE OF 42.52 FEET; THENCE SOUTH 28°58'05" EAST, A DISTANCE OF 135.20 FEET; THENCE SOUTH 19°43'16" EAST, A DISTANCE OF 21.07 FEET; THENCE SOUTH 89°36'40" WEST, A DISTANCE OF 243.35 FEET; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 17.89 FEET; THENCE SOUTH 89°38'25" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 89°38'25" WEST, A DISTANCE OF 136.20 FEET; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 538.67 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 00°39'46" WEST, A RADIUS OF 2040.00 FEET AND A CENTRAL ANGLE OF 03°04'35"; THENCE EASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 109.54 FEET TO POINT OF TANGENCY; THENCE NORTH 46°41'23" EAST, A DISTANCE OF 36.60 FEET; THENCE NORTH 89°38'25" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 27.82 FEET; THENCE SOUTH 42°47'55" EAST, A DISTANCE OF 33.74 FEET; THENCE SOUTH 12°18'18" WEST, A DISTANCE OF 40.81 FEET; THENCE SOUTH 47°12'05" WEST, A DISTANCE OF 36.90 FEET; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 12.18 FEET; THENCE SOUTH 89°38'25" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 43°10'20" WEST, A DISTANCE OF 33.98 FEET TO THE POINT OF NON-TANGENT INTERSECTION WITH A CURVE, CONCAVE SOUTHERLY, HAVING A RADIAL BEARING OF SOUTH 04°00'54" WEST, A RADIUS OF 1960.00 FEET AND A CENTRAL ANGLE OF 03°18'17"; THENCE WESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 113.05 FEET TO A POINT OF INTERSECTION WITH A NON-RADIAL LINE; THENCE SOUTH 00°21'35" EAST, A DISTANCE OF 176.46 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 504.00 FEET, A CENTRAL ANGLE OF 08°35'47"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, A DISTANCE OF 75.62 FEET TO A POINT OF TANGENCY; THENCE SOUTH 08°57'22" EAST, A DISTANCE OF 68.53 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 496.00 FEET, A CENTRAL ANGLE OF 08°54'02"; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, A DISTANCE OF 74.16 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°23'20" EAST, A DISTANCE OF 140.35 FEET; THENCE NORTH 89°36'40" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°23'20" EAST, A DISTANCE OF 160.20 FEET; THENCE NORTH 89°36'40" WEST, ALONG A LINE 55.00 FEET NORTH OF (AS MEASURED AT RIGHT ANGLES) WITH THE SOUTH LINE OF SAID TRACT 30, A DISTANCE OF 368.03 FEET; THENCE NORTH 00°21'11" WEST, ALONG THE EAST LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 605.00 FEET; THENCE SOUTH 89°41'19" WEST, ALONG THE NORTH LINE OF SAID WEDGEWOOD ESTATES, A DISTANCE OF 1290.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 54.088 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 LOTUS PALM 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.
- TRACT "B", AS SHOWN HEREON, IS HEREBY RESERVED FOR LOTUS PALM HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS 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 PALM BEACH COUNTY.
- TRACTS "OS1" THROUGH "OS10", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTUS PALM 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.
- ALL TRACTS FOR PRIVATE STREET PURPOSES, 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. 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)

- TRACTS "L1", "L2" AND "L4", AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTUS PALM 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 33464, PAGE 1336, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE LOTUS PALM 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.
- 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 LOTUS PALM 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 LOTUS PALM 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.

- 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.

- 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, ELECTRIC POWER LINES, TELECOMMUNICATION LINES, CABLE TELEVISION LINES, GAS LINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE 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.

- TRACT "R", AS SHOWN HEREON, IS HEREBY RESERVED FOR LOTUS PALM HOMEOWNERS ASSOCIATION, INC., 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.

- THE LIFT STATION EASEMENT 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 WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED 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 THIS EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

- TRACT "C", AS SHOWN HEREON, IS HEREBY RESERVED FOR BOCA RATON ASSOCIATES IX, L.L.P., A FLORIDA LIMITED LIABILITY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

- THE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR LOTUS PALM 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.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, BOCA RATON IX CORPORATION, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16th DAY OF APRIL, 2022.

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

By: [Signature] ALAN FANT, VICE PRESIDENT  
Witness: [Signature] Clayton Pettitt  
Witness: [Signature] Sharolyn Webb  
Witness: [Signature] K. P.  
Witness: [Signature] K. P.  
Witness: [Signature] K. P.  
Witness: [Signature] K. P.

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF BROWARD

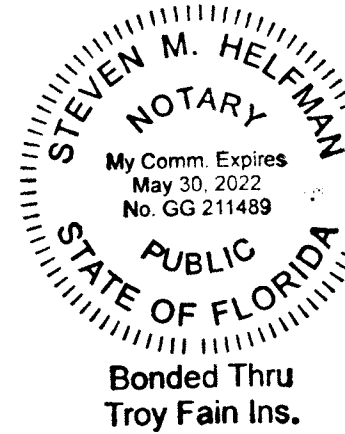
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ( ) ONLINE NOTARIZATION, THIS 16th DAY OF APRIL, 2022, BY ALAN FANT, AS VICE PRESIDENT OF BOCA RATON IX CORPORATION, A FLORIDA CORPORATION, GENERAL PARTNER OF BOCA RATON ASSOCIATES IX, L.L.P., ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC: [Signature]

PRINT NAME: Steven Helfman

MY COMMISSION EXPIRES: 5/30/2022

COMMISSION NUMBER: 66211489



Bonded Thru Troy Fain Ins.

### ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

LOTUS PALM HOMEOWNERS ASSOCIATION, INC., 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 16th DAY OF APRIL, 2022.

LOTUS PALM HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION  
By: [Signature] Kara Babcock, President  
KARA BABCOCK, PRESIDENT

WITNESS: [Signature] MAINE SPANER  
WITNESS: [Signature] LEVANT TUGRUL

PRINT NAME: MAINE SPANER PRINT NAME: LEVANT TUGRUL

### ACKNOWLEDGMENT

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 APRIL, 2022, BY KARA BABCOCK, AS PRESIDENT FOR LOTUS PALM HOMEOWNERS ASSOCIATION, INC., ON BEHALF OF THE CORPORATION WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

NOTARY PUBLIC: [Signature]

PRINT NAME: Kristie L Swenson

MY COMMISSION EXPIRES: March 7, 2025

COMMISSION NUMBER: HH095674



Bonded Thru Aaron Notary

### 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 IX, 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 DEPICTED BY THIS PLAT.

FIDELITY NATIONAL TITLE INSURANCE COMPANY  
A FLORIDA CORPORATION

By: [Signature] George Telly, Vice-President  
GEORGE TELLY, VICE-PRESIDENT

DATE: 3/15/2022

### COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(12), FLORIDA STATUTES, THIS 15th DAY OF APRIL, 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1) FLORIDA STATUTES.

By: [Signature] David L. Ricks, P.E.  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S CERTIFICATE

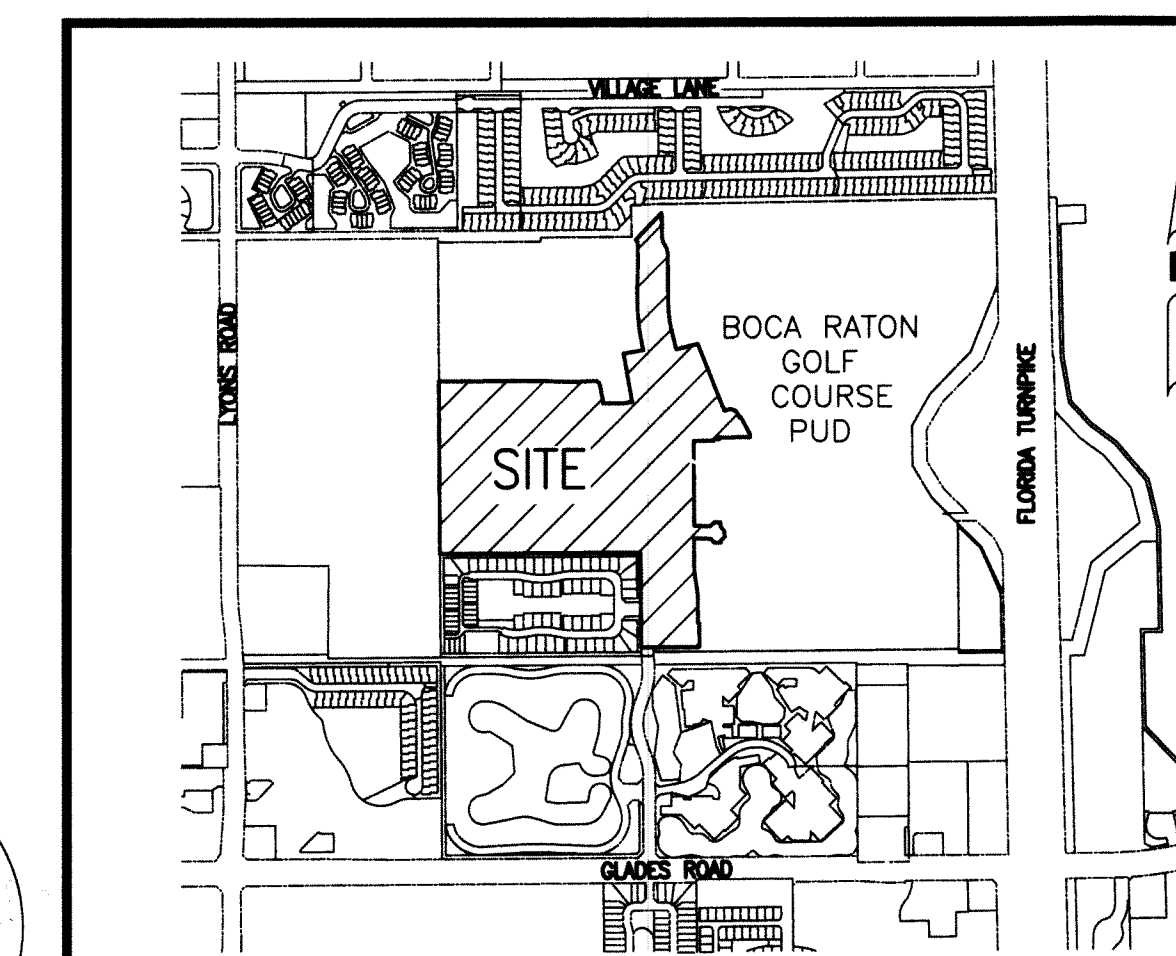
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S") HAVE BEEN PLACED AS REQUIRED BY LAW 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.

By: [Signature] Perry C. White  
PERRY C. WHITE,  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NO. 4213, STATE OF FLORIDA

DATE: 4/13/2022

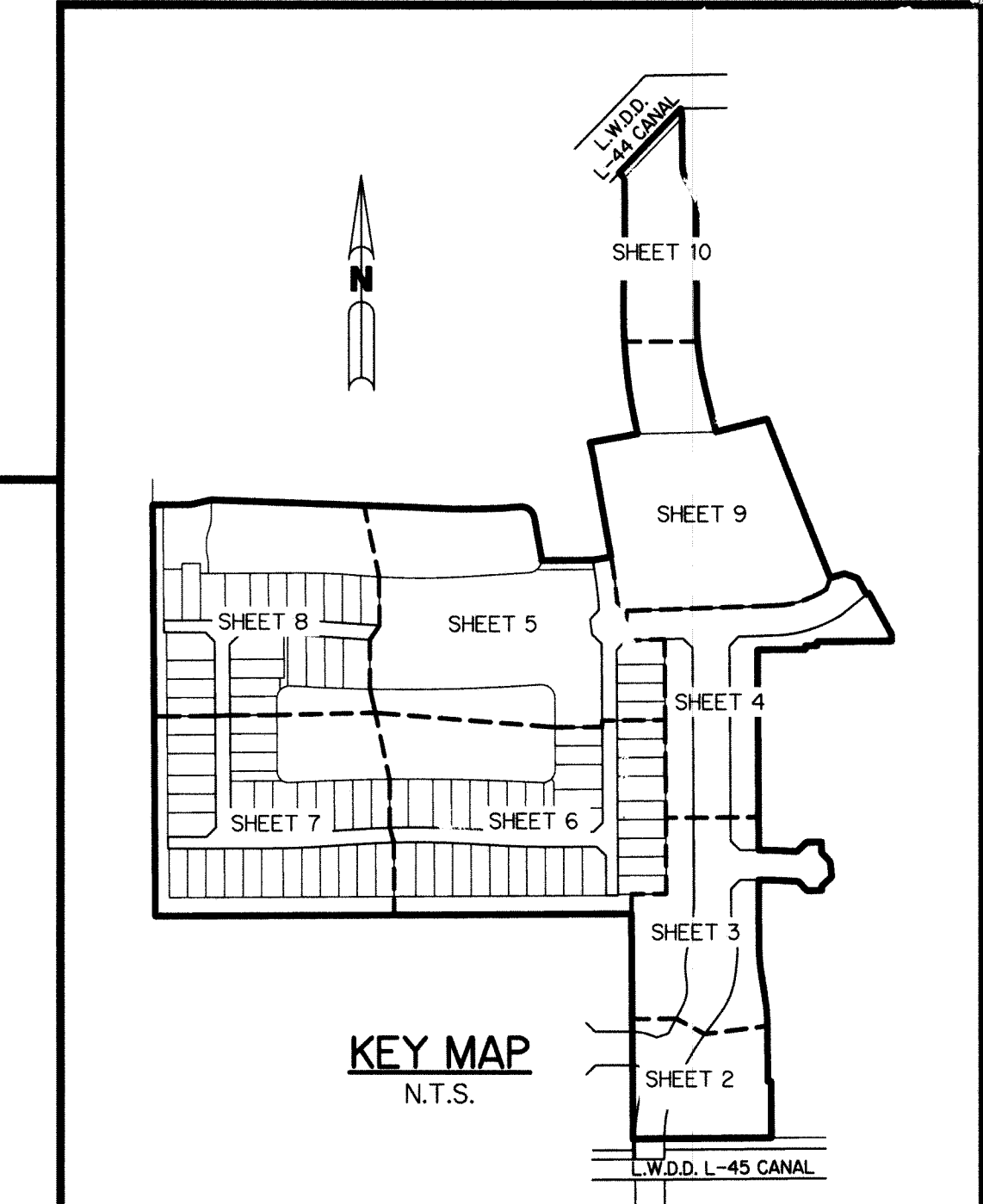
### SITE PLAN DATA

BOCA RATON GOLF COURSE PUD - PLAT ONE  
CONTROL NO. 1981-00019



### LOCATION MAP

N.T.S.



### BOCA RATON GOLF COURSE PUD - PLAT ONE

SH0278 SHEET 1 OF 10