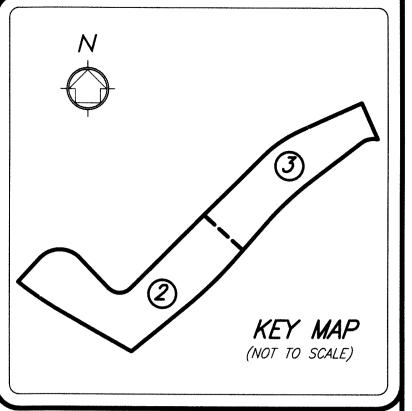


BOCA DEL MAR PUD - BRIARWOOD COVE AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 64 B, BOCA DEL MAR NO. 7 PUD, PLAT BOOK 30, PAGES 210 THROUGH 217 INCLUSIVE, OF THE PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA. LYING AND SITUATE IN SECTION 26, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



State of Florida County of Palm Beach THIS PLAT WAS FILED FOR RECORD AT 2:56 P. M. THIS 14 DAY OF Ochher A.D. 2022 AND DULY RECORDED IN PLAT BOOK 134 ON PAGES 142 THROUGH 144

JOSEPH ABRUZZO CLERK OF THE CIRCUIT COURT AND COMPTROLLER

BY: DEPUTY CLERK

SHEET 1 OF 3 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 as BOCA DEL MAR PUD - BRIARWOOD COVE AT MIZNER VILLAGE, being a Replat of a portion of Tract 64B, BOCA DEL MAR NO. 7 PUD, Plat Book 30, Pages 210 through 217 inclusive of the Public Records, Palm Beach County, Florida. lying and situate in Section 26, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows;

BEGIN at the Southernmost corner Tract D of Wellesley Park at Boca Del Mar Phase 1, according to plat thereof as recorded in Plat Book 43, Page 66 of the public records Palm Beach County, Florida, also the Western most corner of said Tract 64 B; the following seven (7) courses being along the Northerly lines of Tract 64 B: Thence North 42'42'58" East, for 146.07 feet to a point of curvature with a curve concave to the South, said curve having a radius of 130.00 feet and a central angle of 93°15'00"; Thence Easterly along said curve for 211.58 feet; Thence South 44°02'02" East, for 193.30 feet to a point of curvature with a curve concave to the North, said curve having a radius of 70.00 feet and a central angle of 90°46'00"; Thence Easterly along said curve for 110.89 feet; Thence North 45'11'58" East, for 870.40 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 597.60 feet and a central angle of 20°51'33"; Thence Northeasterly along said curve for 217.56 feet; Thence North 66°03'31" East. for 312.46 feet; Thence South 23.56'44" East, for 183.03 feet to a point on a Southerly line Tract 64 B and to a point at the beginning of a non-tangent curve, concave to the South, said curve having a radius of 90.00 feet, a central angle of 50°48'54" and from said point a radial line bears South 13'38'46" West, the following eight (8) courses being along said Southerly line; Thence Westerly along said curve for 79.82 feet; Thence South 52'49'53" West, for 286.49 feet to a point of curvature with a curve concave to the Southeast, said curve having a radius of 1,472.46 feet and a central angle of 11°38'00"; Thence Southwesterly along said curve for 298.97 feet; Thence South 41°11'53" West, for 223.45 feet to a point of curvature with a curve concave to the Northwest, said curve having a radius of 1,920.00 feet and a central angle of 09°44'20"; Thence Southwesterly along said curve for 326.35 feet: Thence South 50°56'13" West, for 317.30 feet: Thence North 60°33'24" West, for 359.01 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 1,597.02 feet and a central angle of 09°19'30"; Thence Northwesterly along said curve for 259.92 feet to the POINT OF BEGINNING.

Said lands contain 10.395 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 as shown hereon, hereby reserved for Brentwood BFR LP, a Delaware limited partnership 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 Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, without recourse to Palm Beach

2. 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, storage, and conveyance for lands adjoining the lands platted herein or stormwater that contributes or flows through them. The maintenance of the public drainage easements including all drainage facilities located therein shall be the perpetual maintenance obligation of Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, 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.

3. The Buffers (BE), as shown hereon, are hereby reserved for the owner Brentwood BFR LP, a Delaware limited partnership authorized to do business in Florida, its successors and assigns, for open space, landscape, common access and public drainage purposes and are the perpetual naintenance obligation of said owner, 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 26 day of 50ly 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

Jeffrey W. Preston, Vice President

its general partner

ACKNOWLEDGEMENT

State of Florida
County of Palm Beach SS

The foregoing instrument was acknowledged before me by means of M physical presence or [] online notarization, this 26 day of 5014 _____, 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 $N \hspace{-1em}/\hspace{0.5em}$ personally known to me or has produced

My commission expires:

ENOUSi (Printed Name) - Notary Public

(Seal)

TITLE CERTIFICATION

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: 50 y 27, 2022

Florida Bar No. 730467

SITE DATA:

BOCA DEL MAR PUD - BRIARWOOD COVE AT MIZNER VILLAGE (AKA POD 64D of Mizner Trail at Boca Del Mar PUD)

Control Number: 1984-00152

MORTGAGEE'S JOINDER AND CONSENT

State of Pure 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 3 day of 40545+ , 2022.

Wells Fargo Bank, National Association

Susan S Beapard Witness: Vaul Resta Daniera Russo Susan S. Beaugrand Managing Director Homebuilder Banking Group

Witness: Efm C. Honny Ffrain C Gonzalez
(Print Name)

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 day of OCTOBER, 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.

County Engineer Palm Beach County, Florida

SURVEYOR'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 West line of the Southwest 1/4 of Section 26. 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

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.

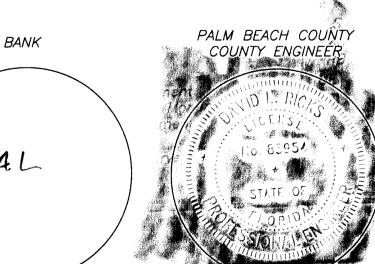
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, 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.

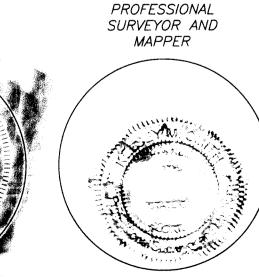
SURVEYOR & MAPPER'S CERTIFICATE

This 8th day of AUGUST , 2022

Kelsey M. Smith P.S.M. License No. 7096 State of Florida

NADG (US) GENERAL PARTNER, INC.







THIS INSTRUMENT WAS PREPARED BY KELSEY M. SMITH, P.S.M., PROFESSIONAL SURVEYOR AND MAPPER. LICENSE NO. 7096 FOR THE FIRM: WGI. INC.

ACKNOWLEDGEMENT

State of RORIDA County of Duva - }

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 3P day of August , 2022, by Susan S. Beaugrand as Managing Director of Homebuilder Banking Group, for Wells Fargo, National Association on behalf of the corporation, who is M personally known to me or has produced ______ as identification.

My commission expires:

Efrain C Gonzalez (Printed Name) - Notary Public

Signature C. Donn

(Seal)

SEAL

SE4L

C:\pwworking\wgi\kelsey.smith\d1324136\319401_Plat_64E1 West.dwg Sh 1 Jul 20, 2022;

David Abers