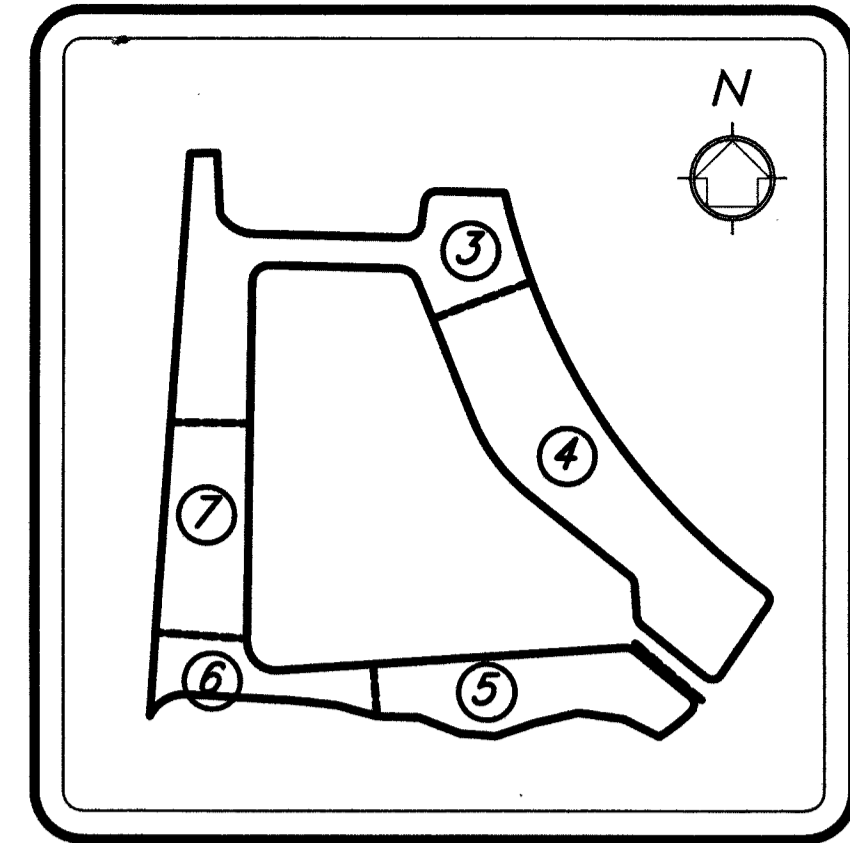


# BOCA DEL MAR PUD - COPPER COVE AT MIZNER VILLAGE

BEING A REPLAT OF A PORTION OF TRACT 64 D AND 69 A, 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 & 27, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



KEY MAP  
(NOT TO SCALE)

2

SHEET 2 OF 7 SHEETS

## MORTGAGEE'S JOINDER AND CONSENT

State of FLORIDA }  
County of DOVAL } 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 7<sup>th</sup> day of September, 2022.

Witness: [Signature]  
Laurel Chapman  
(Print Name)

Witness: [Signature]  
Efrain C. Gonzalez  
(Print Name)

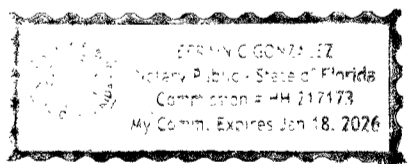
Wells Fargo Bank, National Association  
By: [Signature]  
Susan S. Beaugrand  
Managing Director  
Homebuilder Banking Group

## ACKNOWLEDGEMENT

State of FLORIDA }  
County of DOVAL } SS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of September, 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 \_\_\_\_\_ as identification.

My commission expires:



[Signature]  
Signature  
Efrain C. Gonzalez  
(Printed Name) - Notary Public  
(Seal)

## SURVEYOR & MAPPER'S CERTIFICATE

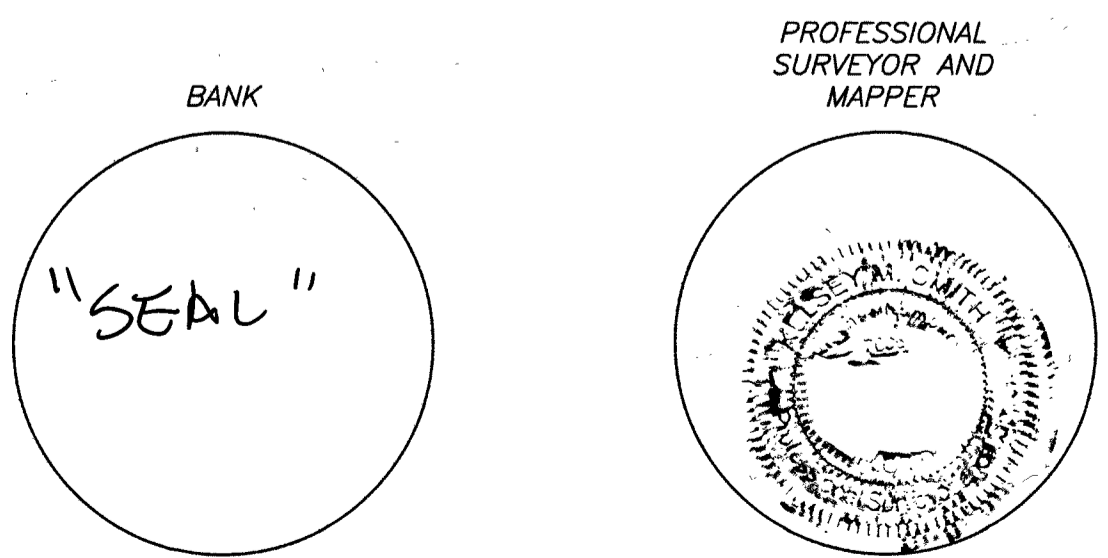
This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision; that said survey is accurate to the best of my knowledge and belief; that Permanent Reference Monuments ("P.R.M.s") have been placed as required by law, 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 9<sup>th</sup> day of SEPTEMBER, 2022

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

## 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 SE 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.



**WGI**  
 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.