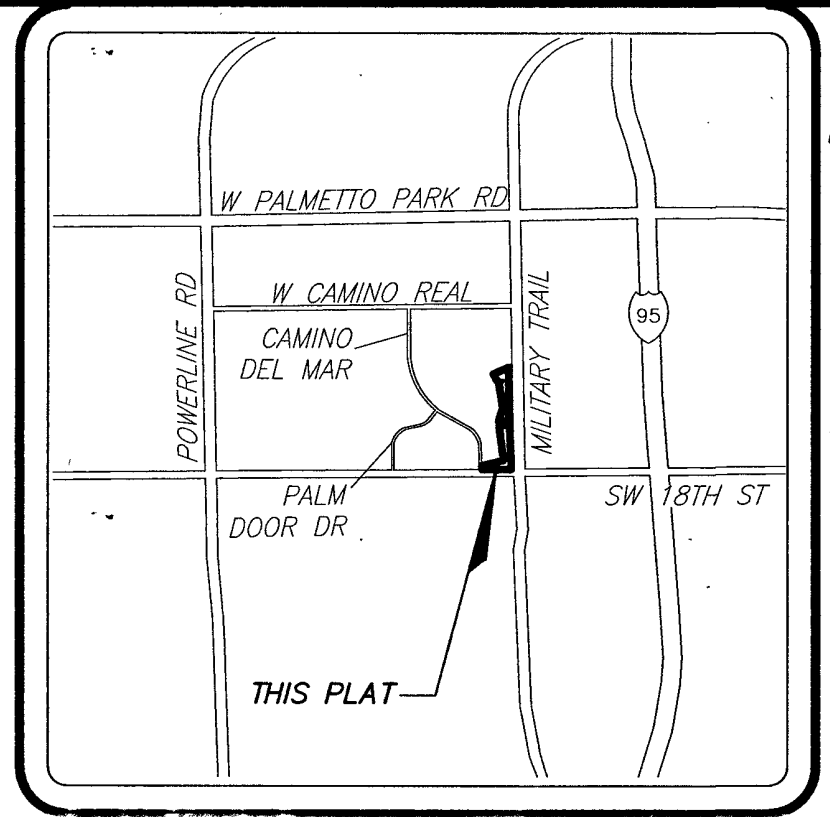
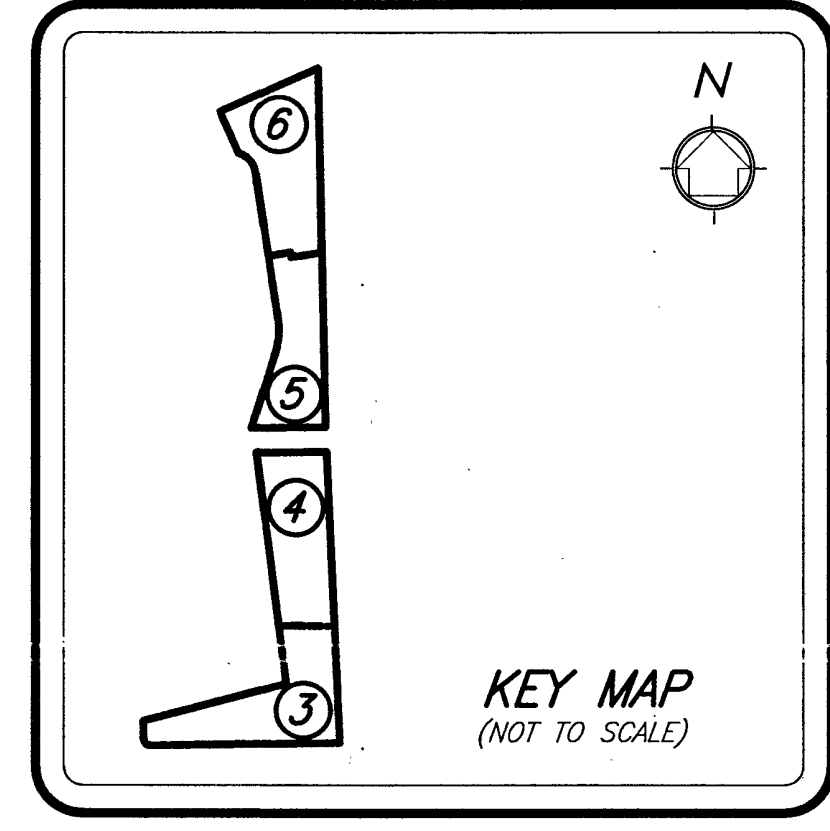
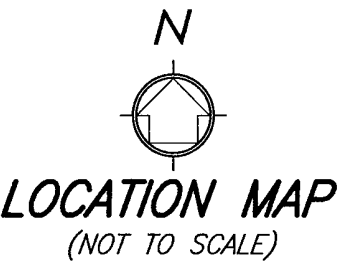


CFN 20230283385 PL BK 136 PG 85



# BOCA DEL MAR PUD - BRIDGEWATER 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 SECTIONS 26 & 35, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



85  
State of Florida }  
County of Palm Beach } SS  
THIS PLAT WAS FILED FOR RECORD AT 11:14 A.M.  
THIS 17 DAY OF August A.D. 2023 AND DULY RECORDED  
IN PLAT BOOK 136 ON PAGES 85 THROUGH 90  
JOSEPH ABRUZZO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER  
BY: DEPUTY CLERK  
SHEET 1 OF 6 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 - BRIDGEWATER 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 Sections 26 & 35, Township 47 South, Range 42 East, Palm Beach County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Tract 64 B according to said plat of BOCA DEL MAR NO. 7 PUD, the following five (5) courses being along the Southerly, Westerly and Northerly lines of Tract 64 B; Thence South 89°09'56" West along said South line of Tract 64 B, for 764.38 feet to a point of curvature with a curve concave to the Northeast, said curve having a radius of 25.00 feet and a central angle of 89°59'31"; Thence Northwesterly along said curve for 39.27 feet; Thence North 00°50'33" West, for 73.65 feet; Thence North 75°25'57" East, for 595.05 feet; Thence North 07°20'23" West, for 934.59 feet to the South right-of-way line of Lake Worth Drainage District Lateral Number 50 as recorded in Official Records Book 2336, at Page 998, Official Records Book 10900, at Page 206, and Official Records Book 10900, at Page 221, all three (3) of the Public Records of Palm Beach County, Florida; Thence North 89°09'34" East along said South right-of-way line of Lateral Number 50, for 281.30 feet to the Easterly line of Tract 64 B, and a point hereinafter known as Point A; Thence South 02°35'44" East along the Easterly line of said Tract 64 B, for 1,169.06 feet, to the POINT OF BEGINNING.

Said lands contain 8.559 acres, more or less.

### TOGETHER WITH:

A portion of Tract 64 B, BOCA DEL MAR NO. 7 P.U.D., according to the Plat thereof, as recorded in Plat Book 30, at Page 210, of the Public Records of Palm Beach County, Florida, and being more particularly described as follows:

COMMENCE at aforesaid POINT A; Thence North 02°35'44" West, for 100.05 feet to the North right-of-way line of Lake Worth Drainage District Lateral Number 50 as recorded in Official Records Book 2336, at Page 998, Official Records Book 10900, at Page 206, and Official Records Book 10900, at Page 221, all three (3) of the Public Records of Palm Beach County, Florida, and the POINT OF BEGINNING; Thence South 89°09'34" West along the North right-of-way of said Lateral Number 50, for 297.30 feet to the Westerly line of Tract 64 B, the following four (4) courses being along the Westerly line; Thence North 17°39'53" East, for 317.60 feet and a point of curvature with a curve concave to the West, said curve having a radius of 300.00 feet and a central angle of 26°34'00"; Thence Northerly along said curve for 139.10 feet; Thence North 08°54'07" West, for 595.51 feet to a point of curvature with a curve concave to the Southwest, said curve having a radius of 90.00 feet and a central angle of 67°27'06"; Thence Northwesterly along said curve for 105.95 feet; Thence North 23°56'44" West, for 183.03 feet to the Northerly line of Tract 64 B, the following two (2) courses being along the Northerly and Easterly line; Thence North 66°03'31" East, for 430.56 feet; Thence South 01°13'57" East, for 1,439.92 feet to the POINT OF BEGINNING.

Said lands contain 7.909 acres, more or less.

For a combined total of 16.468 acres, more or less.

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

- 1. Tracts RW-1 and RW-2, as shown hereon, are hereby dedicated to the Board of County Commissioners of Palm Beach County, Florida, for the perpetual use of the public for public street purposes.
2. Tracts RW-3 and RW-4, as shown hereon are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, as residential access streets for private street purposes and other purposes not inconsistent with this reservation and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tracts RW-3 and RW-4 are subject to restrictions set forth in Official Records Book 32447, Pages 291 and 399, Public Records of Palm Beach County, Florida, in favor of Lake Worth Drainage District.

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.

3. Tracts L-1, L-2 and L-3 (Water Management Tracts), as shown hereon, are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

4. The drainage easements (DE), 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 the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.

5. The lake maintenance access easements (LMAE), as shown hereon are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

6. 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 Village Homeowners Association, Inc., a Florida corporation not for profit, 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.

7. Tracts OS-1, OS-2, OS-3 AND OS-4 (Open Space Tract), are 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 purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Tracts OS-1, OS-2 and OS-3 are subject to restrictions set forth in Official Records Book 32447, Pages 291 and 399, Public Records of Palm Beach County, Florida, in favor of Lake Worth Drainage District.

8. 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.

9. Tracts R-1 and R-2 (Neighborhood Park), as shown hereon, are hereby reserved for the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

10. Maintenance and roof overhang easements (OHE) are hereby reserved in perpetuity to the owner of the lot abutting the easement and the Brentwood Village Homeowners Association, Inc., a Florida corporation not for profit, 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 treatments and impact shutters within and adjacent to said easement without recourse to Palm Beach County.

11. The Mass Transit Easement as shown hereon is dedicated in perpetuity by Brentwood Village Boca, LLC, a Florida limited liability company, to the Board of County Commissioners of Palm Beach County, its successors and assigns (hereafter "County"), for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. Brentwood Village Boca, LLC, a Florida limited liability company its successors and assigns (hereafter "Owner"), shall maintain the easement area until such time as the County constructs improvements in the easement area for its intended use and purposes, at which time the County will assume maintenance of the easement area so long as the improvements are located thereon and County uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to the Owner upon County's temporary or permanent cessation of use of the improvements or removal of the improvements.

12. The utility easements (UE) as shown hereon are hereby dedicated in perpetuity for the construction and maintenance of utility facilities, including cable television systems. 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.

13. The utility easements (UE) running adjacent and parallel to public streets and the tracts for private road purposes, as shown hereon, are nonexclusive 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.

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 3 day of February 2023.

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)
Libby Nasuti (Print Name)
Jeffrey W. Preston, Vice President

## ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of February, 2023, by Jeffrey Preston as President for Brentwood Village Homeowners Association Inc., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or has produced as identification.

My commission expires: 2/28/24
Signature: Elizabeth Nasuti
(Printed Name) - Notary Public

## 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 3 day of February, 2023.
Witness: David Abers (Print Name)
Jeffrey W. Preston (Print Name) President

Witness: Libby Nasuti (Print Name)

NADG (US) GENERAL PARTNER, INC. SEAL
BRENTWOOD VILLAGE HOMEOWNERS ASSOCIATION SEAL
PALM BEACH COUNTY COUNTY ENGINEER SEAL

## SITE DATA:

BOCA DEL MAR PUD - BRIDGEWATER COVE AT MIZNER VILLAGE (AKA POD 64E2 of Mizner Trail at Boca Del Mar PUD)
Control Number: 1984-00152

## ACKNOWLEDGEMENT

State of Florida }
County of Palm Beach } SS
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of February, 2023, by Jeffrey Preston as President for Brentwood Village Homeowners Association Inc., a Florida corporation not for profit, on behalf of the corporation, who is personally known to me or has produced as identification.

My commission expires:
Signature: Elizabeth Nasuti
(Printed Name) - Notary Public

## 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: February 10, 2023
JUNE 13, 2023
By: Eric Coffman
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 16 day of AUGUST, 2023, 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: David L. Ricks, P.E.
County Engineer
Palm Beach County, Florida

WGL logo and contact information: 2035 Vista Parkway, West Palm Beach, FL 33411. Phone No. 866.909.2220 www.wginc.com. License No. 7096 FOR THE FIRM: WGI, INC.