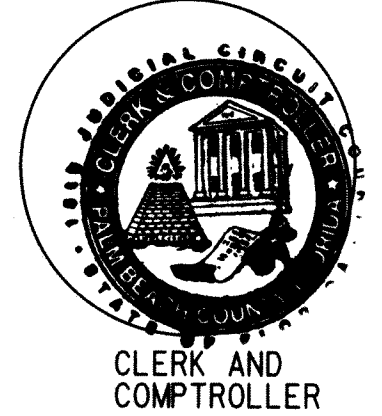


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:01 PM THIS DAY OF March 2020, AND DULY RECORDED IN PLAT BOOK 130 ON PAGES 14 THROUGH 21 SHARON BOCK, CLERK AND CONTROLLED BY: [Signature] DC

SHEET 1 OF 8



CLERK AND COMPTROLLER

RESIDENCES AT BOCA DUNES P.U.D.

A REPLAT OF A PORTION OF PARCEL B, "SANDALFOOT COVE, SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 AT PAGES 15 AND 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF TRACTS 37, 38, 39, 40, 45, 46, 47, 48, 49, 50, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 76, 77, 78, 79, 80, 92, AND 93, BLOCK 81, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF SAID PUBLIC RECORDS, TOGETHER WITH THOSE CERTAIN 30 FOOT ROAD RIGHTS-OF-WAY, LYING ADJACENT TO THE ABOVE DESCRIBED TRACTS, AS ABANDONED PER OFFICIAL RECORDS BOOK 2013 AT PAGE 1451 OF SAID PUBLIC RECORDS, IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.

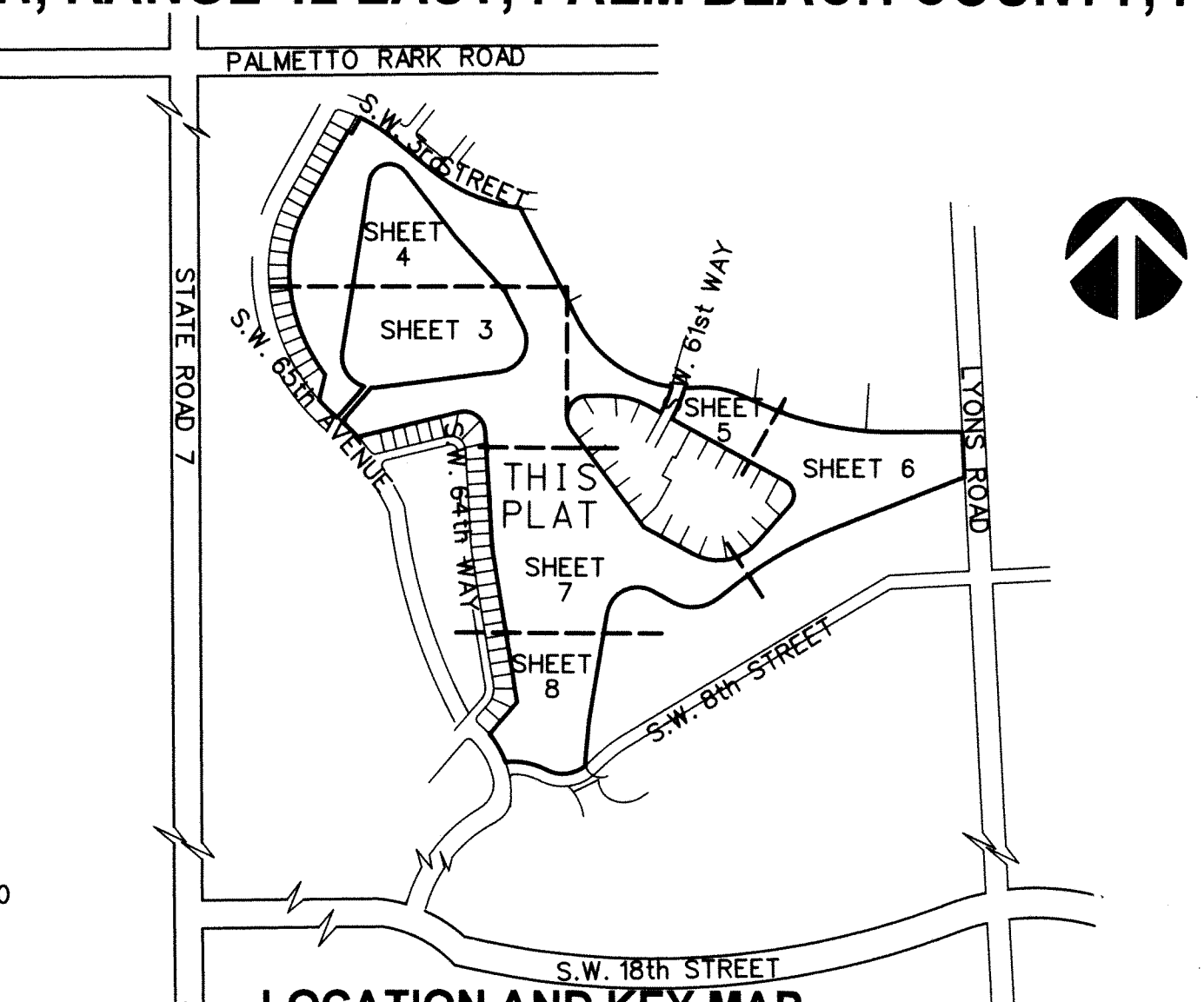
PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
947 Clint Moore Road
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND RICHMAN BOCA DUNES DEVELOPMENT PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LAND SHOWN HEREON AS RESIDENCES AT BOCA DUNES P.U.D., BEING A REPLAT OF A PORTION OF PARCEL B, "SANDALFOOT COVE, SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 AT PAGES 15 AND 16 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND PORTIONS OF TRACTS 37, 38, 39, 40, 45, 46, 47, 48, 49, 50, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 76, 77, 78, 79, 80, 92, AND 93, BLOCK 81, PALM BEACH FARMS COMPANY PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, OF SAID PUBLIC RECORDS, TOGETHER WITH THOSE CERTAIN 30 FOOT ROAD RIGHTS-OF-WAY, LYING ADJACENT TO THE ABOVE DESCRIBED TRACTS, AS ABANDONED PER OFFICIAL RECORDS BOOK 2013 AT PAGE 1451 OF SAID PUBLIC RECORDS, IN SECTION 30, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERNMOST CORNER OF LOT 1 BLOCK 15, "SANDALFOOT COVE SECTION THREE", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 AT PAGES 140 THROUGH 142 OF SAID PUBLIC RECORDS, THENCE NORTH 12°53'39" EAST, ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 25.77 FEET TO POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 52°44'58" EAST, THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 84.45 FEET AND A CENTRAL ANGLE OF 35°57'00" EAST, A DISTANCE OF 29.17 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE NORTHERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE RIGHT, ALSO BEING THE EAST LINE OF SAID BLOCK 15, HAVING A RADIUS OF 3007.26 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 28°49'24" EAST, ALONG SAID EAST LINE OF BLOCK 15, A DISTANCE OF 420.00 FEET, THENCE SOUTH 61°10'36" EAST, ALONG THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3031 AT PAGE 1416 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET, THENCE NORTH 28°49'24" EAST, ALONG THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3031 AT PAGE 1416, A DISTANCE OF 94.98 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS SOUTH 25°08'24" WEST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 744.23 FEET AND A CENTRAL ANGLE OF 13°56'10" EAST, A DISTANCE OF 12.91 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 25°08'24" WEST, A DISTANCE OF 255.79 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 840.00 FEET AND A CENTRAL ANGLE OF 32°01'45", A DISTANCE OF 469.57 FEET (THE LAST THREE DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTH RIGHT-OF-WAY LINE OF S.W. 3RD STREET) AS SHOWN ON THE PLAT OF "SANDALFOOT COVE SECTION FOUR", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 AT PAGE 241 OF SAID PUBLIC RECORDS, THENCE SOUTH 27°18'44" EAST, ALONG A NON-TANGENT LINE, A DISTANCE OF 59.60 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 62°48'48" EAST, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 55°28'43", A DISTANCE OF 580.97 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 73°04'34" WEST, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2782 AT PAGE 430 OF SAID PUBLIC RECORDS, HAVING A RADIUS OF 619.30 FEET AND A CENTRAL ANGLE OF 11°23'48", A DISTANCE OF 123.18 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 29°11'14" WEST, ALONG SAID WEST LINE, A DISTANCE OF 1.69 FEET, THENCE NORTH 61°40'46" WEST, A DISTANCE OF 70.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 28°42'21", A DISTANCE OF 100.40 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 89°36'53" WEST, A DISTANCE OF 95.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 126°25'51", A DISTANCE OF 220.66 FEET TO THE POINT OF TANGENCY (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY BOUNDARY OF PHASE II OF "CHATEAU ON THE KNOLL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 34 AT PAGE 192 OF SAID PUBLIC RECORDS, THENCE SOUTH 36°48'58" EAST, ALONG THE SOUTH LINE OF SAID "PHASE II - CHATEAU ON THE KNOLL AND THE SOUTH LINE OF "PHASE I - CHATEAU ON THE KNOLL", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37 AT PAGES 63 THROUGH 65 OF SAID PUBLIC RECORDS, A DISTANCE OF 584.92 FEET, THENCE SOUTH 61°55'12" EAST, A DISTANCE OF 276.33 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 76°07'10", A DISTANCE OF 133.3 FEET TO THE POINT OF TANGENCY, THENCE NORTH 41°57'38" EAST, A DISTANCE OF 243.32 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 15.00 FEET AND A CENTRAL ANGLE OF 103°38'24", A DISTANCE OF 146 FEET TO THE POINT OF TANGENCY (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE SOUTHERLY, AND EASTERLY BOUNDARIES OF SAID "PHASE II - CHATEAU ON THE KNOLL"; THENCE NORTH 61°40'46" WEST, ALONG THE NORTH LINES OF SAID "PHASE II - CHATEAU ON THE KNOLL" AND "PHASE I - CHATEAU ON THE KNOLL", A DISTANCE OF 629.97 FEET, THENCE SOUTH 28°14'14" EAST, ALONG THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2782 AT PAGE 430 OF SAID PUBLIC RECORDS, A DISTANCE OF 12.69 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID EAST LINE, HAVING A RADIUS OF 679.30 FEET AND A CENTRAL ANGLE OF 18°51'05", A DISTANCE OF 148.41 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 01°28'33" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 600.00 FEET AND A CENTRAL ANGLE OF 05°49'32", A DISTANCE OF 61.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 443.38 FEET AND A CENTRAL ANGLE OF 27°20'34", A DISTANCE OF 211.59 FEET, THENCE SOUTH 66°32'17" EAST, ALONG A NON-TANGENT LINE, A DISTANCE OF 127.37 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 22°59'34" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,600.00 FEET AND A CENTRAL ANGLE OF 23°22'41", A DISTANCE OF 652.84 FEET TO THE POINT OF TANGENCY, THENCE NORTH 89°36'53" EAST, A DISTANCE OF 321.93 FEET, THENCE SOUTH 03°04'52" EAST, ALONG THE WEST RIGHT-OF-WAY LINE OF LYONS ROAD, AS SHOWN ON "SANDALFOOT COVE SEVEN AND EIGHT", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30 AT PAGES 225 THROUGH 228 OF SAID PUBLIC RECORDS, A DISTANCE OF 217.23 FEET, THENCE SOUTH 68°29'23" WEST, A DISTANCE OF 669.39 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE SOUTHERLY ALONG SAID CURVE, HAVING A RADIUS OF 2,000.00 FEET AND A CENTRAL ANGLE OF 17°37'36", A DISTANCE OF 615.29 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 50°51'47" WEST, A DISTANCE OF 43.35 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 67°33'45", A DISTANCE OF 235.84 FEET TO THE POINT OF TANGENCY, THENCE NORTH 61°34'28" WEST, A DISTANCE OF 112.34 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE WESTERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 09°01'42", A DISTANCE OF 118.61 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 18°58'04", A DISTANCE OF 24.83 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE RIGHT, AT WHICH THE RADIUS POINT BEARS NORTH 40°20'13" WEST (THE LAST NINE DESCRIBED COURSES BEING COINCIDENT WITH THE NORTHERLY AND WESTERLY BOUNDARY OF PARCEL A OF "ISLE OF SANDALFOOT" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2 AT PAGE 6 OF SAID PUBLIC RECORDS, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 66°31'57", A DISTANCE OF 197.41 FEET TO THE POINT OF TANGENCY, THENCE NORTH 63°48'16" WEST, A DISTANCE OF 11.25 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 25.95 FEET AND A CENTRAL ANGLE OF 32°56'42", A DISTANCE OF 187.42 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 83°15'02" WEST, A DISTANCE OF 5.82 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 69°42'26" WEST (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF S.W. 8TH STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 2334 AT PAGE 572 OF SAID PUBLIC RECORDS), THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 440.00 FEET AND A CENTRAL ANGLE OF 20°19'28", A DISTANCE OF 456.08 FEET, THENCE NORTH 03°23'45" EAST, ALONG A NON-RADIAL LINE, A DISTANCE OF 204.21 FEET (THE LAST TWO DESCRIBED COURSES BEING COINCIDENT WITH THE WESTERLY BOUNDARY OF PARCEL B OF SAID "SANDALFOOT COVE, SECTION TWO"); THENCE NORTH 09°29'18" WEST, ALONG THE EAST LINE OF "THE RESUBDIVISION OF BLOCK 14 SANDALFOOT COVE, SECTION TWO", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29 AT PAGE 115 OF PUBLIC RECORDS AND BLOCK 14 OF

SAID "SANDALFOOT COVE, SECTION THREE", A DISTANCE OF 712.84 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 85.00 FEET AND A CENTRAL ANGLE OF 05°55'37", A DISTANCE OF 91.03 FEET TO THE POINT OF TANGENCY, THENCE NORTH 03°33'41" WEST, A DISTANCE OF 507.00 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHERLY AND WESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 99°55'56", A DISTANCE OF 174.41 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 76°30'23" WEST, A DISTANCE OF 507.79 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS SOUTH 46°11'12" WEST (THE LAST FOUR DESCRIBED COURSES BEING COINCIDENT WITH THE EASTERLY AND NORTHERLY BOUNDARY OF SAID BLOCK 14 OF "SANDALFOOT COVE, SECTION THREE"; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING THE EAST RIGHT-OF-WAY OF S.W. 65TH AVENUE, ACCORDING TO SAID "SANDALFOOT COVE, SECTION THREE", HAVING A RADIUS OF 1,200.00 FEET AND A CENTRAL ANGLE OF 4°5'06", A DISTANCE OF 105.00 FEET, THENCE NORTH 10°4'31" EAST, ALONG THE EAST LINE OF A 30.00 FOOT WIDE RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 3615 AT PAGE 404 OF SAID PUBLIC RECORDS, A DISTANCE OF 214.60 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 03°19'29" EAST, THENCE EASTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 10°31'09", A DISTANCE OF 27.54 FEET TO THE POINT OF TANGENCY, THENCE NORTH 82°48'20" EAST, A DISTANCE OF 597.41 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE EASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 10°23'20", A DISTANCE OF 289.00 FEET TO THE POINT OF TANGENCY, THENCE NORTH 27°35'00" WEST, A DISTANCE OF 188.97 FEET, THENCE NORTH 42°29'38" WEST, A DISTANCE OF 350.46 FEET, THENCE NORTH 37°58'54" WEST, A DISTANCE OF 339.75 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE NORTHERLY AND SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 133°14'29", A DISTANCE OF 232.55 FEET TO THE POINT OF TANGENCY, THENCE SOUTH 08°46'37" WEST, A DISTANCE OF 825.76 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 82°06'11", A DISTANCE OF 214.95 FEET, THENCE SOUTH 40°38'31" WEST, ALONG A NON-RADIAL LINE, ALSO BEING THE WEST LINE OF SAID 30.00 FOOT WIDE RIGHT-OF-WAY RECORDED IN OFFICIAL RECORDS BOOK 3615 AT PAGE 404, A DISTANCE OF 10.21 FEET, THENCE NORTH 49°21'29" WEST, A DISTANCE OF 2.51 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 944.45 FEET AND A CENTRAL ANGLE OF 07°12'42", A DISTANCE OF 118.88 FEET TO THE POINT OF BEGINNING.



SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA, AND CONTAIN 55.751 ACRES, MORE OR LESS. 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 BY RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS B AND C, AS SHOWN HEREON, ARE HEREBY RESERVED BY RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS Z-1, AND Z-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.
- TRACT L, AS SHOWN HEREON, IS HEREBY RESERVED FOR RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE PUBLIC DRAINAGE EASEMENTS, 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 RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE LAKE MAINTENANCE EASEMENT AND THE LAKE MAINTENANCE ACCESS EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, 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 PUBLIC STREETS, THE PRIVATE ROADS, AND PRIVATE ROADS 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, TELECOMMUNICATIONS 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 BUILDING OR 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 LIMITED ACCESS EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.
- THE MASS TRANSIT EASEMENT, AS SHOWN HEREON, IS DEDICATED IN PERPETUITY, BY RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE 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. RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREAFTER "OWNER") SHALL MAINTAIN THE EASEMENT AREA UNTIL SUCH TIME AS THE COUNTY CONSTRUCTS IMPROVEMENTS WITHIN 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 THE COUNTY USES THE EASEMENT AREA FOR ITS INTENDED PURPOSES. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE OWNER UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE IMPROVEMENTS OR REMOVAL OF THE IMPROVEMENTS.

IN WITNESS WHEREOF, THE ABOVE-NAMED RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, RICHMAN LUXURY DEVELOPMENT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF February, 2020.

RICHMAN BOCA DUNES DEVELOPMENT PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: RICHMAN LUXURY DEVELOPMENT IV, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA ITS SOLE MEMBER

WITNESS: [Signature] PRINT NAME: Jesse Weppel EXECUTIVE VICE PRESIDENT

WITNESS: [Signature] PRINT NAME: Frank Cubas ACKNOWLEDGEMENT

STATE OF FLORIDA) SS COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF February, 2020, BY WILLIAM T. FABRI, AS EXECUTIVE VICE PRESIDENT FOR RICHMAN LUXURY DEVELOPMENT IV, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: July 15th 2022 [Signature] Leah N. Stewart, NOTARY PUBLIC Commission # GG 239642

IN WITNESS WHEREOF, THE ABOVE-NAMED RICHMAN BOCA DUNES DEVELOPMENT PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SOLE MEMBER, RICHMAN LUXURY DEVELOPMENT V, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 14th DAY OF February, 2020.

RICHMAN BOCA DUNES DEVELOPMENT PARTNERS II, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: RICHMAN LUXURY DEVELOPMENT V, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA ITS SOLE MEMBER

WITNESS: [Signature] PRINT NAME: Jesse Weppel EXECUTIVE VICE PRESIDENT

WITNESS: [Signature] PRINT NAME: Frank Cubas ACKNOWLEDGEMENT

STATE OF FLORIDA) SS COUNTY OF PALM BEACH)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 14th DAY OF February, 2020, BY WILLIAM T. FABRI, AS EXECUTIVE VICE PRESIDENT FOR RICHMAN LUXURY DEVELOPMENT V, LLC, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

MY COMMISSION EXPIRES: July 15th 2022 [Signature] Leah N. Stewart, NOTARY PUBLIC Commission # GG 239642

SITE DATA

ZONING CONTROL NUMBER 2018-00073

SURVEYOR'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.") AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., HAVE BEEN PLACED AS REQUIRED BY LAW 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.

[Signature] DATE: 1-31-2020

JEFF S. HODAPP, P.S.M. LICENSE NO. LS5111

STATE OF FLORIDA PERIMETER SURVEYING & MAPPING, INC. 947 CLINT MOORE ROAD, BOCA RATON, FL 33487 CERTIFICATION OF AUTHORIZATION NO. 187264

RICHMAN LUXURY DEVELOPMENT IV, LLC	RICHMAN LUXURY DEVELOPMENT V, LLC	SURVEYOR
[Signature]	[Signature]	[Signature]