



Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
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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.

15

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida)
COUNTY OF Palm Beach) 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 RECORD BOOK 30671 AT PAGE 775 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND AS MODIFIED IN OFFICIAL RECORD BOOK 30926 AT PAGE 1730 OF SAID PUBLIC RECORDS SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF February, 2020.

TRUIST BANK,
A NORTH CAROLINA BANKING CORPORATION,
AS SUCCESSOR BY MERGER TO
SUNTRUST BANK,
A GEORGIA BANKING CORPORATION

WITNESS: [Signature]
PRINT NAME Kirron Atkinson

BY: Adriana Medina

WITNESS: [Signature]
PRINT NAME Michael Defino

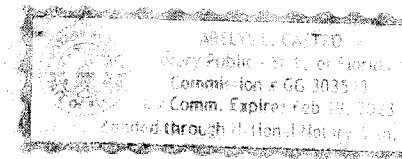
ACKNOWLEDGEMENT

STATE OF Florida)
COUNTY OF Palm Beach) ss

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 4th DAY OF February, 2020, BY Adriana Medina AS Branch Leader FOR TRUIST BANK, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

MY COMMISSION EXPIRES: 02-19-2023

[Signature]
Aracelys Castro, NOTARY PUBLIC



COUNTY APPROVAL

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S. THIS 02 DAY OF MARCH, 2020, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

[Signature]
DAVID L. RICKS, P.E.
COUNTY ENGINEER

MORTGAGEE'S JOINDER AND CONSENT

STATE OF Florida)
COUNTY OF Palm Beach) 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 RECORD BOOK 30926 AT PAGE 498 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 VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 4th DAY OF February, 2020.

TRUIST BANK,
A NORTH CAROLINA BANKING CORPORATION,
AS SUCCESSOR BY MERGER TO
SUNTRUST BANK,
A GEORGIA BANKING CORPORATION

WITNESS: [Signature]
PRINT NAME Kirron Atkinson

BY: Adriana Medina

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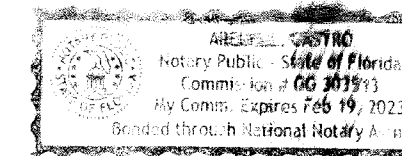
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MY COMMISSION EXPIRES: 02-19-2023

[Signature]
Aracelys Castro, NOTARY PUBLIC



TITLE CERTIFICATION

STATE OF FLORIDA)
COUNTY OF PALM BEACH) ss

I, David Atkinson, 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 RICHMAN BOCA 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; 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.

BY: [Signature] DATE: Feb. 4, 2020
David Atkinson ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
FLORIDA BAR NUMBER 882971 LICENSED IN FLORIDA

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON A DIRECT LINE FROM PALM BEACH COUNTY CONTROL POINTS PBF 84 TO FREDDY HAVING A BEARING OF SOUTH 62°16'39" WEST, AS DETERMINED FROM STATE PLANE COORDINATES AS ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT. POSITIONAL ACCURACY MEETS OR EXCEEDS A 1:10,000 MINIMUM RELATIVE DISTANCE ACCURACY. ALL DISTANCES SHOWN ARE GROUND DISTANCES, UNLESS LABELED OTHERWISE. UNITS-US SURVEY FOOT. SCALE FACTOR USED FOR THIS SURVEY IS 1.0000210. UNITS - US SURVEY FOOT. GRID DISTANCE = GROUND DISTANCE X 1.0000210.
- 02. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OF TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- 03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 04. 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 BE SUBORDINATE TO THESE WITH THEIR PRIORITIES DETERMINED BY USE OF RIGHTS GRANTED.
- 05. 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, FLORIDA.
- 06. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.

TRUIST BANK TRUIST BANK COUNTY ENGINEER

	<u>[Signature]</u> Adriana Medina Branch Leader Truist Bank	<u>[Signature]</u> Adriana Medina Branch Leader Truist Bank	
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