

MERAVITA AT BOCA RATON

BEING A REPLAT OF TRACTS 113, 114, 115, 116, 117, 118 AND 119, BLOCK 70, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

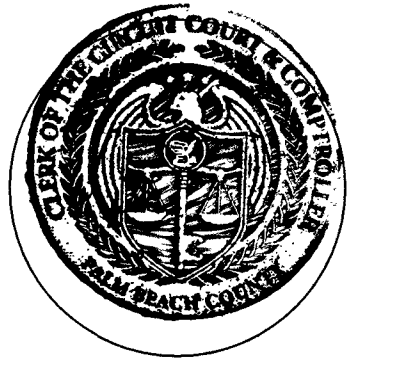
THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB3591

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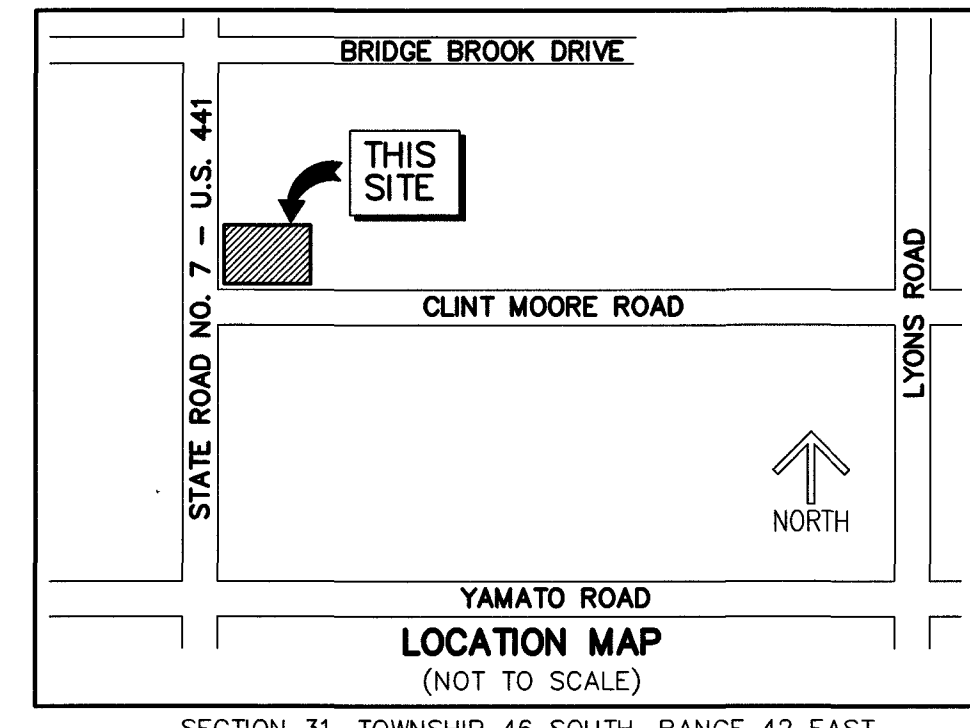
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 3:30 P.M.
THIS 35th DAY OF March
A.D. 2025 AND DULY RECORDED
IN PLAT BOOK 139
PAGES 40 THROUGH 44

JOSEPH ABRUZZO,
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER



SHEET 1 OF 5



DEDICATION AND RESERVATION:

KNOW ALL MEN BY THESE PRESENTS THAT ARROYO CAP III-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS MERAVITA AT BOCA RATON, BEING A REPLAT OF TRACTS 113, 114, 115, 116, 117, 118 AND 119, BLOCK 70, THE PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45-54, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 31, TOWNSHIP 46 SOUTH, RANGE 42 EAST, AND SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT L, OAKS AT BOCA RATON PLAT ONE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 95, PAGES 16-22 OF SAID PUBLIC RECORDS; THENCE NORTH 89°34'01" EAST ALONG THE SOUTH LINES OF SAID TRACT L AND TRACTS L-1 AND L2, AS SHOWN ON SAID PLAT, A DISTANCE OF 2,474.24 FEET TO THE NORTHWEST CORNER OF TRACT 120 OF SAID BLOCK 70; THENCE SOUTH 00°25'59" EAST ALONG THE WEST LINE OF SAID TRACT 120, A DISTANCE OF 660.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 120, BLOCK 70; THENCE SOUTH 89°34'01" WEST ALONG THE SOUTH LINES OF SAID TRACTS 119, 118, 117, 116, 115, 114 AND 113, BLOCK 70, A DISTANCE OF 2,462.43 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 113, BLOCK 70 THENCE NORTH 01°27'31" WEST ALONG THE WEST LINE OF SAID TRACT 113, BLOCK 70, A DISTANCE OF 660.11 FEET TO THE POINT OF BEGINNING.
CONTAINING 1,629,100 SQUARE FEET/37.3990 ACRES, MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

1. PRIVATE STREETS

TRACT R1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

2. RESIDENTIAL ACCESS STREETS

TRACT R2, AS SHOWN HEREON IS HEREBY RESERVED FOR THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

3. OPEN SPACE TRACTS

TRACTS L, L1, L2, L3, L4, L5 AND L6, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT L IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORDS BOOK 35172., PAGE 1320 AND OFFICIAL RECORDS BOOK 35172., PAGE 1495., PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT.

4. WATER MANAGEMENT TRACTS

TRACTS W AND W1, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MERAVITA AT BOCA RATON 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 THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 34920, PAGE 899 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

5. RECREATIONAL AREA

TRACT F, AS SHOWN HEREON IS HEREBY RESERVED FOR THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. ADDITIONAL RIGHT-OF-WAY

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

7. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS

THE DRAINAGE EASEMENTS, 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 MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE MERAVITA AT BOCA RATON 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 TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE MERAVITA AT BOCA RATON 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.

8. GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS 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.

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, 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 BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE TRACTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE PALM BEACH COUNTY WATER UTILITIES DEPARTMENT, ITS SUCCESSORS AND ASSIGNS.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO 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, 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 BUILDINGS, 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.

DEDICATION AND RESERVATION: (CONTINUED)

THE PALM BEACH COUNTY UTILITY EASEMENTS IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF POTABLE WATER PIPELINES, RAW WATER PIPELINES, WASTEWATER PIPELINES, RECLAIMED WATER PIPELINES, AND RELATED APPURTENANCES. THE MAINTENANCE OF THE LAND UNDERLYING THESE EASEMENTS SHALL BE A PERPETUAL OBLIGATION OF THE PROPERTY OWNER. IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, 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.

9. FIRE ACCESS EASEMENT

THE FIRE EMERGENCY SECONDARY ROAD ACCESS EASEMENT IDENTIFIED ON THE PLAT HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS, PALM BEACH COUNTY, FLORIDA, ITS SUCCESSORS AND ASSIGNS, FOR THE PERPETUAL ROAD ACCESS, INGRESS AND EGRESS, AND OTHER PURPOSES CONSISTENT WITH THE FLORIDA FIRE PREVENTION CODE AND THE PALM BEACH COUNTY LOCAL AMENDMENTS THERETO AS MAY BE AMENDED, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, 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 MAINTAIN ANY PORTION OF THIS EASEMENT.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Exec. VP AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 9th DAY OF May 2024.

ARROYO CAP III-2, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA

BY: ARROYO CAPITAL III, LLC,
A DELAWARE LIMITED LIABILITY COMPANY
AUTHORIZED TO DO BUSINESS IN FLORIDA
ITS SOLE MEMBER

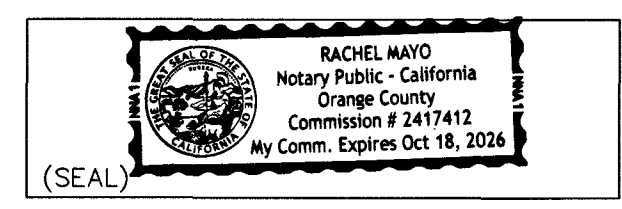
WITNESS: *[Signature]*
PRINT NAME: Nick Lasher

BY: *[Signature]*
NAME: JEFFREY B. BROUETTE
TITLE: Exec. VP

WITNESS: *[Signature]*
PRINT NAME: Dino Chavez

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF Orange
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 9th DAY OF May 2024, BY Jeffrey B. Brouette AS Exec. VP OF ARROYO CAPITAL III, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, SOLE MEMBER OF ARROYO CAP III-2, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED CA Drivers License AS IDENTIFICATION.



IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIVISION PRESIDENT, Jonathan Carter, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 15th DAY OF November 2024.

TOLL SOUTHEAST LP COMPANY, INC.,
A DELAWARE CORPORATION
AUTHORIZED TO DO BUSINESS IN FLORIDA

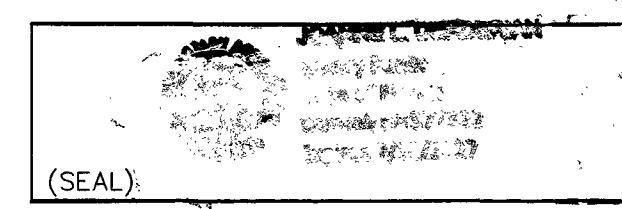
WITNESS: *[Signature]*
PRINT NAME: Ron Smith

BY: *[Signature]*
NAME: JONATHAN CARTER
TITLE: DIVISION PRESIDENT

WITNESS: *[Signature]*
PRINT NAME: Renee Watson

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 1st DAY OF November 2024, BY JONATHAN CARTER AS DIVISION PRESIDENT OF TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, AUTHORIZED TO DO BUSINESS IN FLORIDA, ON BEHALF OF THE CORPORATION, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION.

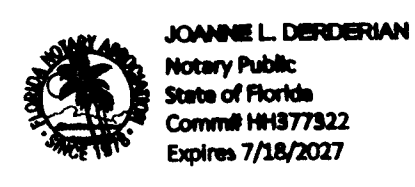


BY: *[Signature]*
NAME: Joanne L. Dorderian
TITLE: NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/18/2027
COMMISSION NUMBER: 18177322

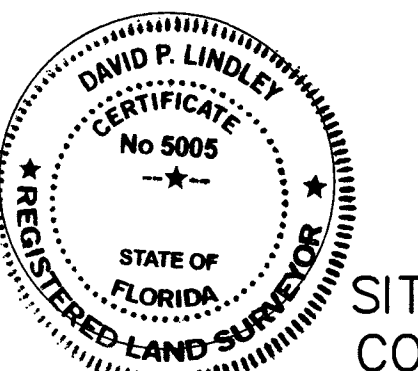
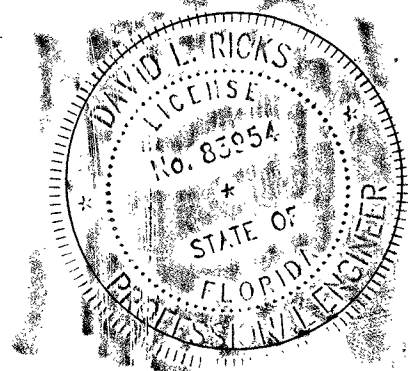
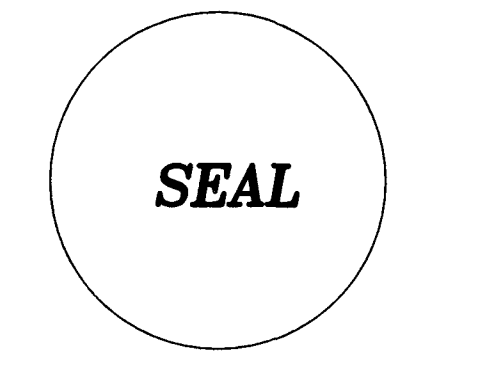
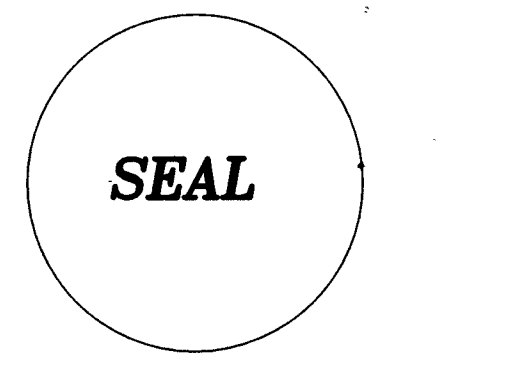
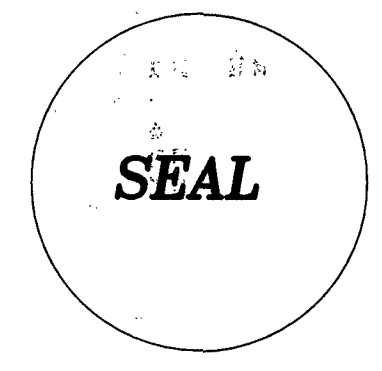
ARROYO CAPITAL III, LLC,

TOLL SOUTHEAST LP COMPANY, INC.



MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.

COUNTY ENGINEER



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 15th DAY OF May 2024.

WITNESS: *[Signature]*
PRINT NAME: Notary Jenny

MERAVITA AT BOCA RATON HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION NOT FOR PROFIT

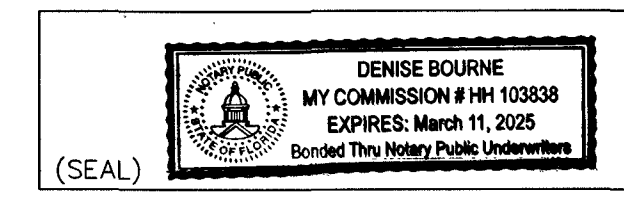
WITNESS: *[Signature]*
PRINT NAME: Kyle Ciavelli

BY: *[Signature]*
NAME: TAL FALK
TITLE: PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 13th DAY OF May 2024, BY TAL FALK AS PRESIDENT OF THE MERAVITA AT BOCA RATON 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.



BY: *[Signature]*
NAME: Denise Bourne
TITLE: NOTARY PUBLIC

MY COMMISSION EXPIRES: MARCH 11, 2025
COMMISSION NUMBER: 1103538

TITLE CERTIFICATION:

COUNTY OF PALM BEACH
STATE OF FLORIDA

I, ERIC COPPMAN, 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 ARROYO CAP III-2, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA AND TOLL SOUTHEAST LP COMPANY, INC., A DELAWARE CORPORATION, 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 THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: 3-10-2025

BY: *[Signature]*
NAME: ERIC COPPMAN
TITLE: ATTORNEY AT LAW LICENSED IN FLORIDA

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.

DATED: 8/15/2024

BY: *[Signature]*
NAME: DAVID P. LINDLEY
TITLE: PROFESSIONAL LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

CFN 20250102824 PL BK 139 PG 40