KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON. BEING IN SECTIONS 13 AND 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS PORTOSOL, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA: THENCE NORTH 89 DEGREES, 21 MINUTES, 44 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 24. A DISTANCE OF 200.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF STATE ROAD 7 AS DESCRIBED IN DEED BOOK 992, PAGES 123 THROUGH 126, INCLUSIVE, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA: THENCE SOUTH 00 DEGREES, 40 MINUTES, 34 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7. A DISTANCE OF 1532.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES, 40 MINUTES, 34 SECONDS WEST ALONG SAID WEST RIGHT-OF-WAY LINE OF STATE ROAD 7. A DISTANCE OF 1267.34 FEET: THENCE NORTH 88 DEGREES, 47 MINUTES, 21 SECONDS WEST ALONG THE NORTH LINE OF FOX PROPERTIES PLAT AS RECORDED IN PLAT BOOK 83, PAGES 65 THROUGH 67 INCLUSIVE, OF SAID PUBLIC RECORDS, A DISTANCE OF 1949.50 FEET: THENCE SOUTH 01 DEGREE, 12 MINUTES. 39 SECONDS WEST ALONG THE WEST LINE OF SAID FOX PROPERTIES PLAT. A DISTANCE OF 1300.68 FEET: THENCE NORTH 88 DEGREES, 47 MINUTES, 21 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AS DESCRIBED IN OFFICIAL RECORDS BOOK 6320, PAGE 1285 OF SAID PUBLIC RECORDS. A DISTANCE OF 1772.18 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH WITH A RADIUS OF 3225.60 FEET: THENCE WESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF OKEECHOBEE BOULEVARD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01 DEGREE, 02 MINUTES, 27 SECONDS, A DISTANCE OF 58,60 FEET TO A NON-RADIAL INTERSECTION; THENCE NORTH 02 DEGREES, 08 MINUTES, 44 SECONDS EAST ALONG THE WEST LINE OF THE EAST THREE QUARTERS OF SAID SECTION 24 AND THE NORTHERLY EXTENSION THEREOF. SAID WEST LINE OF THE EAST THREE QUARTERS OF SECTION 24 ALSO BEING THE EAST LINE OF LA MANCHA PLAT AS RECORDED IN PLAT BOOK 29, PAGES 165 THROUGH 170. INCLUSIVE. OF SAID PUBLIC RECORDS. A DISTANCE OF 4463.07 FEET; THENCE SOUTH 63 DEGREES, 34 MINUTES, 44 SECONDS EAST ALONG THE PROPOSED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 7. A DISTANCE OF 3771.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST WITH A RADIUS OF 584.00 FEET: THENCE SOUTHEASTERLY ALONG SAID PROPOSED SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 7 AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 40 DEGREES, 25 MINUTES, 36 SECONDS, A DISTANCE OF 412.06 FEET TO THE POINT OF BEGINNING.

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

PORTOSOL AVENUE. REGALO DRIVE. BELLAROSA CIRCLE, BELCARA COURT, ARTERRA COURT, CORTILE STREET, PIENZA CIRCLE, VICARA COURT, CAZADERO COURT, STRADA COURT, AS SHOWN HEREON ARE HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR PRIVATE STREET PURPOSES AND OTHER PROPER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACTS B-1, B-2, B-3, B-4, B-5, B-6 AND B-7, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS. FOR LANDSCAPE. BUFFER AND OTHER PROPER PURPOSES. AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA

TRACT C-1 IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. ITS SUCCESSORS AND ASSIGNS. FOR CIVIC USE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGE OF ROYAL PALM BEACH. ITS SUCCESSORS

THE DRAINAGE EASEMENTS. AS SHOWN HEREON. ARE HEREBY DEDICATED IN PERPETUITY TO THE PORTOSOL HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE PORTOSOL HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS. THE VILLAGE OF ROYAL PALM BEACH SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION. TO 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. ALL DRAINAGE. EASEMENTS. LAKE MAINTENANCE EASEMENTS. LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

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 AND RELATED APPURTENANCES. 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 TEN FOOT WIDE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO THE 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 PIPLINES AND REALTED APPURTENANCES. NO BUILDING. 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 UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE ACCESS. CONSTRUCTION. OPERATION 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.

THE TEN FOOT SANITARY LATERAL EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF SANITARY UTILITIES. NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT WITHOUT THE PRIOR WRITTERN APPROVAL OF SAID ASSOCIATION.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACTS OS-1, OS-2, OS-3, OS-4 AND OS-5, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

TRACT R-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION. INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATION AND OTHER PROPER PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

WATER MANAGEMENT TRACTS 1, 2, 3, 4, 5 AND 6. AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC., 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 THE VILLAGE OF ROYAL PALM

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS, CONSTRUCTION, OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT AND DRAINAGE FACILITIES FOR THE PURPOSE OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION. ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ABUTS SAID EASEMENT, ITS SUCCESSORS AND ASSIGNS, FOR ROOF OVERHANG AND BUILDING MAINTENANCE PURPOSES. WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM BEACH.

## PORTOSOL

IN SECTIONS 13 AND 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA MAY 2007

SHEET 1 OF 12

IN WITNESS WHEREOF. THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS MEMBERS THIS 1446 DAY OF June. . 2007

MINTO COMMUNITIES, LLC A FLORIDA LIMITED MABILITY COMPANY

PRESIDENT

<u>ACKNOWLEDGMENT</u>

STATE OF FLORIDA COUNTY OF PALM BEACH

JOHN F CARTER

VICE-PRESIDENT

BEFORE ME PERSONALLY APPEARED HARRY L. POSIN AND JOHN F. CARTER WHO ARE PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT RESPECTIVELY. OF MINTO COMMUNITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY. AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF\_June\_

MY COMMISSION EXPIRES: 9-26-10

LINDA D. YONKE

NOTARY PUBLIC STATE OF FLORIDA COMMISSION NO. DO 58442

ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

PORTOSOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATION FOR SAME AS STATED HEREON. DATED THIS 1446 DAY OF June. 2007.

PORTOSOL HOMEOWNERS ASSOCIATION, INC.

WITNESS: Brinda rother spor Brenda Wathersbooks

**ACKNOWLEDGMENT** 

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THI FOREGOING INSTRUMENT AS PRESIDENT OF PORTOSOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION AND THAT IT WAS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 14th DAY OF June . 2007.

MY COMMISSION EXPIRES: 9-26-10

LINDAD YONKE NOTARY PUBLIC STATE OF FLORIDA

COMMISSION NO. DD 584419

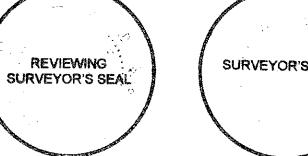
TITLE CERTIFICATE

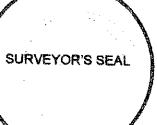
STATE OF FLORIDA COUNTY OF PALM BEACH

WE, FOUNDERS TITLE, A TITLE INSURANCE COMPANY, AS DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY: THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO MINTO COMMUNITIES, LLC. A FLORIDA LIMITED LIABILITY COMPANY, SUCCESSOR IN INTEREST TO MINTO COMMUNITIES, INC., A FLORIDA CORPORATION, THAT THE CURRENT TAXES HAVE BEEN PAID: THAT THERE ARE NO MORTGAGES OF RECORD AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THAT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.









**APPROVALS** 

**VILLAGE COUNCIL** 

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS AGO DAY OF

ACKNOWLEDGEMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID A. LODWICK AND MARY ANNE GOULD WHO ARE PERSONALLY KNOWN TO ME. AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MAYOR AND VILLAGE CLERK OF THE VILLAGE OF ROYAL PALM BEACH. A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA. AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID VILLAGE. THAT THE SEAL AFFIXED TO SAID INSTRUMENT IS THE SEAL OF SAID VILLAGE AND THAT IT WAS AFFIXED BY DUE AND REGULAR VILLAGE AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID VILLAGE.

WITNESS MY HAND AND OFFICIAL SEAL THIS DAY OF MY COMMISSION EXPIRES: 5-10-3010

**NOTARY PUBLIC** STATE OF FLORIDA COMMISSION NO. DD 550777

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE No. 545. AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 14 DAY OF Jone.



**REVIEWING SURVEYOR** 

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177,081 (1) F.S. TO DETERMINE THAT ALL DATA REOUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

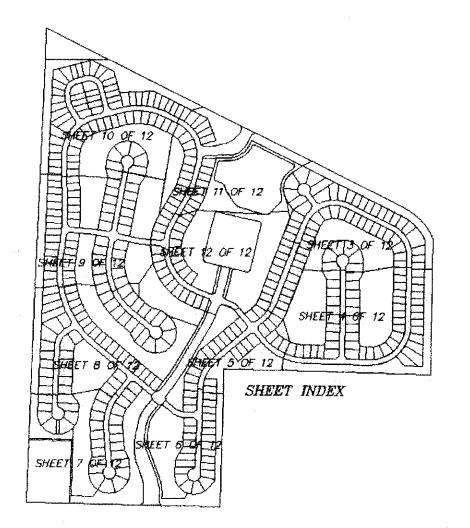
DATE: 6-19-2007

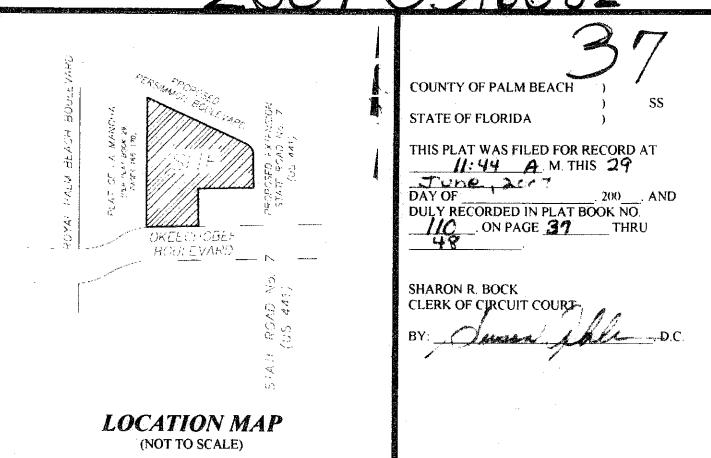
1) Howard NORMAN J. HOWARD, P.S.M. FLORIDA CERTIFICATE No. 5776

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") HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS ("P.C.P.'s"), AND MONUMENTS AS REQUIRED BY SECTION 177.091 (9). FLORIDA STATUTES WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS: AND, FURTHER, THAT THE SURVEY DATA AND PLAT COMPLY WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM

PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NO. 5974 STATE OF FLORIDA





SURVEYOR'S NOTES

1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: O "PRM LB 4318"

2. PERMANENT CONTROL POINTS ARE SHOWN THUS: • "PCP LB 4318" 3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF NORTH 88 DEGREES, 47

MINUTES. 21 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF OKEECHOBEE BLVD. 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH.

5. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.

6. 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 BEING DETERMINED BY USE RIGHTS GRANTED.

7. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

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.

THIS INSTRUMENT WAS PREPARED BY STEPHEN M. GORDON, PSM OF NICK MILLER, INC., 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410-3335

SUMMARY INFORMATION TOTAL ACRES = 250.51 **NUMBER OF LOTS** SINGLE FAMILY ZERO LOT LINE

LINEAL FEET OF STREETS

PORTOSOL AVENUE 2469.16 **REGALO DRIVE** 547.25 BELLAROSA CIRCLE 13.385.15 BELCARA COURT 983,37 ARTERRA COURT 952.90 CORTILE STREET 972,98 PIENZA CIRCLE 1007.51 VICARA COURT 1965.95 CAZADERO COURT 213.67 STRADA COURT 942,90 23,440,84

LAND USE TABLE

**WATER MANAGEMENT TRACT 4** 

WATER MANAGEMENT TRACT 5

WATER MANAGEMENT TRACT 6

PARCEL AREA **PARCEL** AREA PORTOSOL AVENUE TRACT B-1 **5.30 ACRES** 13.59 ACRES **REGALO DRIVE 1.32 ACRES** TRACT B-2 4.52 ACRES **BELLAROSA CIRCLE** 15.34 ACRES TRACT B-3 12.47 ACRES BELCARA COURT 0.57 ACRES 1.31 ACRES TRACT B-4 ARTERRA COURT 1.25 ACRES TRACT B-5 2.34 ACRES CORTILE STREET 1.09 ACRES TRACT 8-6 0.16 ACRES PIENZA CIRCLE 1.13 ACRES TRACT B-7 0.15 ACRES VICARA COURT 2.43 ACRES CAZADERO COURT TRACT OS-1 0.43 ACRES 0.19 ACRES STRADA COURT 1.26 ACRES TRACT OS-2 0.18 ACRES TRACT OS-3 0.20 ACRES TRACT R-1 5.00 ACRES TRACT OS-4 0.20 ACRES TRACT C-I 5.00 ACRES TRACT OS-5 0.09 ACRES LOTS 1-443 100,25 ACRES WATER MANAGEMENT TRACT I 13,09 ACRES WATER MANAGEMENT TRACT 2 12.52 ACRES WATER MANAGEMENT TRACT 3 7.07 ACRES

4.72 ACRES

19,46 ACRES

15.26 ACRES

**PORTOSOL** 

2560 RCA BLVD, STE 105, PALM BEACH GARDENS, FL 33410 TEL: 561.627.5200 FAX: 561.627.0983 www.nickmillerinc.com

D.B.P.R. BUSINESS LICENSE No. 4318

SHEET NO.

SCALE: N/A 1 OF 12

**DATE:** MAY, 2007 JOB NO. 1038.004 FILE: 1038,004,DWG