PORTOSOL REPLAT NO. 2

VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA BEING A REPLAT OF A PORTION OF PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, APRIL 5, 2012

DEDICATION AND DESCRIPTION

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 AND DESCRIBED HEREON AS PORTOSOL REPLAT NO. 2, LYING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY

LOTS 273 THROUGH 337, LOTS 350 THROUGH 443, TRACT OS-4, ALL OF STRADA COURT, ALL OF CAZADERO COURT, AND THAT PORTION OF BELLAROSA CIRCLE LYING EAST OF PORTOSOL AVENUE; AS ALL ARE SHOWN ON THE PLAT OF PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 45.92 ACRES (2000253 SQUARE FEET) MORE OR LESS.

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

BELLAROSA CIRCLE, AS SHOWN HEREON, IS 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 IS THE PERFETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS. WITHOUT RECOURSE TO THE VILLAGE OF ROYAL PALM

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 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 MATTER 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 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

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.

TRACT OS-6, AS SHOWN HEREON IS HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND OTHER PROPER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF

PHASE P-B2 AND PHASE P-B3 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE FEE SIMPLE OWNERS, FOR FUTURE RESIDENTIAL DEVELOPMENT AND PLATTING

IINTO COMMUNITIES, LLC LORIDA LIMITED LABIL thiselfall light WITNESS Hiscilla Va Ligotti PRINT NAME: MANAGER WITNESS KERGET BOBULA

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF BROWARD

BEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER 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 THE SEAL 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 167 DAY OF MAY 2012. MY COMMISSION EXPIRES: C2-13-2016 Laura La Fauci PRINT NAM NOTARY PUBLIC

STATE OF FLORIDA COMMISSION NO. EE 157114 ACCEPTANCE OF RESERVATIONS

STATE OF FLORIDA COUNTY OF PALM BEACH

PORTOSOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT 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 15 DAY OF 2012.

Mer

PRESIDENT

PORTOSOL HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION Kiscilava Ligoti WITNESS: Miscolle Vo Ligotli Line Carrier WITNESS: PRINT NAME: React J Beauty

ACKNOWLEDGMENT

STATE OF FLORIDA

STATE OF FLORIDA COUNTY OF FALM BEACH

DEFORE ME PERSONALLY APPEARED JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED

AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PORTOSOL HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 IS 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 15+ DAY OF MAN (A DUCK)

MY COMMISSION EXPIRES: 12-12-2016

Authorized Authorized

PRINT NAME NOTARY PUBLIC
STATE OF FLORIDA
COMMISSION NO. EE 157114

MORTGAGEE'S CONSENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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 22446 AT PAGE 177 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH AUTHORITY OF ITS BOARD OF DIRECTORS THIS DAY OF 2012.

HELEN MATTER WITNESS: brundon Burke VICE-PRESIDENT Jan Wack WITNESS: PRINT NAME: Jane Vilsack

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF HILLSBOROUGH

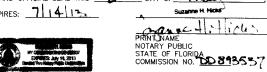
BEFORE ME PERSONALLY APPEARED BEVERIN MATTER WHO IS PERSONALLY KNOWN TO ME. OR PROVIDED

AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE-PRESIDENT OF WICHOUND BANK. A NATIONAL BANK ASSOCIATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 IS 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 ______ DAY OF_______ MY COMMISSION EXPIRES: 714/13

MINTO

COMMUNITIES.



PORTOSOL

HOMEOWNERS

Wells Fargu Bank,

PRINTENAME

BANK SBAL

VILLAGE SEAL

DATED: 5-3-20/2

VILLAGE REVIEWING SURVEYOR'S ENGINEER'S SEAL SURVEYOR'S SEAL

103-006 (RPB)

TITLE CERTIFICATE

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 ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCLMBRANCES OF RECORD BUT THOSE ENCLMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED:

BY:

HARRY SINNE, PRESIDENT FOUNDERS TITLE

APPROVALS

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 17th DAY OF MAY



ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED MATTY MATTIOLI WHO IS PERSONALLY KNOWN TO ME OR PROVIDED ___AS IDENTIFICATION, AND DIANE DISANTO WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED ___ AS IDENTIFICATION 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 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 1744 DAY OF MAY 2012. Robin Cronk PRINT NAME NOTARY PUBLIC WELLS FARGO BANK

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH

4 CHRISTOPHER A. MARSH, P.E., 62560 VILLAGE ENGINEER

REVIEWING SURVEYOR

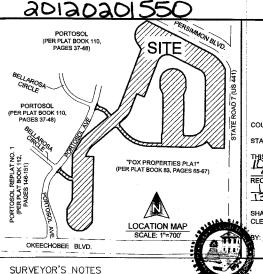
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN. WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION AS TO THE FULL VERIFICATION OF SAID DATA IS MADE.

BRYAN A. MERRITT, P.S.M. 5-4-12 DATED: FLORIDA CERTIFICATE NUMBER 6558

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 BEACH.

LESLIE C. BISPOTT PROFESSIONAL SURVEYOR AND MAPPER CERTIFICATE NUMBER 5698 STATE OF FLORIDA



COUNTY OF PALM BEACH) STATE OF FLORIDA

THIS PLAT WAS FILED FOR RECORD AT ID: 49 A.M. THIS 22 DAY OF 2012, AND DULY RECORDED IN PLAT BOOK NO. 115 ON PAGE 127 THRU

SHARON R. BOCK, CLERK AND COMPTROLLER <u>ط. ۲</u>

SURVEYOR'S NOTES

THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF NORTH 88 DEGREES 47 MINUTES, 21 SECONDS WEST ALONG THE SOUTH SUBDIVISION LINE OF PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48 OF THE PUBLIC RECORDS OF PALM

BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.

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.

IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONCIDE, 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.

5. ALL LINES ARE RADIAL UNLESS OTHERWISE NOTED.

6. DISTANCES ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.

THE SCALE OF THIS PLAT IS 1"=50" AS SHOWN ON THE GRAPHIC SCALE ON SHEETS 2-6.

THE DATE OF LAST FIELD WORK WAS DECEMBER 17, 2011.

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 LESLIE C. BISPOTT, PSM OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA 33406.

SUMMARY INFORMATION APPROXIMATE LOT DIMENSIONS TOTAL ACRES = 56'x130' SINGLE FAMILY NUMBER OF LOTS APPROXIMATE LOT SIZE SINGLE FAMILY SINGLE FAMILY 0.17 ACRES ZERO LOT LINE TOTAL = LAND USE TABLE LINEAR FEET OF STREETS PARCEL AREA BELLAROSA CIRCLE 3,966.69 BELLAROSA CIRCUE 4.90 ACRES 24.17 ACRES 8.15 ACRES 0.38 ACRES 8.32 ACRES PHASE P-B2 PHASE P-B3 TRACT 0\$-6 LOTS 556-601

LEGEND:

D= DELTA (CENTRAL ANGLE)

L= LENGTH R= RADIUS CB= CHORD BEARING CD= CHORD DISTANCE

CD= CHORD DISTANCE
PSM= PROFESSIONAL SURVEYOR AND MAPPER
PLS= PROFESSIONAL LAND SURVEYOR
PRM= PERMANENT REFERENCE MONUMENT
PCP= PERMANENT CONTROL POINT
LAE= LIMITED ACCESS EASEMENT
LME= LAKE MAINTENANCE EASEMENT
MREE= MAINTENANCE ROOF AND EAVES EASEMENT
UE= UTILITY EASEMENT
DE= DRAINAGE EASEMENT
OS= OPEN SPACE
WMT= WATER MANAGEMENT TRACT
(R)= RADIAI

(R)= RADIAL

(R)= RADIAL
(NR)= NON-RADIAL
PB= PLAT BOOK
ORB= OFFICIAL RECORD BOOK
PG= PAGE
P.B.C.U.E.= PALM BEACH COUNTY UTILITY EASEMENT

P.K.= PARKER KALON

■ = FOUND 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "PRM LB 4318"

■ SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK

STAMPED "SCHORAH AND ASSOCIATES PRM LB#2438"

• = FOUND P.K. NAIL WITH DISK STAMPED "PCP LB 4318"

O = SET P.K. NAIL WITH DISK STAMPED "PCP LB#2438"



MICHAEL B. SCHORAH & ASSOCIATES, INC. 1850 FOREST HILL BLVD., SUITE 20 WEST PALM BEACH, FLORIDA 3340 EB# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

SHEET 1 OF 6

PORTOSOL REPLAT NO. 2