

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 HEREON, BEING IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA SHOWN HEREON AS PORTOSOL REPLAT NO. 1, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 1 THROUGH 22, LOTS 27 THROUGH 50, LOTS 139 THROUGH 149, LOTS 237 THROUGH 264, ALL OF BELCARA COURT, ALL OF ARTERRA COURT, AND THAT PORTION OF VICARA COURT LYING SOUTH OF CORTILE STREET; 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.

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

BELCARA COURT, ARTERRA COURT AND VICARA 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.

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 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 UTILITIES.

THE TEN FOOT SEWER 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 WRITTEN 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.

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 15th DAY OF JUNE, 2009.

MINTO COMMUNITIES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

ATTEST: JOHN F. CARTER, VICE PRESIDENT; JAMES B. TRAXINGER, EXECUTIVE VICE PRESIDENT

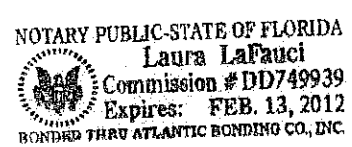
ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED JAMES B. TRAXINGER WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION, AND JOHN F. CARTER WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS EXECUTIVE VICE PRESIDENT AND VICE PRESIDENT 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 CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JUNE, 2009.

MY COMMISSION EXPIRES: 02-13-2012



PRINT NAME: Laura LaFauci  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD749939

PORTOSOL REPLAT NO. 1

IN SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST,  
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, OF THE PUBLIC RECORDS OF  
PALM BEACH COUNTY, FLORIDA

JUNE 2009  
SHEET 1 OF 6



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 15th DAY OF JUNE, 2009.

PORTOSOL HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: T.R. BEER, PRESIDENT

WITNESS: Dirk Neumann

PRINT NAME: Dirk Neumann

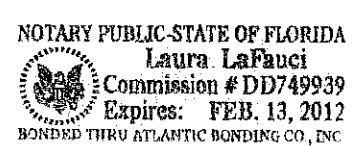
ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED T.R. BEER 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF JUNE, 2009.

MY COMMISSION EXPIRES: 02-13-2012



PRINT NAME: Laura LaFauci  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD749939

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 1777 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 HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19th DAY OF JUNE, 2009.

WACHOVIA BANK A NATIONAL BANK ASSOCIATION

WITNESS: Natalie J Goldstein, Myrtha Becker, VICE PRESIDENT

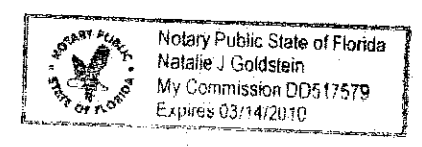
ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED MYRTHA BECKER WHO IS PERSONALLY KNOWN TO ME, OR PROVIDED AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA 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 SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 19th DAY OF JUNE, 2009.

MY COMMISSION EXPIRES: 03-14-2010



PRINT NAME: Natalie J Goldstein  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD517579

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 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.

DATED: June 18, 2009  
BY: HARRY BINNIE, PRESIDENT, FOUNDERS TITLE

APPROVALS

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 16th DAY OF July, 2009.

BY: David A. Lodwick, Mayor

ATTEST: Diane Disanto, Village Clerk

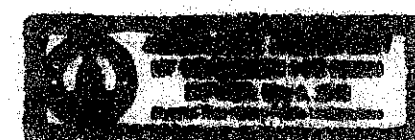
ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED DAVID A. LODWICK 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 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 16th DAY OF July, 2009.

MY COMMISSION EXPIRES: 5/9/10



PRINT NAME: Jacquelin Shimbun-Dang  
NOTARY PUBLIC  
STATE OF FLORIDA  
COMMISSION NO. DD50206

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 22nd DAY OF July, 2009.

BY: Raymond C. Liggins, 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.

DATED: July 2, 2009

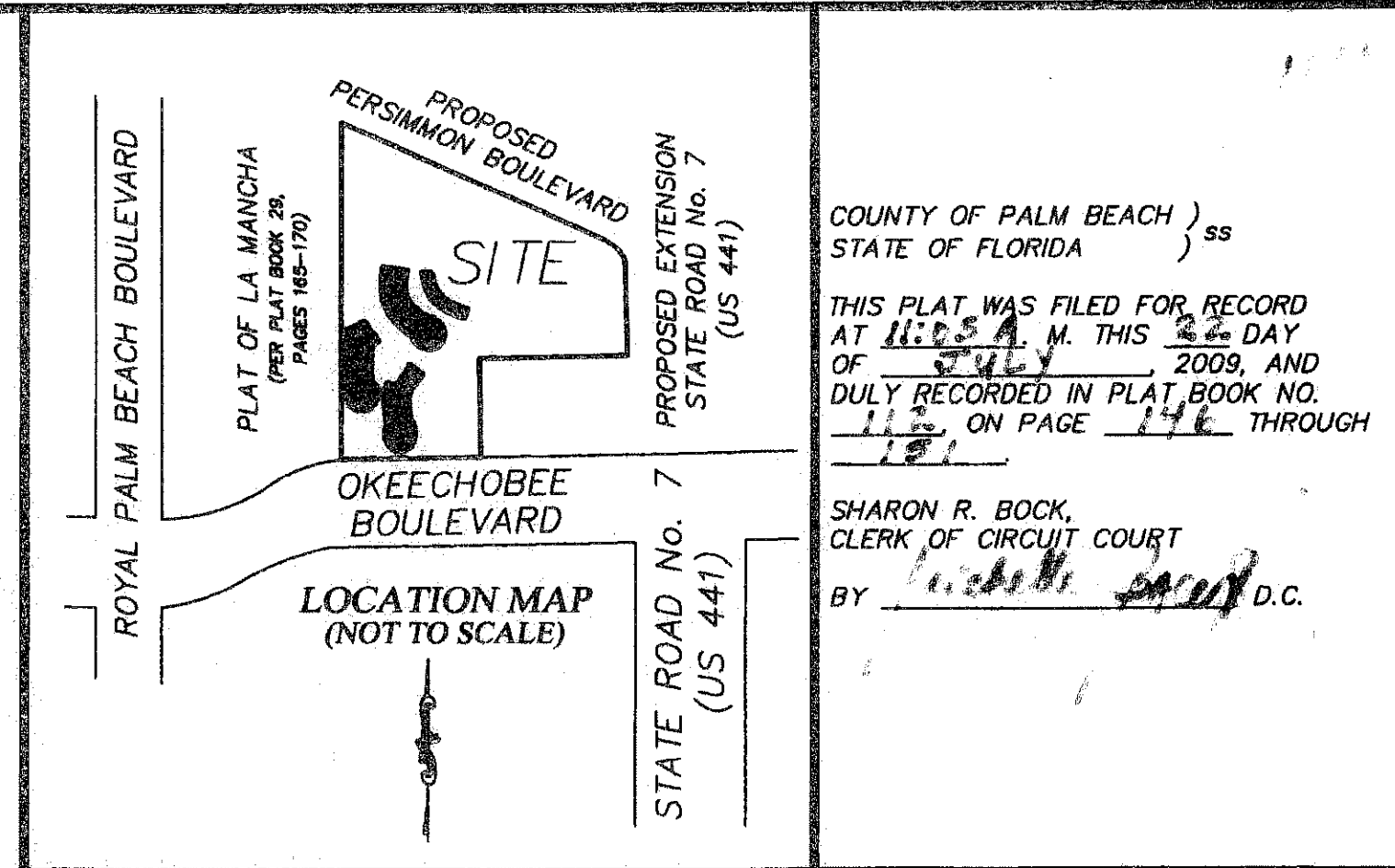
BY: Norman J. Howard, P.S.M., Florida Certificate No. 5776

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 BEACH.

DATED: June 24, 2009

BY: Jared Rogers, Professional Surveyor and Mapper, Certificate No. 6687, State of Florida



SURVEYOR'S NOTES

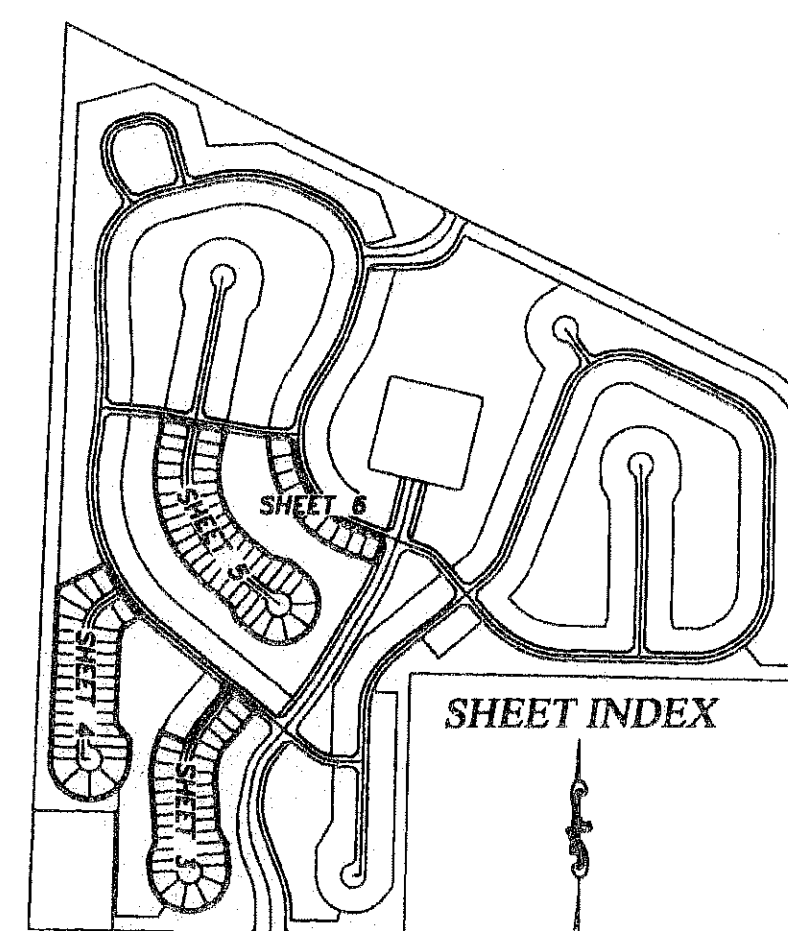
- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: "PRM LB 4318"
- 2. PERMANENT CONTROL POINTS ARE SHOWN THUS: "PCP LB 4318"
- 3. THE BEARINGS SHOWN HEREON ARE REFERENCED TO A BEARING OF NORTH 88 DEGREES, 47 MINUTES, 21 SECONDS WEST ALONG THE SOUTH SUBDIVISION LINE OF PORTOSOL, AS RECORDED IN PLAT BOOK 110, PAGES 37 THROUGH 48 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 4. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY THE VILLAGE OF ROYAL PALM BEACH, FLORIDA.
- 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.
- 8. DISTANCES ARE IN THE HORIZONTAL PLANE AND U.S. SURVEY FOOT.

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 JARED ROGERS, PSM OF NICK MILLER, INC., D/B/A GLOBALMIND 2560 RCA BLVD., SUITE 105, PALM BEACH GARDENS, FLORIDA 33410.

SUMMARY INFORMATION

TOTAL ACRES =	26.89	APPROXIMATE LOT DIMENSIONS	
NUMBER OF LOTS		SINGLE FAMILY	56'x130'
SINGLE FAMILY	112	APPROXIMATE LOT SIZE	
ZERO LOT LINE	0	SINGLE FAMILY	0.17 ACRES
TOTAL =	112	LAND USE TABLE	
LINEAR FEET OF STREETS		PARCEL	AREA
BELCARA COURT	958.37	BELCARA COURT	1.31 ACRES
ARTERRA COURT	929.17	ARTERRA COURT	1.25 ACRES
VICARA COURT	1,059.80	VICARA STREET	1.43 ACRES
TOTAL =	2,947.34		



PORTOSOL REPLAT NO. 1  
SHEET NO. 1 OF 6  
SCALE: N/A  
DATE: JUNE 2009  
JOB NO. 1038.057  
FILE: 1038.057 NO 1.DWG  
globalmind  
2560 RCA BLVD, STE 105, PALM BEACH GARDENS, FL 33410  
TEL: 561.627.5200 FAX: 561.627.0963 www.globalmind.com  
D.B.P.R. BUSINESS LICENSE No. 4318