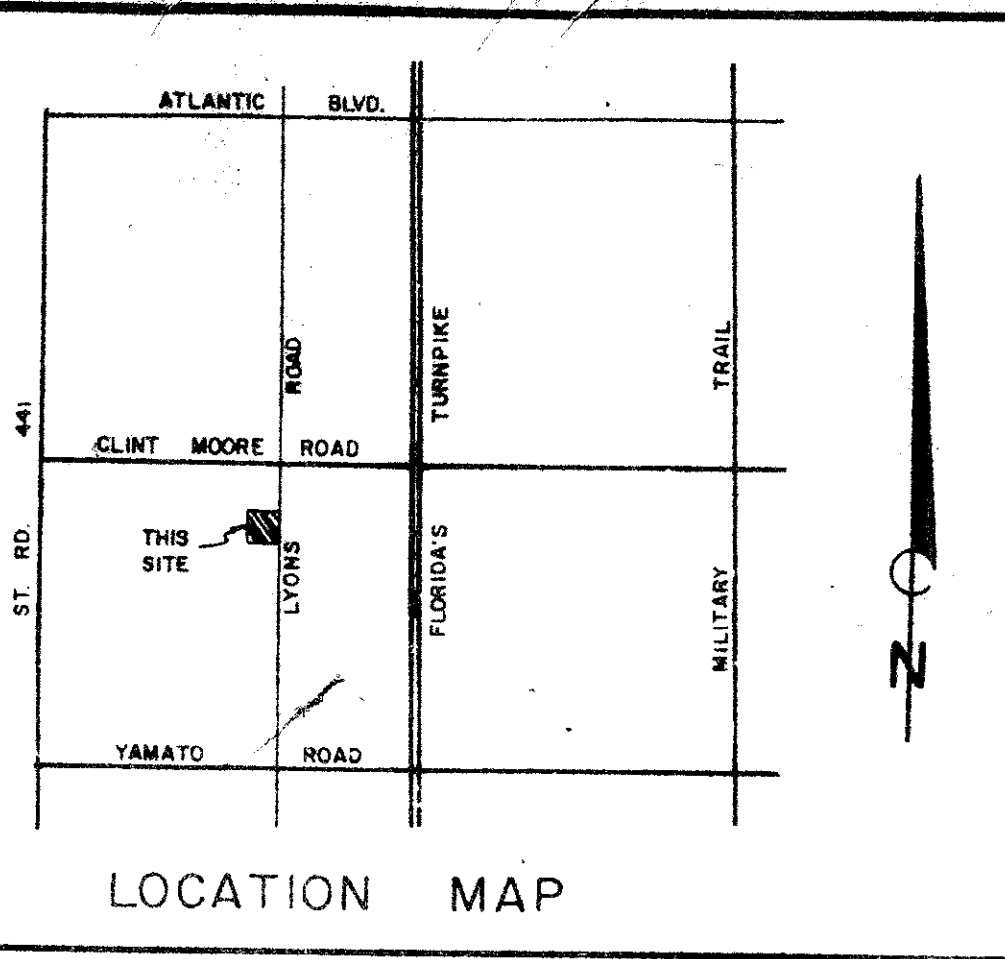


# VILLA PORTOFINO II LONG LAKE VILLAS P.U.D.

BEING A REPLAT OF A PORTION OF BLOCK 73 OF PALM BEACH COUNTY FARMS COMPANY PLAT No. 3  
AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA



PREPARED BY  
**CAULFIELD and WHEELER, INC.**  
LAND SURVEYORS-CONSULTING ENGINEERS  
7304 WEST PALMETTO PARK ROAD, SUITE 100A  
BOCA RATON, FLORIDA 33433

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED  
RECORD AT 10:30  
THIS 20 DAY OF JANUARY  
A.D. 1987, AND DULY RECORDED  
IN PLAT BOOK 58 ON  
PAGES 54 AND 55  
JOHN B. DUNKLE,  
CLERK CIRCUIT COURT  
*Barbara A. Platt*  
DEPUTY CLERK

### DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT AN-SCA INVESTMENT CO., INC. A FLORIDA CORPORATION, OWNER OF LAND SHOWN HEREON, BEING IN SECTION 6, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "VILLA PORTOFINO II", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### LAND DESCRIPTION:

THE EAST 12.45 FEET OF TRACT 30, ALL OF TRACTS 31 AND 32, BLOCK 73, PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LESS

THE NORTH 66.00 FEET THEREOF

TOGETHER WITH

THE NORTH ONE-HALF (N. 1/2) OF THAT 30.00FOOT RIGHT-OF-WAY AS SHOWN ON SAID PLAT LYING SOUTH OF AND ADJACENT TO THE ABOVE DESCRIBED PROPERTY, VACATED IN O.R. BOOK 4385, PAGES 1382 THROUGH 1384 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SAID LANDS SITUATE IN PALM BEACH COUNTY, FLORIDA.

CONTAINING 9.40 ACRES, MORE OR LESS.

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

- THE 29 FEET ADDITIONAL RIGHT-OF-WAY FOR LYONS ROAD, AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR PERPETUAL USE OF THE PUBLIC FOR PROPER PURPOSES.
- THE TRACT FOR PRIVATE ROAD PURPOSES, SHOWN HEREON AS TRACT R-1, IS HEREBY DEDICATED TO THE VILLA PORTOFINO II HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR INGRESS AND EGRESS, UTILITY, AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- THE TRACT FOR ACCESS PURPOSES, SHOWN HEREON AS TRACT R-2, IS HEREBY DEDICATED TO THE VILLA PORTOFINO II HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT, FOR INGRESS AND EGRESS, UTILITY, AND DRAINAGE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- WATER MANAGEMENT TRACTS:  
THE WATER MANAGEMENT TRACTS, SHOWN HEREON AS TRACT L, ARE HEREBY DEDICATED TO THE "VILLA PORTOFINO II" HOMEOWNERS ASSOCIATION, INC. FOR WATER MANAGEMENT AND DRAINAGE EASEMENT PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- RECREATION AREA:  
THE RECREATION AREA, SHOWN HEREON AS TRACT F, IS HEREBY DEDICATED TO THE "VILLA PORTOFINO II" HOMEOWNERS ASSOCIATION, INC. FOR RECREATIONAL PURPOSES, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- GREEN SPACE:  
THE OPEN SPACE SHOWN HEREON AS TRACTS "A", "B", "C", "D", AND "E" ARE HEREBY DEDICATED TO THE "VILLA PORTOFINO II" HOMEOWNERS ASSOCIATION, INC. FOR OPEN SPACE AND LANDSCAPE PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- EASEMENTS:  
A. UTILITY AND DRAINAGE EASEMENTS: THE UTILITY EASEMENT AND DRAINAGE EASEMENTS AS SHOWN ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITY AND DRAINAGE.  
B. THE LIMITED ACCESS EASEMENTS AS SHOWN ARE DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.  
C. THE LANDSCAPE/BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY TO THE "VILLA PORTOFINO II" HOMEOWNERS ASSOCIATION, INC. FOR LANDSCAPING PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE PRESIDENT ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 22<sup>ND</sup> DAY OF JANUARY, 1987.

AN-SCA INVESTMENT CO., INC.  
CORPORATION OF THE STATE OF FLORIDA

BY: *Angelo Scardina*  
ANGELO SCARDINA, PRESIDENT

ATTEST: *Charles Scardina*  
CHARLES SCARDINA, VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ss)

BEFORE ME PERSONALLY APPEARED ANGELO SCARDINA AND CHARLES SCARDINA, TO ME WELL KNOWN, AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF THE AN-SCA INVESTMENT CO. INCORPORATED, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 22<sup>ND</sup> DAY OF JANUARY, 1987

MY COMMISSION EXPIRES: *Richard S. Davidson*  
NOTARY PUBLIC

### BOARD OF COUNTY COMMISSIONERS PALM BEACH COUNTY, FLORIDA

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13<sup>TH</sup> DAY OF OCTOBER, 1987

BY: *Carol A. Roberts*  
CAROL A. ROBERTS, CHAIR

ATTEST: JOHN B. DUNKLE, CLERK  
BOARD OF COUNTY COMMISSIONERS

BY: *William A. Williams*

### COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 13<sup>TH</sup> DAY OF OCTOBER, 1987

BY: *H.F. Kanlert, PE*  
H.F. KANLERT, PE  
COUNTY ENGINEER

### SURVEY NOTES

BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF BOCA GARDENS AS RECORDED IN PLAT BOOK 50, PAGES 25-35 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA. S89°58'55"E IS THE NORTH LINE OF SAID BOCA GARDENS PLAT

P.R.M. INDICATES PERMANENT REFERENCE MONUMENT.

NO BUILDINGS OR ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS.

NO STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON DRAINAGE EASEMENTS.

APPROVAL OF LANDSCAPING ON UTILITY EASEMENTS SHALL BE ONLY WITH APPROVAL OF ALL UTILITIES OCCUPYING SAME.

PALM BEACH COUNTY HAS THE RIGHT BUT NOT THE OBLIGATION TO MAINTAIN THOSE PORTIONS OF DRAINAGE SYSTEMS WHICH DRAIN RIGHTS-OF-WAY. ALL LINES ARE NONE RADIAL UNLESS OTHERWISE SHOWN.

### TITLE CERTIFICATION

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ss)

WE GATEWAY TITLE COMPANY, A TITLE INSURANCE COMPANY, 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 AN-SCA INVESTMENT CO., INC. A FLORIDA CORPORATION; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT THE PROPERTY IS ENCUMBERED BY THE MORTGAGES SHOWN HEREON; AND THAT WE FIND THAT ALL MORTGAGES ARE SHOWN AND ARE TRUE AND CORRECT, AND THAT THERE ARE NO OTHER ENCUMBRANCES OF RECORD.

September 15, 1987  
*William A. Williams*  
GATEWAY TITLE COMPANY

AN-SCA INVESTMENT CO., INC.    FINANCIAL SECURITY SAVINGS & LOAN    NOTARY    NOTARY    COUNTY ENGINEER    COUNTY COMMISSION    SURVEYOR    GATEWAY TITLE CO.

NOTE:  
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.

### MORTGAGEE'S 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 5800 AT PAGE 1577 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 PRESIDENT AND ATTESTED TO BY ITS VICE PRESIDENT ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 23 DAY OF JANUARY, 1987

FINANCIAL SECURITY SAVINGS AND LOAN  
A CORPORATION OF THE STATE OF FLORIDA

BY: *Emilio Morici*  
EMILIO MORICI, PRESIDENT

ATTEST: *Lamar V. Hallman, Jr.*  
LAMAR V. HALLMAN, JR., VICE PRESIDENT

### ACKNOWLEDGEMENT

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ss)

BEFORE ME PERSONALLY APPEARED EMILIO MORICI AND LAMAR V. HALLMAN, JR. TO ME WELL KNOWN AND KNOWN TO ME TO BE THE INDIVIDUALS DESCRIBED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF FINANCIAL SECURITY SAVINGS AND LOAN A CORPORATION OF THE STATE OF FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 23 DAY OF JANUARY, 1987.

MY COMMISSION EXPIRES: 11/1/87  
*Emilio Morici*  
EMILIO MORICI, PRESIDENT  
STATE OF FLORIDA

### SURVEYOR'S CERTIFICATION

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 AND THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT (P.R.M.'S) PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT (P.C.P.'S) PERMANENT CONTROL POINTS WILL BE SET UNDER THE GUARANTEE PROVIDED WITH PALM BEACH COUNTY FOR THE REQUIRED IMPROVEMENTS, AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: OCTOBER 15, 1986

CAULFIELD AND WHEELER, INC.

BY: *George W. Caulfield*  
GEORGE W. CAULFIELD  
PROFESSIONAL LAND SURVEYOR  
FLORIDA REGISTRATION NO. 1930

6/14/74  
SUBDIVISION: Villa Portofino II  
BOOK: 58  
FLOOD ZONE: B  
QUAD: 4 53  
SE PAC  
PUD NAME: Long Lake Villas PUD  
PAGE: 54  
FLOOD MAP: 215A  
ZONING: RS  
ZIP CODE: 33434

VILLA PORTOFINO II 58/54