

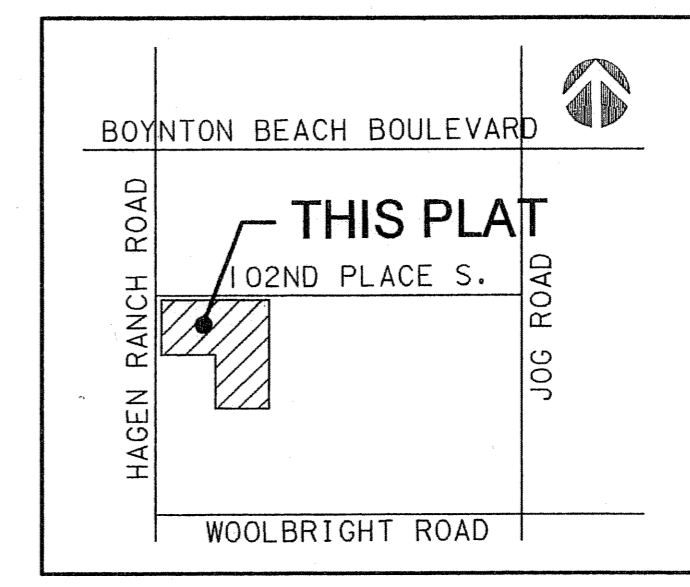
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31

04103 0911-001
PERIMETER
SURVEYING & MAPPING
Certificate of Authorization No. LB7264
Prepared by: Jeff S. Hodapp, P.S.M.
951 Broken Sound Parkway, Suite 320
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-6182

BRIELLA P.U.D.

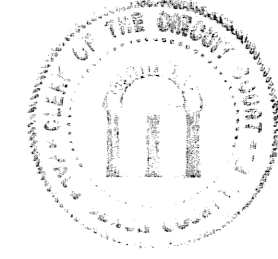
A REPLAT OF ALL OF TRACTS 37, 38, 39, 59 AND 60, BLOCK 55, TOGETHER WITH A PORTION OF TRACT 40, BLOCK 55 AND THE PLATTED 30.00 FOOT WIDE RIGHT-OF-WAY ADJACENT THERETO, ALL OF "PALM BEACH FARMS COMPANY PLAT NO. 3"(P.B. 2, PGS. 45-54, P.B.C.R.), AND A PORTION OF TRACT C, "MIZNER FALLS" (P.B. 91, PGS. 7-14, P.B.C.R.) IN SECTION 28, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
DECEMBER, 2005



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT AM THIS 21st DAY OF February, 2006, AND DULY RECORDED IN PLAT BOOK 107 ON PAGES 31 THROUGH 33.
SHARON R. BOCK, CLERK AND COMPTROLLER
By: *Sharon R. Bock* bc

SHEET 1 OF 3

LOCATION MAP
NOT TO SCALE



TITLE CERTIFICATION

STATE OF FLORIDA) SS
COUNTY OF MIAMI-DADE)
I, NORMAN LEOPOLD, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREDON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN BRIELLA TOWNHOMES LLC, 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.
Norman Leopold 12-28-05
LEOPOLD, KORN AND LEOPOLD, P.A. DATE
BY: NORMAN LEOPOLD
ATTORNEY-AT-LAW LICENSED IN FLORIDA

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SAID TRACTS 37, 38 & 39, BLOCK 55 HAVING AN ASSUMED BEARING OF NORTH 89°59'22" EAST. BEARINGS LABELED "GRID" ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR - FLORIDA EAST ZONE, WITH THE NORTH LINE OF SAID TRACTS 37, 38 & 39 HAVING A BEARING OF NORTH 89°33'09" EAST, AS DETERMINED FROM PALM BEACH COUNTY CONTROL POINTS "HAGEN" AND "MEDIAN", AND "PBF 55".
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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.
- ALL DISTANCES SHOWN ARE GROUND DISTANCES. SCALE FACTOR USED FOR THIS PLAT WAS 1.0000273.
PLAT BEARING N89°59'22"E 00°26'00" CLOCKWISE
STATE PLANE BEARING N89°33'22"E STATE PLANE TO PLAT

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 MONUMENTS ACCORDING TO SEC. 177-091(9), F.S., WILL BE SET UNDER THE GUARANTEE 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.
Jeff S. Hodapp 12-27-2005
JEFF S. HODAPP, P.S.M.
LICENSE NO. LS5111
STATE OF FLORIDA
PERIMETER SURVEYING & MAPPING, INC.
951 BROKEN SOUND PARKWAY, SUITE 320
BOCA RATON, FL 33487
CERTIFICATION OF AUTHORIZATION NO. LB7264

SITE DATA

ZONING PETITION NUMBER 04-001
230 DWELLING UNITS

| | |
|------------------------|--------------|
| TRACT A | 19.310 ACRES |
| TRACT B (OPEN SPACE) | 0.109 ACRES |
| TRACT C-1 (RECREATION) | 0.629 ACRES |
| TRACT C-2 (RECREATION) | 0.407 ACRES |
| TRACT C-3 (RECREATION) | 0.266 ACRES |
| TRACT C-4 (RECREATION) | 0.275 ACRES |
| TRACT D (CIVIC) | 0.989 ACRES |
| TRACT E-1 (BUFFER) | 2.939 ACRES |
| TRACT E-2 (BUFFER) | 0.236 ACRES |
| TRACT L-1 (LAKE) | 3.592 ACRES |
| TRACT L-2 (LAKE) | 1.952 ACRES |
| TOTAL AREA | 30.703 ACRES |

MORTGAGEE'S CONSENT

STATE OF FLORIDA) SS
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 16883 AT PAGE 953 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 ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 28th DAY OF DECEMBER, 2005.

WACHOVIA BANK, A FLORIDA CORPORATION

WITNESS: *Nicholas Guzman* PRINT NAME: Nicholas Guzman BY: *James D. Davis* PRINT NAME: James D. Davis VICE PRESIDENT

WITNESS: *Scott Backman* PRINT NAME: Scott Backman

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF PALM BEACH)
BEFORE ME PERSONALLY APPEARED James D. Davis, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF WACHOVIA BANK, A FLORIDA 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 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 28th DAY OF December, 2005.
MY COMMISSION EXPIRES: November 1, 2009
Kelly B. Palmer
KELLY B. PALMER
MY COMMISSION # DD 47846
EXPIRES: November 1, 2009
Notary Public
Commission No. 06478464
STATE OF FLORIDA

WITNESS MY HAND AND OFFICIAL SEAL THIS 28th DAY OF December, 2005.
MY COMMISSION EXPIRES: November 1, 2009
Kelly B. Palmer
KELLY B. PALMER
MY COMMISSION # DD 47846
EXPIRES: November 1, 2009
Notary Public
Commission No. 06478464
STATE OF FLORIDA

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177-071(2), F.S., THIS 27th DAY OF December, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.
George T. Webb
GEORGE T. WEBB, P.E.
COUNTY ENGINEER
2-21-06
DATE

11. 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.

12. THE MASS TRANSIT EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND LIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE BRIELLA COMMUNITY ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY ITS SUCCESSORS AND OR ASSIGNS COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE. AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE BRIELLA COMMUNITY ASSOCIATION, INC., UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

IN WITNESS WHEREOF, BRIELLA TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS VICE-PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 28th DAY OF DECEMBER, 2005.

BRIELLA TOWNHOMES, LLC; A FLORIDA LIMITED LIABILITY COMPANY

BY: *Craig Perry*
PRINT NAME: Craig Perry
TITLE: PRESIDENT

ATTEST: *Robert Stiegele*
PRINT NAME: Robert Stiegele
TITLE: VICE PRESIDENT SECRETARY

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED CRAIG PERRY AND ROBERT STIEGELE WHO ARE PERSONALLY KNOWN TO ME, OR HAVE PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY OF BRIELLA TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE 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 28th DAY OF December, 2005.
MY COMMISSION EXPIRES: November 1, 2009
Kelly B. Palmer
KELLY B. PALMER
MY COMMISSION # DD 47846
EXPIRES: November 1, 2009
Notary Public
Commission No. 06478464
STATE OF FLORIDA

HOMEOWNERS' ASSOCIATION ACCEPTANCE

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
THE BRIELLA COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 28th DAY OF DECEMBER, 2005.

BRIELLA COMMUNITY ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: *Maria Alexander* PRINT NAME: Maria Alexander VICE PRESIDENT
Nicholas Guzman PRINT NAME: Nicholas Guzman VICE PRESIDENT

WITNESS: *Scott Backman* PRINT NAME: Scott Backman

ACKNOWLEDGEMENT

STATE OF FLORIDA) SS
COUNTY OF BROWARD)
BEFORE ME PERSONALLY APPEARED Nick Guzman, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF THE BRIELLA COMMUNITY 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 IS 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 28th DAY OF December, 2005.
MY COMMISSION EXPIRES: November 1, 2009
Kelly B. Palmer
KELLY B. PALMER
MY COMMISSION # DD 47846
EXPIRES: November 1, 2009
Notary Public
Commission No. 06478464
STATE OF FLORIDA

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BRIELLA TOWNHOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LANDS SHOWN HEREON, BEING TRACTS 37, 38, 39, 40, 59 AND 60, BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, ON FILE IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT IN AND FOR PALM BEACH COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LESS AND EXCEPT THE WEST 25 FEET OF SAID TRACT 40, BLOCK 55 FOR PUBLIC ROAD RIGHT-OF-WAY PURPOSES.

TOGETHER WITH A PORTION OF THE 30 FOOT ROAD, DYKE, AND DITCH RESERVATIONS, LYING IN BLOCK 55, "PALM BEACH FARMS COMPANY PLAT NO. 3", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF TRACT "C", "MIZNER FALLS", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 91, AT PAGES 7 THROUGH 14, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "C" OF THE PLAT OF "MIZNER FALLS"; THENCE NORTH 00°02'26" EAST, ALONG THE WEST LINE OF SAID "MIZNER FALLS", A DISTANCE OF 15.00 FEET; THENCE NORTH 89°59'22" EAST, ALONG THE NORTH LINE OF SAID TRACT "C", OF THE PLAT OF "MIZNER FALLS", A DISTANCE OF 988.91 FEET; THENCE SOUTH 00°01'33" WEST, ALONG THE NORTHERLY PROLONGATION OF THE WEST LINE OF TRACT 36 OF SAID BLOCK 55, A DISTANCE OF 45.00 FEET; THENCE SOUTH 89°59'22" WEST, ALONG THE NORTH LINE OF SAID TRACTS 37 THROUGH 40, LESS THE WEST 25 FEET OF TRACT 40 OF SAID BLOCK 55, A DISTANCE OF 1293.53 FEET; THENCE NORTH 00°01'49" WEST, ALONG A LINE 25 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF TRACT 40 OF SAID BLOCK 55, A DISTANCE OF 15.00 FEET; THENCE NORTH 89°59'22" EAST, A DISTANCE OF 304.65 FEET; THENCE NORTH 00°02'26" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,337,424 SQUARE FEET OR 30.703 ACRES, MORE OR LESS.

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

1. TRACTS L-1, AND L-2, THE WATER MANAGEMENT TRACTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIELLA COMMUNITY 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 SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 19101 AT PAGE 1941 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. TRACT A, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE OWNER FOR DEVELOPMENT PURPOSES.

3. TRACTS C-1, C-2, C-3 AND C-4, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIELLA COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. TRACT B, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRIELLA COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

5. TRACT D, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BRIELLA COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE CIVIC PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. TRACTS E-1 AND E-2, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIELLA COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BRIELLA COMMUNITY 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 TRACTS FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, 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 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. THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

9. THE LANDSCAPE BUFFER EASEMENTS, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BRIELLA COMMUNITY ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. 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. 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.

SUBDIVISION: BRIELLA
BOOK 107
FLOOD ZONE: AH
QUAD # 50
PAGE 31
FLOOD MAP # 185A
ZONING: FOD
ZIP CODE: 33487
TAX: 955
PUD NAME

| | | | | |
|-------------------------------------|-----------------------|---------------|-----------------|----------|
| BRIELLA COMMUNITY ASSOCIATION, INC. | BRIELLA TOWNHOMES LLC | WACHOVIA BANK | COUNTY ENGINEER | SURVEYOR |
| | | | | |