

2007-0316082

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DEDICATION AND DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO COMMUNITIES, LLC, A FLORIDA LIMITED LIABILITY COMPANY...

COMMENCING AT THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 43 SOUTH, RANGE 41 EAST, PALM BEACH COUNTY, FLORIDA...

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

PORTOSOL AVENUE, REGALO DRIVE, BELLAROSA CIRCLE, BELCARA COURT, ARTERRA COURT, CORTILE STREET, PIENZA CIRCLE...

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...

TRACT C-1 IS HEREBY DEDICATED TO THE VILLAGE OF ROYAL PALM BEACH, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA...

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC...

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...

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...

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 TEN FOOT SANITARY LATERAL EASEMENT AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC...

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...

TRACT R-1 AS SHOWN HEREON, IS HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC...

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

THE LAKE MAINTENANCE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE PORTOSOL HOMEOWNERS ASSOCIATION, INC...

THE MAINTENANCE AND ROOF EAVE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE LOT OWNER WHOSE DWELLING UNIT ADJUTS SAID EASEMENT...

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

00703-003

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 14th DAY OF June, 2007.

MINTO COMMUNITIES, LLC A FLORIDA LIMITED LIABILITY COMPANY

ATTEST: [Signature] BY: HARRY L. POSIN, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

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...

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

MY COMMISSION EXPIRES: 9-26-10 [Signature] LINDA D. YONKE, NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. 00584429

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...

PORTOSOL HOMEOWNERS ASSOCIATION, INC. A FLORIDA CORPORATION, NOT FOR PROFIT. WITNESS: [Signature] T.R. BEER, PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED T.R. BEER WHO IS PERSONALLY KNOWN TO ME AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF PORTOSOL HOMEOWNERS ASSOCIATION, INC...

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

MY COMMISSION EXPIRES: 9-26-10 [Signature] LINDA D. YONKE, NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. 00584429

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...

DATED: 6-14-07 [Signature] HARRY BIRNIE, PRESIDENT, FOUNDERS TITLE

APPROVALS

VILLAGE COUNCIL

THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 26th DAY OF JUNE 2007.

[Signature] DAVID A. LODWICK, MAYOR

[Signature] MARY ANNE GOULD, VILLAGE CLERK

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...

WITNESS MY HAND AND OFFICIAL SEAL THIS 26th DAY OF JUNE, 2007.

MY COMMISSION EXPIRES: 5-10-2010 [Signature] Robin Crank, NOTARY PUBLIC, STATE OF FLORIDA, COMMISSION NO. 00550777

VILLAGE ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO VILLAGE OF ROYAL PALM BEACH ORDINANCE NO. 545, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 14 DAY OF June 2007.

[Signature] RAYMOND C. LICHT, P.E. VILLAGE ENGINEER

REVIEWING SURVEYOR

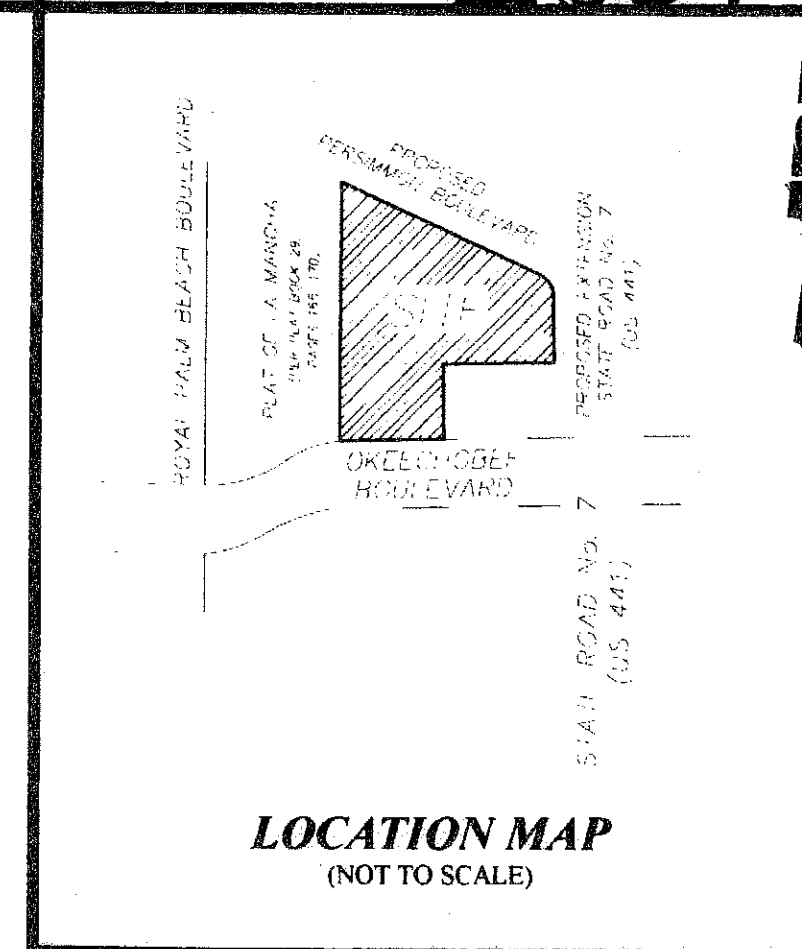
THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081 (1) F.S. TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177 F.S. IS SHOWN, WHILE RANDOM CHECKS OF GEOMETRIC DATA REFLECT ITS ADEQUACY...

DATE: 6-19-2007 [Signature] 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...

DATE: 6/13/2007 [Signature] STEPHEN M. GORDON, PROFESSIONAL SURVEYOR AND MAPPER, CERTIFICATE NO. 5974, STATE OF FLORIDA



SURVEYOR'S NOTES

- 1. PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS: [Symbol] "PRM LB 4318"
2. PERMANENT CONTROL POINTS ARE SHOWN THUS: [Symbol] "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.

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...

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

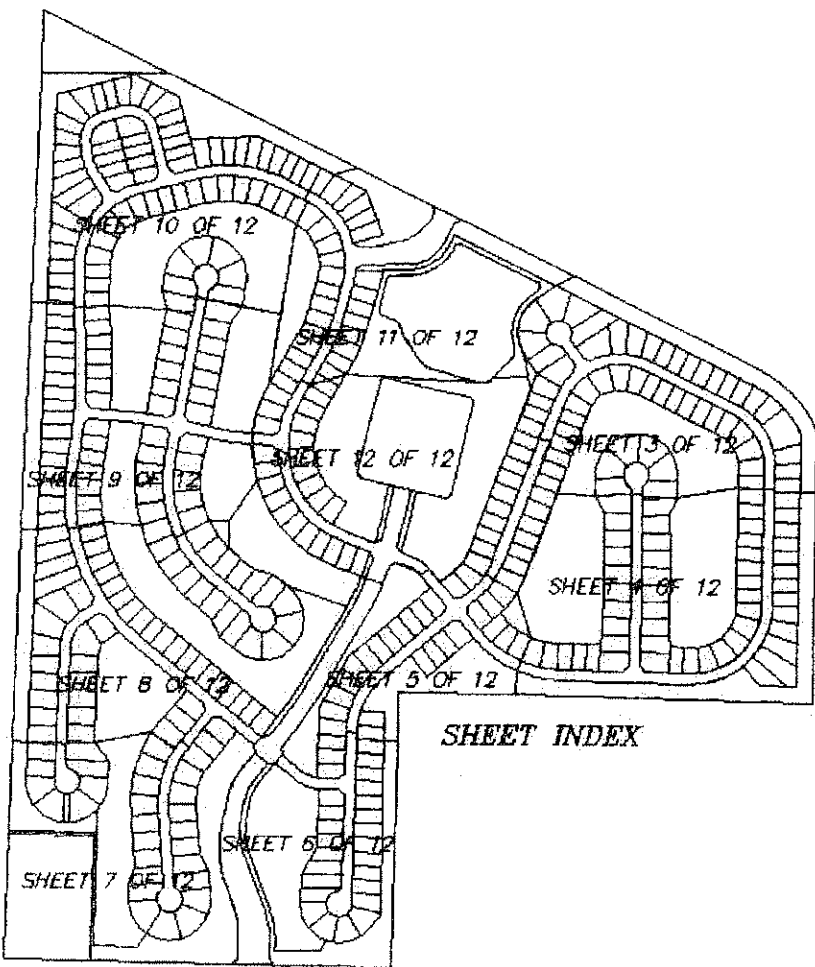
Table with columns: TOTAL ACRES=, NUMBER OF LOTS, SINGLE FAMILY ZONE LOT LINE, TOTAL.

LINEAL FEET OF STREETS

Table listing street names and lineal feet: PORTOSOL AVENUE (2469.16), REGALO DRIVE (537.25), 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), TOTAL = 23,440.84

LAND USE TABLE

Table with columns: PARCEL, AREA, PARCEL, AREA. Lists various tracts and their areas, including WATER MANAGEMENT TRACTS.



Five circular stamps/seals for: MINTO COMMUNITIES, LLC; PORTOSOL HOMEOWNERS ASSOCIATION, INC.; VILLAGE SEAL; VILLAGE ENGINEER'S SEAL; REVIEWING SURVEYOR'S SEAL; SURVEYOR'S SEAL.

PORTOSOL SHEET NO. 1 OF 12. SCALE: N/A. DATE: MAY, 2007. JOB NO. 1038.004. FILE: 1038.004.DWG. Includes NMI logo and contact information for Nick Miller, Inc.