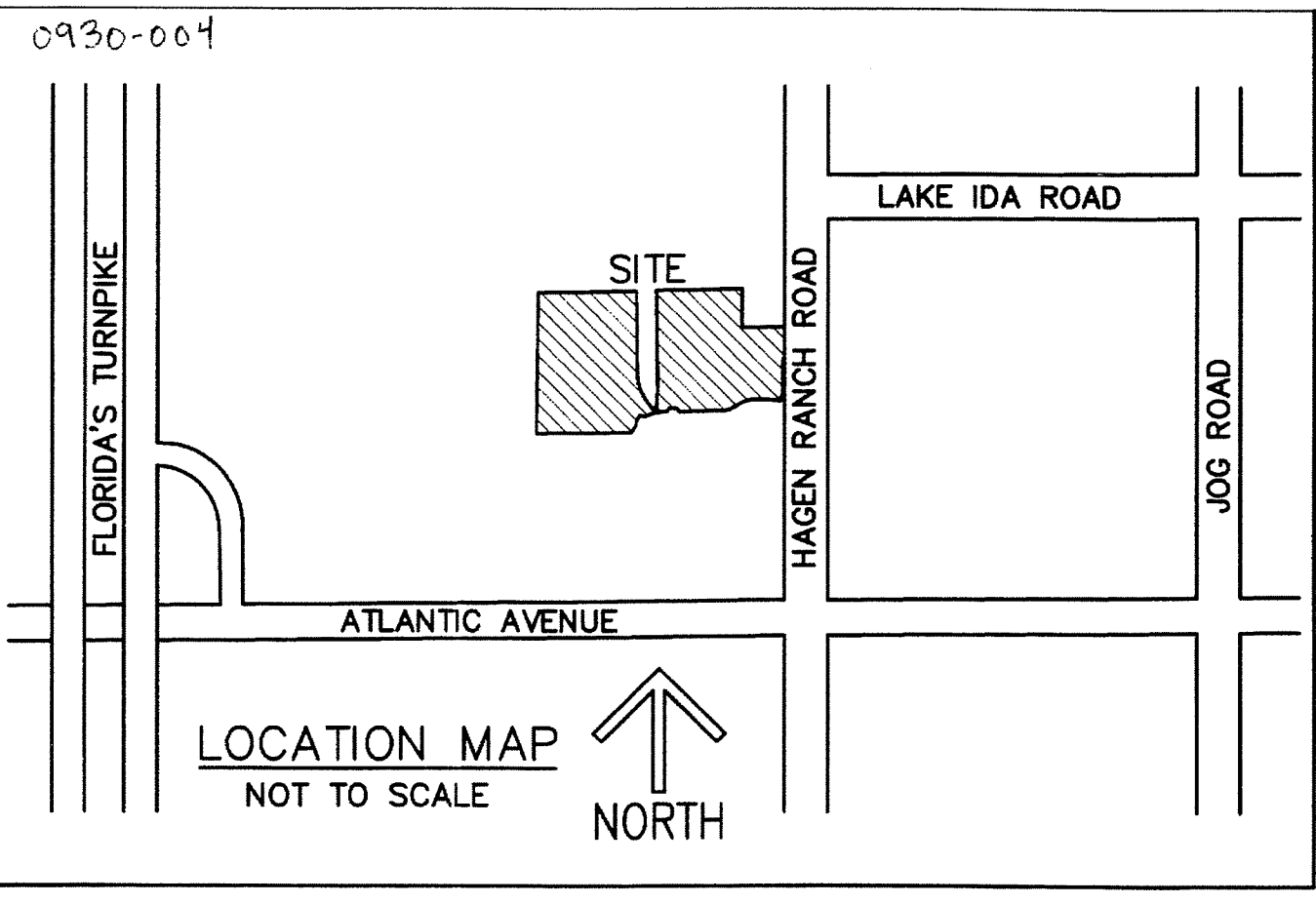
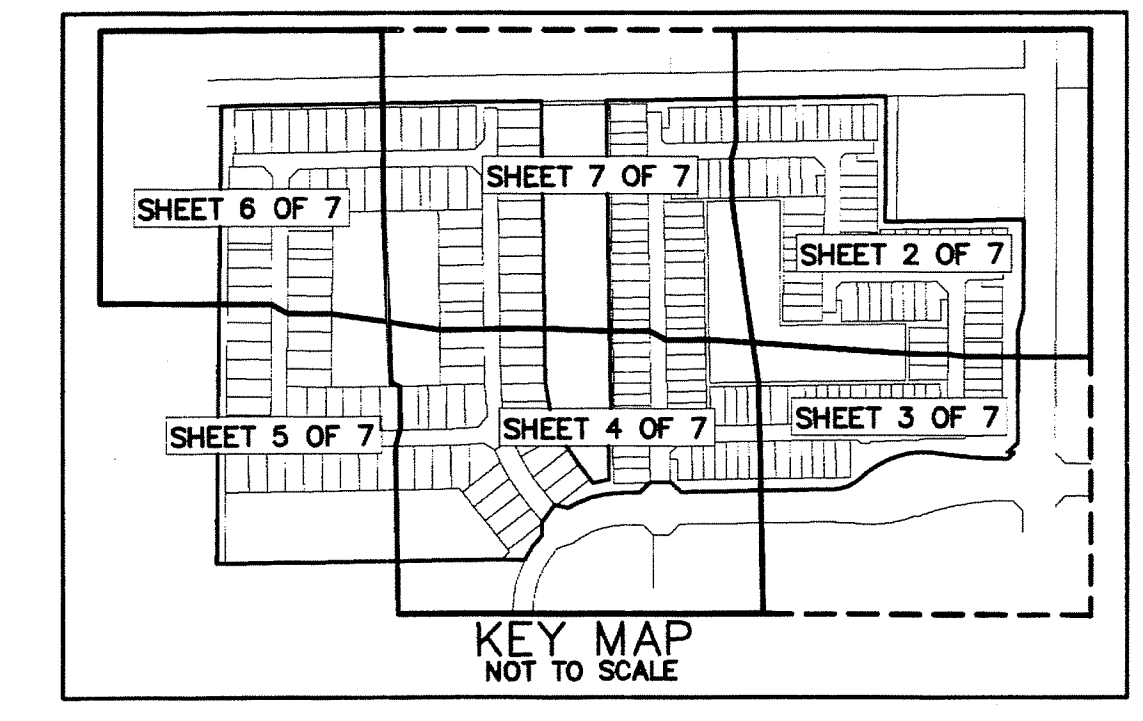


STATE OF FLORIDA COUNTY OF PALM BEACH THIS PLAT WAS FILED FOR RECORD AT 2:55 P.M. THIS 9 DAY OF Jan A.D. 2014 AND DULY RECORDED IN PLAT BOOK 117 ON PAGES 116 AND 122 SHARON R. BOCK CLERK AND COMPTROLLER BY: DEPUTY CLERK

VILLAGGIO ISLES PARCELS B AND C REPLAT

VILLAGGIO ISLES PUD, A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF PARCEL B AND PARCEL C, VILLAGGIO ISLES PUD REPLAT, AS RECORDED PLAT BOOK 117, PAGES 102 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA LYING IN SECTION 16 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY DAVID P. LINDLEY OF CAULFIELD and WHEELER, INC. SURVEYORS - ENGINEERS - PLANNERS 7900 GLADES ROAD, SUITE 100 BOCA RATON, FLORIDA 33434 - (561)392-1991 APRIL - 2013



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.

DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON AS VILLAGGIO ISLES PARCELS B AND C REPLAT, VILLAGGIO ISLES PUD, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF PARCEL B AND PARCEL C, VILLAGGIO ISLES PUD REPLAT, AS RECORDED PLAT BOOK 117, PAGES 102 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 16 TOWNSHIP 46 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING ALL OF PARCEL B AND PARCEL C, VILLAGGIO ISLES PUD REPLAT, AS RECORDED PLAT BOOK 117, PAGES 102 THROUGH 109 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, CONTAINING 1,755,220 SQUARE FEET/40.2943 ACRES

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

- 1. PRIVATE STREETS TRACTS R1 AND R2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
2. RESIDENTIAL ACCESS STREETS TRACTS R3 AND R4, AS SHOWN HEREON ARE RESERVED FOR THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS RESIDENTIAL ACCESS STREETS FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF OTHER UTILITY EASEMENTS...
7. OVERHANG/MAINTENANCE EASEMENTS MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, LEAVE, GUTTERS, DRAINAGE AND UTILITY SERVICES WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.
8. BUFFER DRAINAGE EASEMENTS THE BUFFER DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR BUFFER AND YARD DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 16 DAY OF December, 2013

WITNESS: Betty Liu, PRINT Betty Liu, WITNESS: Elizabeth M Neero, PRINT Elizabeth M Neero, CHARLES S. SCARDINA, MANAGING MEMBER

ACKNOWLEDGMENT:

STATE OF Florida, COUNTY OF Palm Beach, BEFORE ME PERSONALLY APPEARED CHARLES SCARDINA, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY 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 16th DAY OF December, 2013

MY COMMISSION EXPIRES: June 16, 2017, COMMISSION NUMBER: #EE884269, Elizabeth M Neero, PRINT NAME

MORTGAGEES 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 RECORDS BOOK 26233 AT PAGE 1906 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 Sr. Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF December, 2013

WITNESS: Betty Liu, PRINT Betty Liu, WITNESS: Elizabeth M Neero, PRINT Elizabeth M Neero, BRANCH BANKING AND TRUST COMPANY, NAME MARK LEIDGER, TITLE SENIOR VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF Florida, COUNTY OF Palm Beach, BEFORE ME PERSONALLY APPEARED Mark Leidger WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Sr. Vice President OF BRANCH BANKING AND TRUST COMPANY, A North Carolina and SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/SHE EXECUTED SUCH INSTRUMENT AS Sr. Vice President 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 17 DAY OF December, 2013

MY COMMISSION EXPIRES: June 16, 2017, COMMISSION NUMBER: EE884269, Elizabeth M Neero, PRINT NAME

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA, COUNTY OF PALM BEACH, THE VILLAGGIO RESERVE MASTER PROPERTY OWNERS 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 16th DAY OF December, 2013

WITNESS: Betty Liu, NAME, WITNESS: Ramzi Akel, NAME, PRESIDENT, VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT

ACKNOWLEDGMENT:

STATE OF Florida, COUNTY OF Palm Beach, BEFORE ME PERSONALLY APPEARED Ramzi Akel WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED FL Drivers License AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAGGIO RESERVE MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE/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 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 16th DAY OF December, 2013

MY COMMISSION EXPIRES: June 16, 2017, COMMISSION NUMBER: #EE884269, Elizabeth M Neero, PRINT NAME

TITLE CERTIFICATION:

STATE OF FLORIDA, COUNTY OF PALM BEACH, I, MITCHELL A. SHERMAN, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN INVESTORS ASSET ACQUISITION, LLC, A DELAWARE LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; AND THAT ALL PALM BEACH COUNTY SPECIAL ASSESSMENT ITEMS, AND ALL OTHER ITEMS HELD AGAINST SAID LANDS HAVE BEEN SATISFIED; 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: 12-17-13, MITCHELL A. SHERMAN, ATTORNEY AT LAW LICENSED IN FLORIDA

TABULAR DATA table with columns for AREA OF TRACTS, AREA OF RESIDENTIAL, AREA OF LAKE TRACTS, AREA OF OPEN SPACE TRACTS, TOTAL NUMBER OF UNITS, DENSITY PROPOSED THIS PLAT, USE RESIDENTIAL, PETITION NO.

SURVEY NOTES:

- 1. 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.
2. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
3. NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON AN EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
4. APPROVAL OF LANDSCAPING ON UTILITY EASEMENT, (EXCLUDING WATER AND SEWER) SHALL ONLY BE WITH APPROVAL OF ALL UTILITIES OCCUPYING SAID EASEMENT.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.89°11'52"E. ALONG THE NORTH LINE PARCEL C, VILLAGGIO ISLES PUD REPLAT, AS RECORDED IN PLAT BOOK 117, PAGE 102 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA
6. LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS NOTED OTHERWISE

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 14 DAY OF January, 2014, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

BY: G. T. Webb, COUNTY ENGINEER

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 ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPILED WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 12-17-13, DAVID P. LINDLEY, REG. LAND SURVEYOR #5005 STATE OF FLORIDA LB #3591

Notary seals for INVESTORS ASSET ACQUISITION, LLC, MORTGAGEE, VILLAGGIO RESERVE MASTER POA, COUNTY ENGINEER, and SURVEYOR.