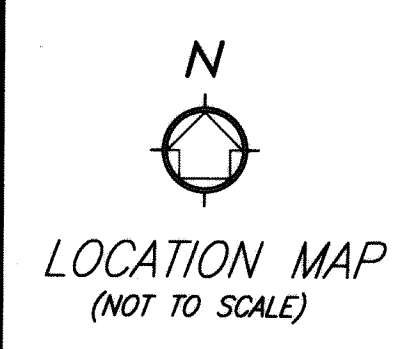
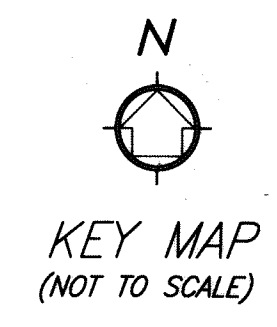
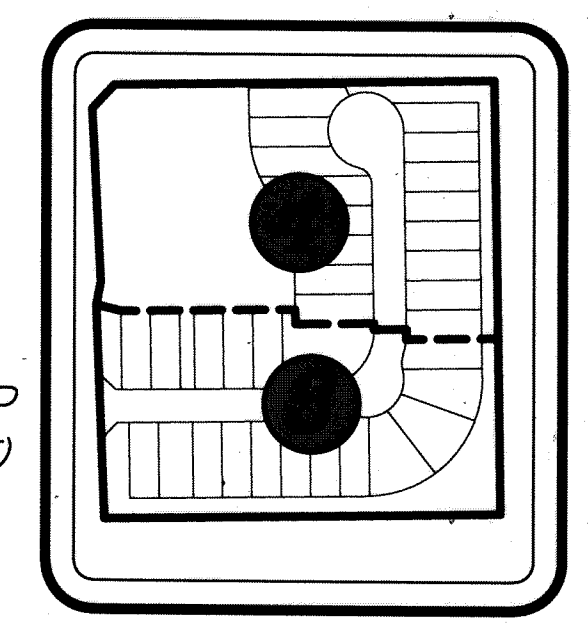


5162-001



VILLA TARA

BEING A REPLAT OF TRACT 37, BLOCK 5, PALM BEACH FARMS COMPANY PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54, LESS THOSE PORTIONS CONVEYED TO PALM BEACH COUNTY FOR RIGHT-OF-WAY PURPOSES, RECORDED IN OFFICIAL RECORDS BOOK 7053, AT PAGE 1594 AND OFFICIAL RECORDS BOOK 14551, AT PAGE 1379, ALL BEING OF THE PALM BEACH COUNTY PUBLIC RECORDS, SAID LANDS LYING AND SITUATE IN SECTION 34, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.



State of Florida }
County of Palm Beach } SS
THIS PLAT WAS FILED FOR RECORD AT 10:25 A.M. THIS 30 DAY OF May A.D. 2017 AND DULY RECORDED IN PLAT BOOK 123 ON PAGES 193 THROUGH 196 SHARON R. BOCK CLERK AND COMPTROLLER BY: Debra M. Cadin DEPUTY CLERK

SHEET 1 OF 4 SHEETS

CERTIFICATE OF DEDICATION AND RESERVATION

State of Florida }
County of Palm Beach } SS

Know all men by these presents that Lennar Homes, LLC, a Florida limited liability company, owner of the land shown hereon as VILLA TARA, being a Replat of Tract 37, Block 5, PALM BEACH FARMS COMPANY PLAT NO. 3, recorded in Plat Book 2, Pages 45 through 54, less those portions conveyed to Palm Beach County for Right-of-Way purposes, recorded in Official Records Book 7053, at Page 1594 and Official Records Book 14551, at Page 1379, all being of the Palm Beach County Public Records, said lands lying and situate in Section 34, Township 43 South, Range 42 East, Palm Beach County, Florida, and being more particularly described as follows:

Tract 37, Block 5, of the PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, of the Public Records of Palm Beach County, Florida. Less that portion deeded to Palm Beach County in that certain right-of-way warranty deed, recorded in OR Book 7053, Page 1594, of the Public Records of Palm Beach County, Florida.

Also less the following:
A parcel of land lying within a portion of Tract 37, Block 5, THE PALM BEACH FARMS CO. PLAT NO. 3, as recorded in Plat Book 2, Page 45, Public Records of Palm Beach County, Florida, being more particularly described as follows: Begin at the intersection of the North line of said Tract 37 with the East right-of-way line of Jog Road, as described in O.R. Book 7053, Page 1594, Public Records of Palm Beach County, Florida; thence North 89°03'55" East, along the North line of said Tract 37 (the North line of said Tract 37 is assumed to bear North 89°03'55" East and all other bearings are relative thereto), a distance of 45.23 feet to a point; Thence South 42°54'04" West, a distance of 50.49 feet to a point on a curve concave to the West having a radius of 33,283.74 feet, a central angle of 00°27'14" and a radial bearing at this point of South 86°46'52" West; Thence Southerly, along the arc of said curve, a distance of 263.73 feet to a point; Thence South 11°24'40" West, a distance of 36.01 feet to a point on said East right-of-way line, said point lying on a curve concave to the west having a radius of 33,274.59 feet, a central angle of 00°31'32" and a radial bearing at this point of South 87°17'43" West; thence Northerly along said right-of-way line, along the arc of said curve, a distance of 305.24 feet to the point of tangency; Thence North 03°13'49" West, a distance of 30.13 feet to the point of BEGINNING. Said lands situate in the County of Palm Beach, Florida and contain 9.240 acres, more or less, and being more particularly described as follows:

Said lands situate in the County of Palm Beach, Florida and contain 9.240 acres, more or less, and being more particularly described as follows:

A portion of Tract 37, Block 5, PALM BEACH FARMS CO. PLAT NO. 3, according to the plat thereof, as recorded in Plat Book 2, Pages 45 through 54, inclusive, Public Records of Palm Beach County, Florida, and being more particularly described as follows:

BEGIN at the Southwest corner of WATERWAYS TAHERI P.U.D., REVISED, according to the plat thereof, as recorded in Plat Book 105, at Page 62, of the Public Records of Palm Beach County, Florida; Thence South 00°57'06" East along the East line of said Tract 37, a distance of 20.00 feet to the Southeast corner of said Tract 37; Thence South 89°03'55" West along the South line of said Tract 37, a distance of 606.34 feet to a point on a curve concave to the West, having a radius of 33,274.59 feet and whose radius point bears South 87°51'12" West. Thence Northerly along the arc of said curve and Easterly right of way line of Jog Road as recorded in Official Records Book 7053, at Page 1594, Public Records of Palm Beach County, through a central angle of 00°33'32", a distance of 324.62 feet; Thence North 11°24'40" East, a distance of 36.01 feet along said Easterly right of way line of Jog Road, as recorded in Official Records Book 14551, at Page 1379, Public Records of Palm Beach County, to a point on a curve concave to the West, having a radius of 33,283.74 feet and whose radius point bears South 87°14'01" West, thence Northerly along the arc of said curve and Easterly right of way line of Jog Road as recorded in Official Records Book 14551, at Page 1379, through a central angle of 00°27'14", a distance of 263.73 feet; Thence North 42°54'04" East, continuing along said Easterly right of way line, a distance of 50.49 feet to an intersection with the Southerly line of said WATERWAYS TAHERI P.U.D., REVISED; Thence North 89°03'55" East, along said Southerly line, a distance of 581.40 feet to the Northeast corner of said Tract 37 and West line of said WATERWAYS TAHERI P.U.D., REVISED; Thence South 00°57'06" East, along the East line of said Tract 37 and West line of said WATERWAYS TAHERI P.U.D., REVISED, a distance of 639.67 feet to the POINT OF BEGINNING.

Said lands contain 9.240 acres, more or less.

Have caused the same to be surveyed and platted as shown hereon and does hereby dedicate as follows:

1. Tract A, as shown hereon is hereby reserved for the Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for private street purposes and other purposes not inconsistent with this reservation and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

All tracts for private street purposes, and driveway/parking tracts, 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 stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. If otherwise approved by Palm Beach County, no buildings, structures, improvements, trees, walls or fences shall be installed within these tracts without the prior written approval of the Palm Beach Water Utilities Department, its successors and assigns.

2. The drainage easements (DE), as shown hereon are hereby dedicated in perpetuity for drainage purposes. The maintenance of all drainage facilities located therein shall be the perpetual maintenance obligation of the Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, without recourse to Palm Beach County.

3. Tract L (Water Management Tract), as shown hereon, is hereby reserved for the Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for stormwater management and drainage purposes and is the perpetual maintenance obligation of said association its successors and assigns, without recourse to Palm Beach County.

Water Management Tract L is subject to a ^{existing} littoral zone restrictive covenant agreement as recorded in Official Records Book 28180, Page 1543, Public Records of Palm Beach County, Florida.

4. The lake maintenance easement (LME) and lake maintenance access easement (LMAE), as shown hereon are hereby reserved for the Kindred Cove Homeowners 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 construct and 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.

5. Tracts OS-1, OS-2 and OS-3 (Open Space Tracts), as shown hereon, are hereby reserved for the Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for open space and drainage purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. Tract OS-1 is subject to the restrictions set forth in Official Records Book 4577, Page 1921, in favor of Lake Worth Drainage District.

6. Tract R (Recreation Tract), as shown hereon, is hereby reserved for the Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns, for recreational purposes and is the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

7. The limited access easements (LAE), 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.

8. The Mass Transit Easement as shown hereon is dedicated in perpetuity, by the Owner, to the Board of County Commissioners of Palm Beach County, its successors and assigns (hereafter "County"), for the construction, installation, maintenance and use of a public transit boarding and alighting area, which use includes but is not limited to a public transit bus shelter, transfer station, and advertising. The Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, its successors and assigns (hereafter "Association"), shall maintain the easement area until such time as the County constructs improvements in the easement area of its intended use and purposes, at which time the County will assume maintenance of the easement area so long as the improvements are located thereon and County uses the easement area for its intended purposes. The maintenance obligation shall automatically revert to the Association upon County's temporary or permanent cessation of use of the improvements or removal of the improvements.

9. The Palm Beach County utility easements (PBCUE) 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 the perpetual obligation of the Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit. If otherwise approved by Palm Beach County, 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.

10. Maintenance and roof overhang easements (ROE) are hereby reserved in perpetuity to the owner of the lot abutting the easement and the Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, for the purpose of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services, decorative architectural treatments and impact shutters, within and adjacent to said easement without recourse to Palm Beach County.

11. The utility easements (UE) 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.

The utility easements running adjacent and parallel to the tracts for private street purposes, and driveway/parking tracts, as shown hereon, are non-exclusive easements and are hereby 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, stormwater facilities, potable water pipelines, raw water pipelines, wastewater pipelines, reclaimed water pipelines, electric power lines, telecommunications lines, cable television lines, gas lines, and related appurtenances. The installation of cable television systems shall not interfere with the construction and maintenance of other utilities. If otherwise approved by Palm Beach County, 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.

12. The Roadway Construction easement as shown hereon is hereby dedicated in perpetuity to the Board of County Commissioners of Palm Beach County, Florida, for the purposes of performing any and all construction activities associated with the adjacent road.

IN WITNESS WHEREOF, the above named limited liability company, 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 6 day of FEBRUARY 2017.

Lennar Homes, LLC, a Florida limited liability company
Witness: Judy Moore-Walace (Print Name)
By: Jason Engelman (Print Name) Vice President

Witness: Cristina Coronel (Print Name)

ACKNOWLEDGMENT

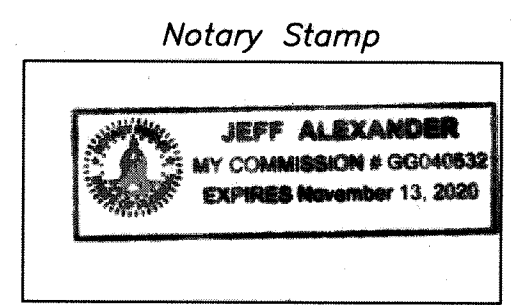
State of FL }
County of Palm Beach } SS

Before me personally appeared Jason Engelman who is personally known to me, or has produced 12/04/2000 as identification, and who executed the foregoing instrument as Vice President of Lennar Homes, LLC, a Florida limited liability company 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 6 day of FEBRUARY, 2017.

My commission expires: 11-13-2020 (Date)

By: Jeff Alexander (Print Name)
Notary Public
Commission Number: 66040532



ACCEPTANCE OF RESERVATIONS

State of Florida }
County of Miami Dade } SS

Kindred Cove Homeowners 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 6 day of February, 2017.

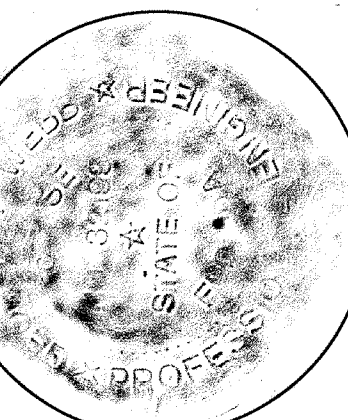
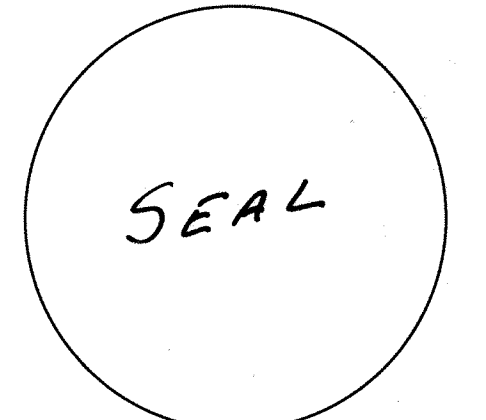
Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit
Witness: Teresa Baluja (Print Name)
By: Teresa Baluja (Signature) Teresa Baluja, President

Witness: Alonso Rodriguez (Print Name)

LENNAR HOMES, LLC

KINDRED COVE HOMEOWNERS ASSOCIATION, INC.,

PALM BEACH COUNTY ENGINEER



SHEET INDEX:

Sheets 1-2 Dedication/Signatures
Sheets 3-4 Plat

ACKNOWLEDGMENT

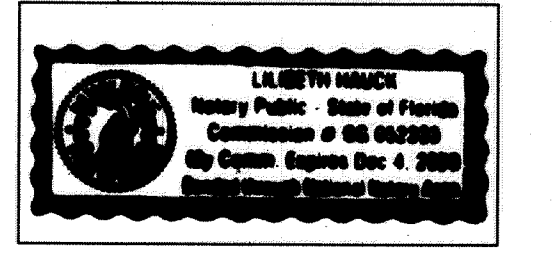
State of Florida }
County of Miami Dade } SS

Before me personally appeared Teresa Baluja who is personally known to me, or has produced Baluja as identification, and who executed the foregoing instrument as the President of Kindred Cove Homeowners Association, Inc., a Florida corporation not for profit, and 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 6 day of February, 2017.

My commission expires: 12/04/2000 (Date)

By: Libbeth Hauck (Print Name)
Notary Public
Commission Number: 66082333



TITLE CERTIFICATION

State of Florida }
County of Palm Beach } SS

I, Henry B. Handler, 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 Lennar Homes, LLC a Florida 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 there are no mortgages of record; and that there are encumbrances of record but those encumbrances do not prohibit the creation of the subdivision depicted by this plat.

Date: Feb. 15, 2017
Per H.B.H.

By: Henry B. Handler (Print Name)
Licensed in Florida
Florida Bar No. 0259284

PALM BEACH COUNTY APPROVAL

State of Florida }
County of Palm Beach } SS

This Plat is hereby approved for record pursuant to Palm Beach County Ordinance 95-33, and in accordance with Section 177.071 (2), Florida Statutes, this 30th day of May, 2017, and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, Florida, in accordance with Section 177.081 (1), Florida Statutes.

By: George T. Webb, P.E. (Print Name)
County Engineer
Palm Beach County, Florida

WGI
Wantman Group, Inc.
Engineering ♦ Planning ♦ Surveying ♦ Environmental
2035 VISTA PARKWAY, SUITE 100, WEST PALM BEACH, FL 33411
(866) 909-2220 phone (561) 687-1110 fax
CERTIFICATE OF AUTHORIZATION No. LB 7055
ORLANDO - PORT ST. LUCIE - TAMPA
THIS INSTRUMENT WAS PREPARED BY PATRICK MEEDS, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER, LICENSE NO. 4728
FOR THE FIRM: WANTMAN GROUP, INC.