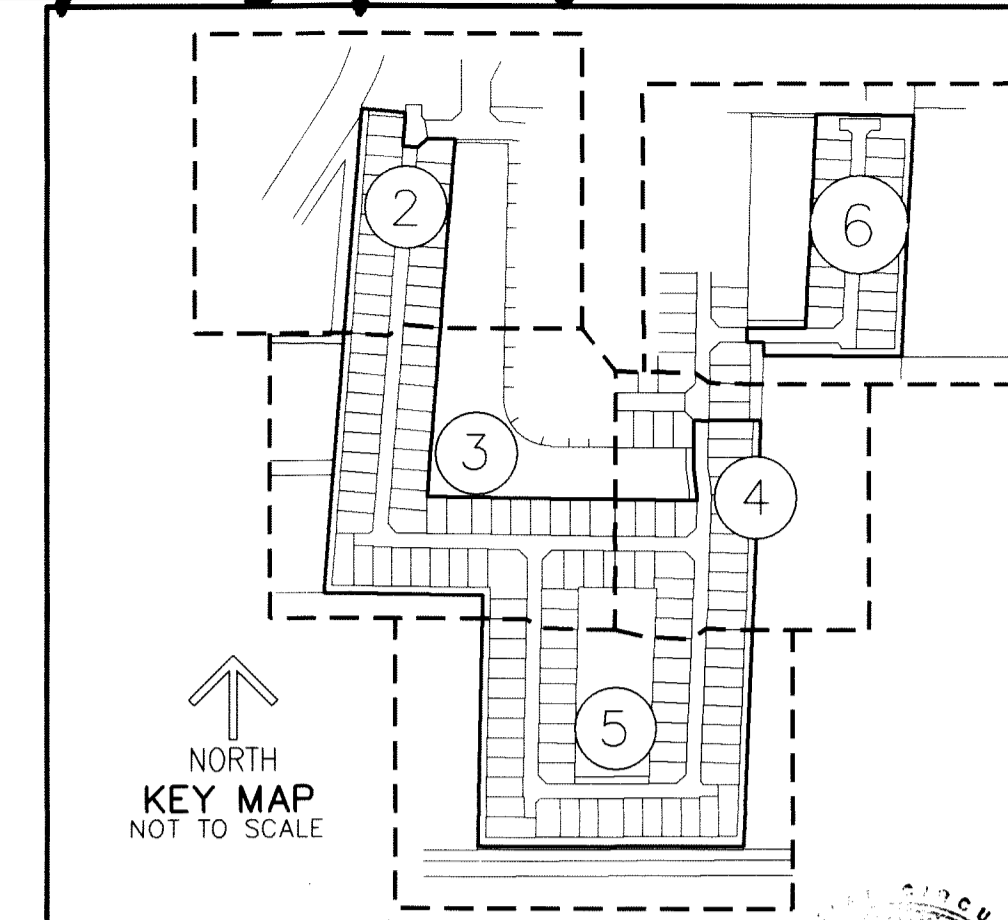
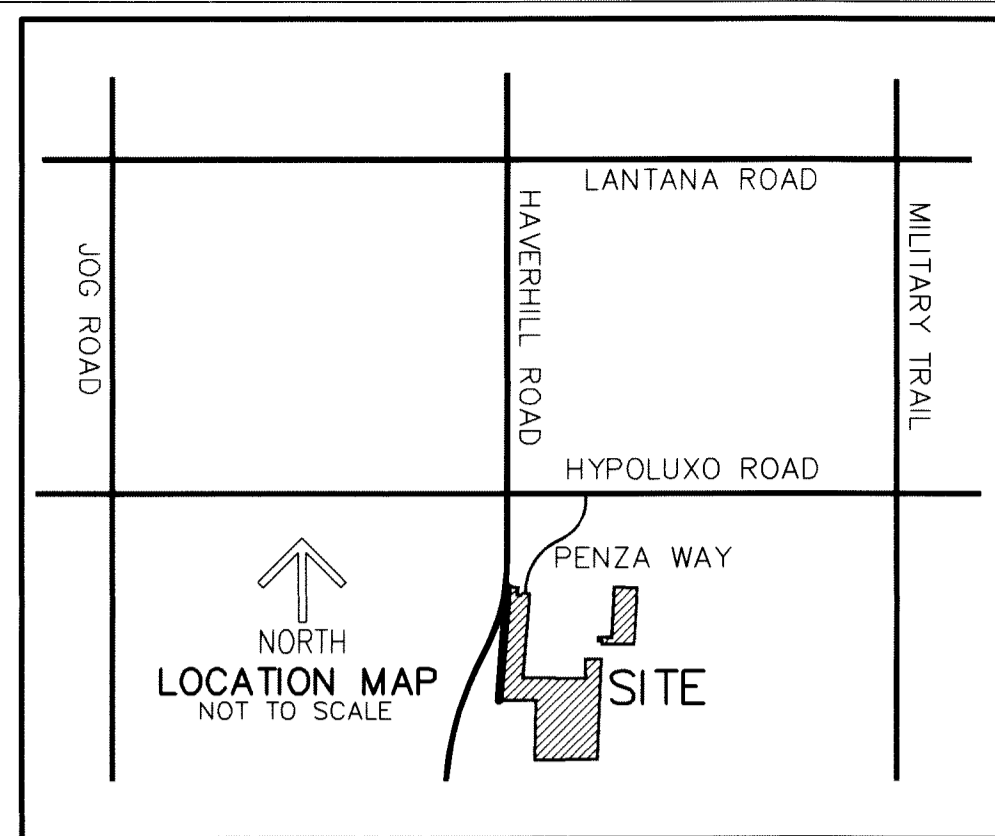


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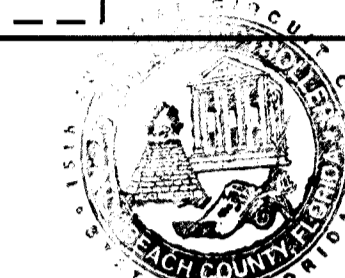
# TOSCANA ISLES P.U.D. - PLAT III

A PLANNED UNIT DEVELOPMENT  
BEING A REPLAT OF A PORTION THE NORTHWEST ONE-QUARTER OF THE AMENDED PLAT OF SEC.12 TWP.45S. R.42E MARY A. LYMAN ET AL,  
AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF 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  
CERTIFICATE OF AUTHORIZATION NO. LB3591



30  
STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 11:17 AM  
THIS 20 DAY OF November  
A.D. 2018 AND DULY RECORDED  
IN PLAT BOOK 127 ON  
PAGES 30 AND 35  
SHARON R. BOCK  
CLERK AND COMPTROLLER  
By: *Sharon Bock*  
DEPUTY CLERK



CLERK  
Clerk Seal  
SHEET 1 OF 6

### DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT WEST ATLANTIC DEVELOPMENT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON AS TOSCANA ISLES P.U.D. - PLAT III, A PLANNED UNIT DEVELOPMENT, BEING A REPLAT OF A PORTION THE NORTHWEST ONE-QUARTER OF THE AMENDED PLAT OF SEC.12 TWP.45S. R.42E MARY A. LYMAN ET AL, AS RECORDED IN PLAT BOOK 9, PAGE 74 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF TRACT R-2, TOSCANA ISLES P.U.D. - PLAT II, AS RECORDED IN PLAT BOOK 126, PAGES 84 THROUGH 87 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID TOSCANA ISLES P.U.D. - PLAT II THE FOLLOWING FOURTEEN (14) COURSES AND DISTANCES; S.85°30'53"E., A DISTANCE OF 120.00 FEET; THENCE S.04°29'07"W., A DISTANCE OF 90.80 FEET; THENCE S.84°40'36"E., A DISTANCE OF 40.00 FEET; THENCE N.47°48'39"E., A DISTANCE OF 36.37 FEET; THENCE S.88°51'50"E., A DISTANCE OF 75.17 FEET; THENCE S.04°29'07"W., A DISTANCE OF 976.82 FEET; THENCE S.89°19'20"E., A DISTANCE OF 736.90 FEET; THENCE N.02°19'29"E., A DISTANCE OF 0.58 FEET TO A POINT OF CURVATURE TO THE LEFT HAVING A RADIUS OF 130.00 FEET AND A CENTRAL ANGLE OF 10°00'00"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 22.69 FEET TO A POINT OF TANGENCY; THENCE N.07°40'31"W., A DISTANCE OF 58.04 FEET TO A POINT OF CURVATURE TO THE RIGHT HAVING A RADIUS OF 170.00 FEET AND A CENTRAL ANGLE OF 08°48'42"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 26.15 FEET TO A POINT OF TANGENCY; THENCE N.01°08'10"E., A DISTANCE OF 111.14 FEET; THENCE S.88°51'50"E., A DISTANCE OF 40.00 FEET; THENCE N.01°08'10"E., A DISTANCE OF 3.54 FEET; THENCE S.88°51'50"E., A DISTANCE OF 142.02 FEET TO THE SOUTHEAST CORNER OF TRACT OS-10 OF SAID TOSCANA ISLES P.U.D. - PLAT II; THENCE S.02°19'29"W. ALONG THE EAST LINE OF TRACT 12 OF SAID AMENDED PLAT OF THE MARY A. LYMAN ET AL, A DISTANCE OF 1,158.17 FEET TO A POINT OF INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-19, AS RECORDED IN DEED BOOK 925, PAGE 235, AND OFFICIAL RECORD BOOK 3126, PAGE 1462, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.89°36'43"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 724.74 FEET; THENCE N.01°10'08"E. ALONG THE WEST LINE OF TRACT 13 OF SAID AMENDED PLAT OF SEC.12 TWP.45S. R.42E MARY A. LYMAN ET AL., A DISTANCE OF 686.29 FEET; THENCE DEPARTING THE WEST LINE OF SAID TRACT 13, N.89°19'20"W., A DISTANCE OF 434.49 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF SAID SECTION 12, ACCORDING TO FINAL JUDGEMENT RECORDED IN OFFICIAL RECORD BOOK 1679, PAGES 833 THROUGH 836 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE N.04°29'07"E. ALONG THE WEST LINE OF SAID SECTION 12, AND THE EAST LINE OF VISTA LAGO, AS RECORDED IN PLAT BOOK 116, PAGES 105 THROUGH 108 OF SAID PUBLIC RECORDS, AND THE EAST RIGHT-OF-WAY LINE OF HAVERHILL ROAD, AS RECORDED IN OFFICIAL RECORD BOOK 23411, PAGES 1202 THROUGH 1208 OF SAID PUBLIC RECORDS, A DISTANCE OF 1,320.24 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

BEGINNING AT THE SOUTHEAST CORNER OF PARCEL MF, TOSCANA ISLES P.U.D. - PLAT I, AS RECORDED IN PLAT BOOK 116, PAGES 133 THROUGH 136 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; THENCE S.02°52'11"W. ALONG THE EAST LINE OF TRACT 3 OF THE AMENDED PLAT OF SEC.12 TWP.45S. R.42E MARY A. LYMAN ET AL., AS RECORDED IN PLAT BOOK 9, PAGE 74 OF SAID PUBLIC RECORDS, A DISTANCE OF 655.11 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 3; THENCE N.89°35'07"W. ALONG THE SOUTH LINE OF SAID TRACT 3, A DISTANCE OF 376.64 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3, AND A POINT OF INTERSECTION WITH THE EAST LINE OF TOSCANA ISLES P.U.D. - PLAT II, AS RECORDED IN PLAT BOOK 126, PAGES 84 THROUGH 86 OF SAID PUBLIC RECORDS; THENCE ALONG THE EAST LINE OF SAID TOSCANA ISLES P.U.D. - PLAT II, THE FOLLOWING THREE COURSES AND DISTANCES; N.02°19'29"E., A DISTANCE OF 35.42 FEET; THENCE N.89°35'07"W., A DISTANCE OF 45.95 FEET; THENCE N.00°24'53"E., A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT OS-3 OF SAID TOSCANA ISLES P.U.D. - PLAT I; THENCE ALONG THE BOUNDARY LINES OF SAID TOSCANA ISLES P.U.D. - PLAT I, THE FOLLOWING THREE COURSES AND DISTANCES; S.89°35'07"E., A DISTANCE OF 159.39 FEET; THENCE N.02°52'11"E., A DISTANCE OF 582.99 FEET; THENCE S.88°51'50"E., A DISTANCE OF 265.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN PALM BEACH COUNTY, FLORIDA,  
CONTAINING A TOTAL OF 1,291,134 SQUARE FEET/29.6404 ACRES MORE OR LESS.

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

### 1. RESIDENTIAL ACCESS STREETS

TRACTS R1 AND R2, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAMAR AT TOSCANA ISLES HOMEOWNERS 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 SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

### 2. OPEN SPACE TRACTS

TRACTS L1, THROUGH L7, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

TRACT L1 IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20468, PAGE 739, IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

### 3. RECREATIONAL AREA

TRACT REC, AS SHOWN HEREON IS HEREBY RESERVED FOR THE VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC., 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.

### 4. WATER MANAGEMENT TRACT

TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION, INC., 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.

SUBJECT TO EXISTING LITORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 29582, PAGE 1825 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### 5. MAINTENANCE AND OVERHANG EASEMENTS FOR ZERO LOT LINE PROPERTIES:

MAINTENANCE AND ROOF OVERHANG EASEMENTS ARE HEREBY RESERVED IN PERPETUITY TO THE OWNER OF THE LOT ABUTTING THE EASEMENT AND THE VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF ACCESS TO AND MAINTENANCE OF IMPROVEMENTS, THE ROOF OVERHANG, EAVE, GUTTERS, DRAINAGE, UTILITY SERVICES, DECORATIVE ARCHITECTURAL TREATMENT AND IMPACT SHUTTERS, WITHIN AND ADJACENT TO SAID EASEMENT WITHOUT RECOURSE TO PALM BEACH COUNTY.

### DEDICATION AND RESERVATIONS CONTINUED:

**6. DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS**  
THE DRAINAGE EASEMENTS, 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 TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT AND THE VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC., THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS AND THE VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC., 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 ASSOCIATIONS, THEIR 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.

### 7. GENERAL UTILITY EASEMENTS

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, 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, TELECOMMUNICATION 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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.

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, THE TRACTS FOR PRIVATE ROAD PURPOSES AND DRIVEWAY/PARKING TRACTS, AS SHOWN HEREON, ARE NONEXCLUSIVE 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, 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. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. 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.

IN WITNESS WHEREOF, THE ABOVE NAMED DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24 DAY OF August 2018

WEST ATLANTIC DEVELOPMENT I, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA

WITNESS: Robert Seiden  
PRINT NAME

BY:

WITNESS: Sherrell Brown  
PRINT NAME

BY:

COMMISSION NUMBER: GG138122  
PRINT NAME

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

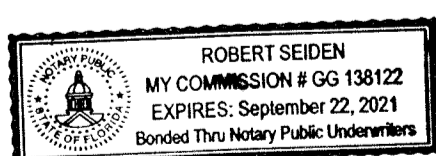
BEFORE ME PERSONALLY APPEARED AZME AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF WEST ATLANTIC DEVELOPMENT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 24 DAY OF August 2018

MY COMMISSION EXPIRES: 9/22/21

NOTARY PUBLIC  
Robert Seiden

COMMISSION NUMBER: GG138122  
PRINT NAME



WEST ATLANTIC DEVELOPMENT I, LLC

WEST ATLANTIC DEVELOPMENT I, LLC  
NOTARY

TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION, INC.

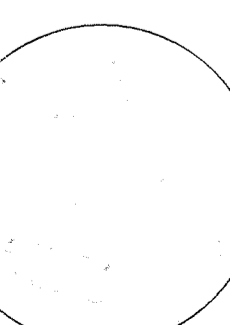
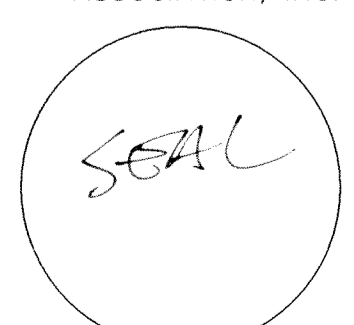
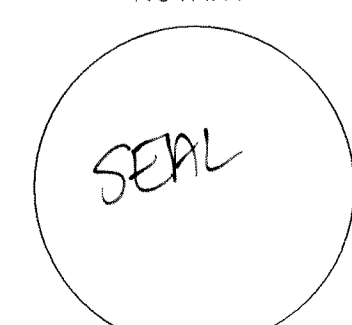
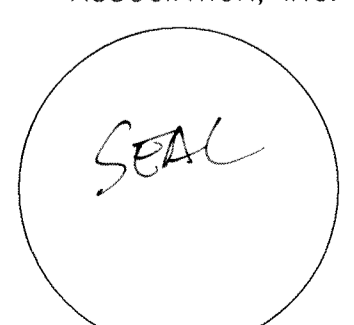
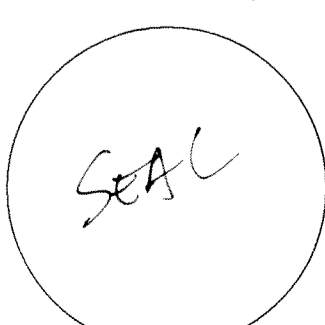
TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION, INC.  
NOTARY

VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC.

VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC.  
NOTARY

COUNTY ENGINEER

SURVEYOR



### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

TOSCANA ISLES 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 24 DAY OF August 2018

TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Robert Seiden  
PRINT NAME

BY: AZME AKEL  
VICE PRESIDENT

WITNESS: Sherrell Brown  
PRINT NAME

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED AZME AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF TOSCANA ISLES MASTER PROPERTY OWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 24 DAY OF August 2018

MY COMMISSION EXPIRES: 9/22/21

NOTARY PUBLIC  
Robert Seiden

COMMISSION NUMBER: GG138122  
PRINT NAME

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

VILLAMAR AT TOSCANA ISLES 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 24 DAY OF August 2018

VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESS: Robert Seiden  
PRINT NAME

BY: AZME AKEL  
VICE PRESIDENT

WITNESS: Sherrell Brown  
PRINT NAME

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

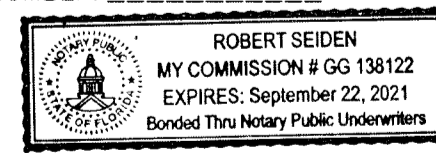
BEFORE ME PERSONALLY APPEARED AZME AKEL, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT 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 24 DAY OF August 2018

MY COMMISSION EXPIRES: 9/22/21

NOTARY PUBLIC  
Robert Seiden

COMMISSION NUMBER: GG138122  
PRINT NAME

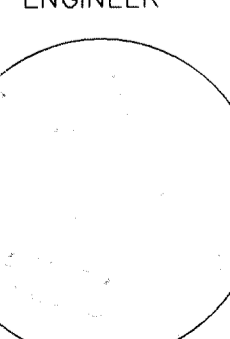
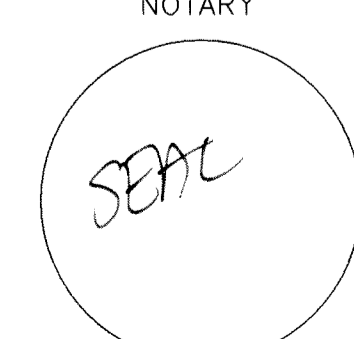


VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC.

VILLAMAR AT TOSCANA ISLES HOMEOWNERS ASSOCIATION, INC.  
NOTARY

COUNTY ENGINEER

SURVEYOR



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, DANIEL A. KASKEL, 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 WEST ATLANTIC DEVELOPMENT I, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA; 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.

DATED: Aug 24, 2018

Daniel A. Kaskel  
DANIEL A. KASKEL, ESQ.  
ATTORNEY AT LAW  
LICENSED IN FLORIDA  
SACHS SAX CAPLAN, P.L.L.C.

### 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 20th DAY OF November 2018 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: David L. Riggs, P.E.  
COUNTY ENGINEER

### SURVEYOR & MAPPER'S NOTES:

- IN THOSE CASES WHERE EASEMENTS OF DIFFERENT TYPES CROSS OR OTHERWISE CONSIDERED, 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN CONSENT OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS. THERE SHALL BE NO ABOVE GROUND ENCROACHMENTS WHERE UTILITY EASEMENTS AND LAKE MAINTENANCE EASEMENTS COINCIDE.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF S.04°29'07"W. ALONG THE WEST LINE OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT).
- LINES INTERSECTING CURVES ARE NON-RADIAL UNLESS SHOWN OTHERWISE.
- "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.
- THIS PLAT IS SUBJECT TO RESERVATIONS IN FAVOR OF LAKE WORTH DRAINAGE DISTRICT RECORDED IN DEED BOOK 925, PAGE 235; MASTER DECLARATION OF RESTRICTIVE COVENANTS FOR WORKFORCE HOUSING RECORDED IN OFFICIAL RECORDS BOOK 23725, PAGE 797.
- THIS PLAT ENCOMPASSES A PORTION OF ISOLA BELLA ISLES - PHASE I, AS RECORDED IN PLAT BOOK 111, PAGE 119, AND VACATED BY COUNTY RESOLUTION R-2013-0190, RECORDED IN OFFICIAL RECORD BOOK 25816, PAGE 1595, BOTH OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

### SURVEYOR & MAPPER'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 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.

DATED: 8/27/18

David P. Lindley  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591