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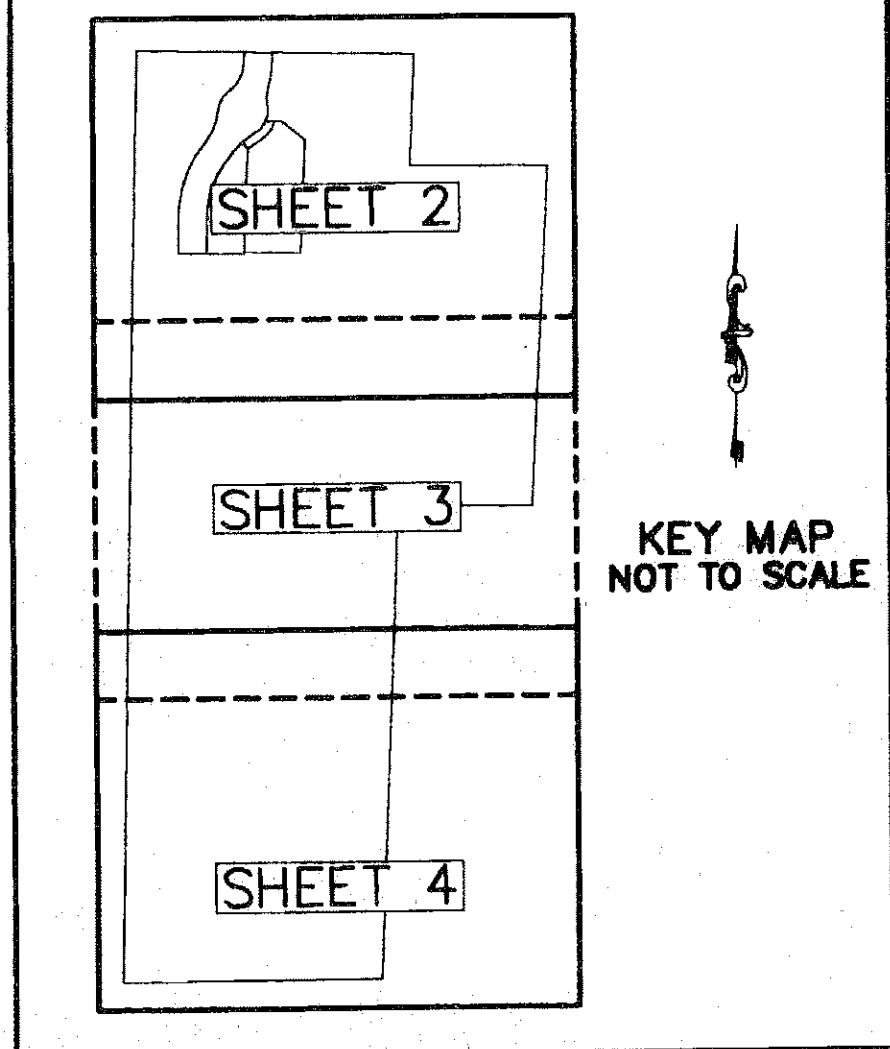
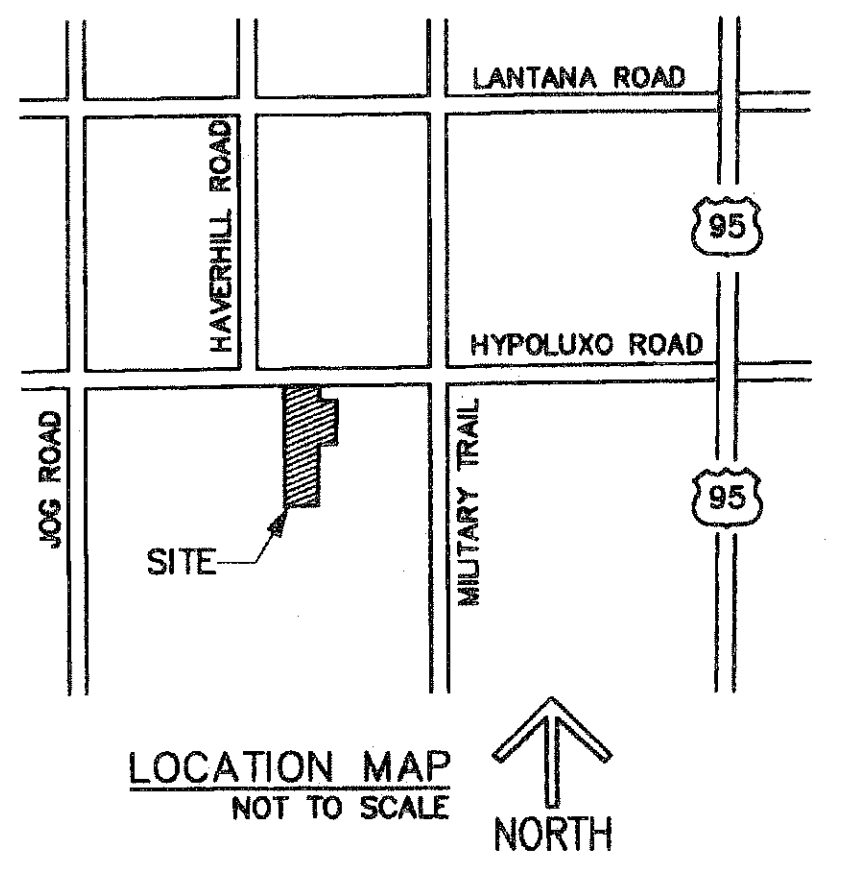
OR BK 23859 Pg. 33
9/15/2008
Surveyor's Affidavit
ERROR

0931-003

ISOLA BELLA ISLES - PHASE I

NICOLA, PUD
A PLANNED UNIT DEVELOPMENT BEING A REPLAT OF A PORTION OF THE AMENDED PLAT OF THE MARY A. LYMAN ET AL,
SUBDIVISION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF,
AS RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT PREPARED BY
DAVID P. LINDLEY
OF
CAULFIELD and WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7301-A WEST PALMETTO PARK ROAD, SUITE 100A
BOCA RATON, FLORIDA 33433 - (561)392-1991
FEBRUARY - 2008



119
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:42 PM.
THIS 28 DAY OF August
A.D. 2008 AND DULY RECORDED
IN PLAT BOOK 111 ON
PAGES 110 AND 112.
SHARON R. BOCK
CLERK AND COMPTROLLER
BY: *[Signature]*
DEPUTY CLERK
SHEET 1 OF 4



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT HYPOLUXO HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LAND SHOWN HEREON AS ISOLA BELLA ISLES - PHASE I, NICOLA PUD, A PLANNED UNIT DEVELOPMENT BEING A REPLAT A PORTION OF THE AMENDED PLAT OF THE MARY A. LYMAN ET AL, SUBDIVISION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 74, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 12, AS ESTABLISHED AND MONUMENTED BY THE PALM BEACH COUNTY ENGINEERING DEPARTMENT; THENCE S.88°50'23"E. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 316.66 FEET; THENCE S.01°10'08"W. A DISTANCE OF 80.00 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL L-18, AS RECORDED IN OFFICIAL RECORD BOOK 7511, PAGE 1952 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE S.88°50'23"E. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 777.25 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF TRACT 3 OF SAID MARY A. LYMAN SUBDIVISION; THENCE S.02°19'29"W. ALONG SAID WEST LINE, A DISTANCE OF 316.00 FEET; THENCE S.89°12'21"E., A DISTANCE OF 385.72 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF HYPOLUXO VILLAGE M.U.P.D., AS RECORDED IN PLAT BOOK 95, PAGES 189 AND 190 OF SAID PUBLIC RECORDS; THENCE S.02°52'11"W. ALONG SAID WEST LINE, A DISTANCE OF 982.15 FEET TO THE NORTHEAST CORNER OF TRACT 11 OF SAID MARY A. LYMAN SUBDIVISION; THENCE N.89°35'07"W. ALONG THE NORTH LINE THEREOF, A DISTANCE OF 378.84 FEET TO THE NORTHWEST CORNER OF TRACT 11 OF SAID MARY A. LYMAN SUBDIVISION; THENCE S.02°19'29"W. ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,336.39 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 OFFICIAL RECORD BOOK 1326, PAGE 1462 OF SAID PUBLIC RECORDS; THENCE S.89°36'43"W. ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 724.74 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST ONE-HALF (E. 1/2) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF THE NORTHWEST ONE-QUARTER (N.W. 1/4) OF SECTION 12 OF THE AMENDED PLAT OF THE MARY A. LYMAN ET AL, SUBDIVISION OF SECTION 12, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE N.01°10'08"E. ALONG SAID WEST LINE, A DISTANCE OF 2,635.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,338,501 SQUARE FEET OR 53.685 ACRES, MORE OR LESS.

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

1. PRIVATE STREET
TRACT R, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ISOLA BELLA ISLES HOMEOWNERS ASSOCIATION, INC., 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.

TRACT R IS SUBJECT TO THE RESTRICTIONS SET FORTH IN OFFICIAL RECORD BOOK 20468, PAGE 743 IN FAVOR OF THE LAKE WORTH DRAINAGE DISTRICT.

2. OPEN SPACE TRACT
TRACT L AS SHOWN HEREON IS HEREBY RESERVED FOR THE ISOLA BELLA ISLES HOMEOWNERS ASSOCIATION, INC., 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.

3. PARCEL A
PARCEL A, AS SHOWN HEREON IS HEREBY RESERVED FOR THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES TO INCLUDE RESIDENTIAL CIVIC AND RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 21288, PAGE 476 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

SUBJECT TO RESTRICTIONS IN FAVOR OF LAKE WORTH DRAINAGE, AS RECORDED IN OFFICIAL RECORDS BOOK 20468, PAGE 739 AND OFFICIAL RECORDS BOOK 20468, PAGE 743 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

4. UTILITY EASEMENTS
THE UTILITY EASEMENTS 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.

DEDICATION AND RESERVATIONS CONTINUED:

5. LIMITED ACCESS EASEMENTS
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.

6. WATER MANAGEMENT TRACT
TRACT W, AS SHOWN HEREON IS HEREBY RESERVED FOR THE ISOLA BELLA ISLES HOMEOWNERS 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 LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 21288, PAGE 476 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

7. 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 ISOLA BELLA ISLES HOMEOWNERS ASSOCIATION, INC., ITS 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 ISOLA BELLA ISLES HOMEOWNERS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT 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 AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

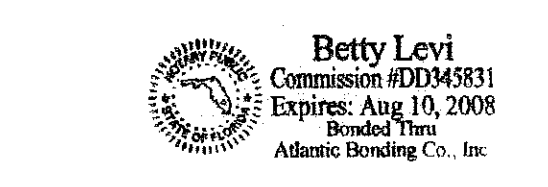
IN WITNESS WHEREOF, THE ABOVE-NAMED FLORIDA LIMITED LIABILITY CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT/MANAGING MEMBER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 7th DAY OF July 2008.

HYPOLUXO HOMES, LLC,
A FLORIDA LIMITED LIABILITY CORPORATION,
WITNESS: *[Signature]* POLIDORO AFFRICANO
PRINT: POLIDORO AFFRICANO
WITNESS: *[Signature]* Elizabeth M. Neeo
PRINT: Elizabeth M. Neeo
BY: *[Signature]* CHARLES S. SCARDINA
MANAGING MEMBER

ACKNOWLEDGMENT:
STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF HYPOLUXO HOMES, LLC., A FLORIDA 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 7th DAY OF July 2008.
MY COMMISSION EXPIRES: 8/10/08
COMMISSION NUMBER: 00345831
[Signature] Betty Levi
NOTARY PUBLIC
[Signature] Betty Levi
PRINT NAME



ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

THE ISOLA BELLA 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 7th DAY OF July 2008.

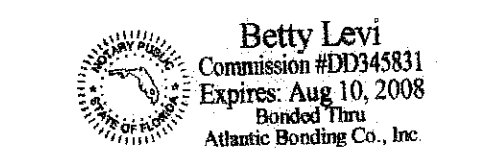
ISOLA BELLA ISLES HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION
NOT FOR PROFIT
WITNESS: *[Signature]* POLIDORO AFFRICANO
PRINT: POLIDORO AFFRICANO
WITNESS: *[Signature]* Elizabeth M. Neeo
NAME: Elizabeth M. Neeo
BY: *[Signature]* Rami Akel
PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED Rami Akel, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF ISOLA BELLA ISLES HOMEOWNERS 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 7th DAY OF July 2008.
MY COMMISSION EXPIRES: 8/10/08
COMMISSION NUMBER: 00345831
[Signature] Betty Levi
NOTARY PUBLIC
[Signature] Betty Levi
PRINT NAME



HYPOLUXO HOMES, LLC. HYPOLUXO HOMES, LLC. ISOLA BELLA ISLES HOMEOWNERS ASSOCIATION ISOLA BELLA ISLES HOMEOWNERS ASSOCIATION COUNTY ENGINEER SURVEYOR
SEAL SEAL

TABULAR DATA

TOTAL AREA THIS PLAT	53.685 ACRES
AREA OF PRIVATE ROAD TRACT R	1.253 ACRES
AREA OF TRACT A	50.510 ACRES
AREA OF TRACT F	0.634 ACRES
AREA OF TRACT W	1.230 ACRES
AREA OF TRACT L	0.058 ACRES
RESIDENTIAL UNITS THIS PLAT	0 UNITS
DENSITY THIS PLAT	0
USE: RESIDENTIAL PUD	
CONTROL NO. 2004-00458	

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 HEREGON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN HYPOLUXO HOMES, LLC., A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; 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: *[Signature]* JULY 14, 2008
[Signature] MITCHELL A. SHERMAN
ATTORNEY AT LAW
LICENSED IN FLORIDA

COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S., THIS 7th DAY OF August 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.08(1), F.S.

BY: *[Signature]* GEORGE T. WEBB, P.E.
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. 177.09(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 COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 7-16-08
[Signature] DAVID P. LINDLEY
REG. LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591