

Dedication and Reservations:

KNOW ALL MEN BY THESE PRESENTS that West Atlantic Development I, LLC, a Delaware Limited Liability Company, authorized to transact business in Florida, the owner of the land shown hereon as Toscana Isles P.U.D. - Plat II, being a replat of a portion of the Mary A. Lyman Subdivision of Section 12, Township 45 South, Range 42 East, as recorded in Plat Book 9, Page 74, of the Public Records of Palm Beach County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 12-45-42, as established and monumented by the Palm Beach County Engineering Department; Thence, South 04°29'07" West, along the West line of said Section 12, a distance of 704.52 feet to the Point of Beginning; said point being a point on the arc of a circular curve, concave to the Northwest, having a radius of 734.00 feet and a central angle of 28°24'25", a radial line bears from said point North 59°59'15" West; Thence, Northeastly along the arc of said curve, an arc distance of 363.91 feet; Thence, North 45°25'00" East, a distance of 35.41 feet; Thence, South 88°55'27" East, a distance of 199.67'; Thence, South 38°52'44" East, a distance of 43.89 feet; Thence, South 49°21'25" East, a distance of 80.33 feet; Thence, South 38°07'47" West, a distance of 19.02 feet; Thence, South 03°53'30" West, a distance of 79.46 feet; Thence, South 12°17'53" West, a distance of 67.63 feet; Thence, South 28°06'02" West, a distance of 60.52 feet; Thence, South 01°08'10" West, a distance of 72.19 feet; Thence, South 88°51'50" East, a distance of 301.53 feet; Thence, South 01°10'08" West, a distance of 668.45 feet; Thence, South 89°19'20" East, a distance of 171.58 feet; Thence, North 01°08'10" East, a distance of 667.07 feet; Thence, South 88°51'50" East, a distance of 240.00 feet; Thence, South 01°08'10" West, a distance of 584.73 feet; Thence, South 00°24'53" West, a distance of 40.00 feet; Thence, South 89°35'07" East, a distance of 45.95 feet; Thence, South 02°19'29" West, a distance of 213.64 feet; Thence, North 88°51'50" West, a distance of 142.02 feet; Thence, South 01°08'10" West, a distance of 3.54 feet; Thence, North 88°51'50" West, a distance of 40.00 feet; Thence, South 01°08'10" West, a distance of 111.14 feet to the point of curvature of a circular curve, concave to the East, having a radius of 170.00 feet and a central angle of 08°48'42"; Thence, Southeastly along the arc of said curve, an arc distance of 26.15 feet to the point of tangency; Thence, South 07°40'31" East, a distance of 58.04 feet to the point of curvature of a circular curve, concave to the West, having a radius of 130.00 feet and a central angle of 10°00'00"; Thence, Southerly along the arc of said curve, an arc distance of 22.69 feet to the point of tangency; Thence, South 02°19'29" West, a distance of 0.58 feet; Thence, North 89°19'20" West, a distance of 736.90 feet; Thence, North 04°29'07" East, a distance of 976.82 feet; Thence, North 88°51'50" West, a distance of 75.17 feet; Thence, South 47°48'39" West, a distance of 36.37 feet; Thence, North 84°40'36" West, a distance of 40.00 feet; Thence, North 04°29'07" East, a distance of 90.80 feet; Thence, North 85°30'53" West, a distance of 120.00 feet to a point on the West line of said Section 12; Thence, North 04°29'07" East, along said West line of Section 12, a distance of 11.89 feet to the Point of Beginning.

Said lands lying in Palm Beach County, Florida, and containing 879,151.90 square feet (20.183 acres) more or less.

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

1. Recreational Area

Tract R-2, 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.

2. Private Streets

Tract RW-4, as shown hereon, is hereby reserved for the Villamar at Toscana 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.

3. Residential Access Streets

Tracts RW-5 and RW-6, as shown hereon, are hereby reserved for the Villamar at Toscana Isles Homeowners Association, Inc., its successors and assigns, as a residential access street 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.

4. Water Management Tracts

Tract L-2, 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 are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County. 29582 1825

Subject to existing Littoral Zone Restrictive Covenant Agreement as recorded in Official Records Book 29582, Page 1825, of the Public Records of Palm Beach County, Florida.

5. 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., 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 Toscana Isles Master Property Owners Association, Inc., its successors and assigns, for access to stormwater management and drainage facilities located within the associated water management tract for the purpose 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, lake maintenance, and lake maintenance access easements, and private streets associated with said drainage system.

6. General Utility Easements

The utility easements 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. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.

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, 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 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, 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 Palm Beach County utility easements 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 a perpetual obligation of the property owner. 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.

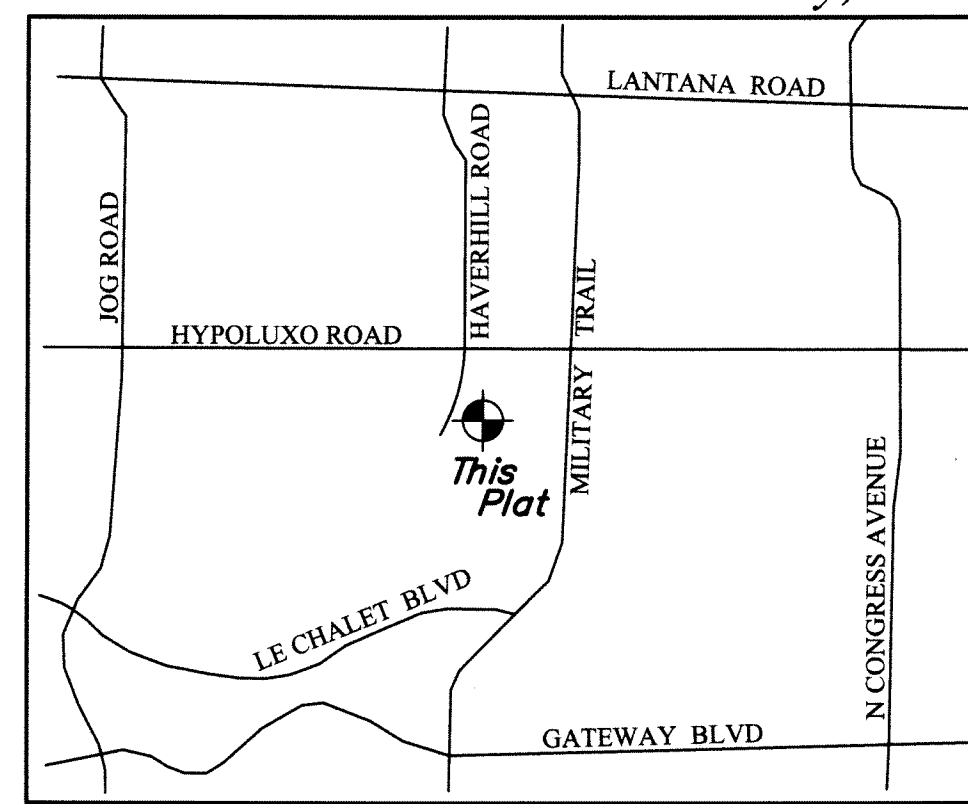
7. Limited Access Easements

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.

8. Open Space Tracts

Tracts OS-4, OS-5, OS-6, OS-7, OS-8, OS-9 and OS-10 as shown hereon, are hereby reserved by the Villamar at Toscana Isles Homeowners Association, Inc., its successors and assigns, for open space purposes and are the perpetual maintenance obligation of said association, its successors and assigns, without recourse to Palm Beach County.

Toscana Isles P.U.D. - Plat II
Being a replat of a portion of the amended plat of the Mary A. Lyman Subdivision of Section 12, Township 45 South, Range 42 East, according to the plat thereof, as recorded in Plat Book 9, Page 74, of the Public Records of Palm Beach County, Florida



Location Map
Not to Scale

Dedication and Reservations (continued)

9. Maintenance and Roof 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 Villamar at Toscana Isles Homeowners Association, Inc., for purposes of access to and maintenance of improvements, the roof overhang, eave, gutters, drainage and utility services, decorative architectural treatment, and impact shutters within and adjacent to said easement without recourse to Palm Beach County.

IN WITNESS WHEREOF, the above named Delaware Limited Liability Company, authorized to transact business in the State of 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 16th day of May, 2018.

Witness: Janelle Jones, West Atlantic Development I, LLC
Witness: SHEELA BARISHMAN, A Delaware Limited Liability Company
By: Ramzi A. Akel, Manager

Acknowledgement:

State of Florida SS
County of Palm Beach

Before me personally appeared Ramzi A. Akel, who is personally known to me, or has produced Drivers License, Florida as identification, and who executed the foregoing instrument as Manager of West Atlantic Development I, 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 May, 2018.

My commission expires: MAY 26, 2020
Commission Number: FF9916570
Notary Public - State of Florida

Acceptance of Reservations:

State of Florida SS
County of Palm Beach

The 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, this 16th day of May, 2018.

Witness: Janelle Jones, Toscana Isles Master Property Owners Association, Inc.
Witness: SHEELA BARISHMAN, A Florida Corporation, not for profit
By: Ramzi A. Akel, Vice President

Acknowledgement:

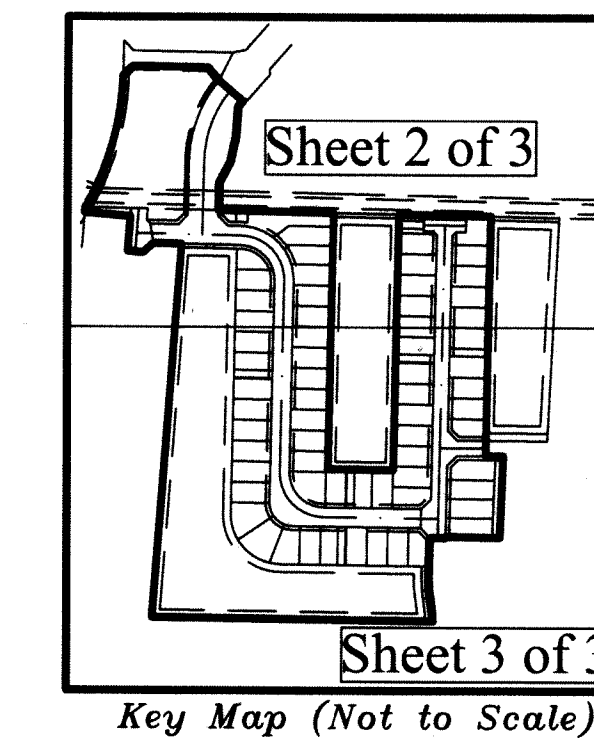
State of Florida SS
County of Palm Beach

Before me personally appeared Ramzi A. Akel, who is personally known to me, or has produced Drivers License, Florida 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 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 16th day of May, 2018.

My commission expires: MAY 26, 2020
Commission Number: FF9916570
Notary Public - State of Florida

Table with 8 columns: West Atlantic Development I, LLC (SEAL), West Atlantic Development I, LLC Notary (SEAL), Toscana Isles Master Property Owners Association, Inc. (SEAL), Association Notary (SEAL), County Engineer (SEAL), Villamar at Toscana Isles Homeowners Association, Inc. (SEAL), Notary Public (SEAL), Surveyor (SEAL).



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State of Florida
County of Palm Beach
This Plat was filed for record at 8:52 AM, this 18 day of May, A.D. 2018 and duly recorded in Plat Book 9, on Pages 84 and 86.

Sharon R. Bock
Clerk and Comptroller
By: [Signature]
Deputy Clerk

CLERK

Sheet 1 of 3

Acceptance of Reservations:

State of Florida SS
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, this 16th day of May, 2018.

Witness: Janelle Jones, Villamar at Toscana Isles Homeowners Association, Inc.
Witness: SHEELA BARISHMAN, A Florida Corporation, not for profit
By: Ramzi A. Akel, President

Acknowledgment:

State of Florida SS
County of Palm Beach

Before me personally appeared Ramzi A. Akel, who is personally known to me, or has produced Drivers License, Florida as identification, and who executed the foregoing instrument as President of Villamar at Toscana Isles Homeowners Association, Inc., a Florida Corporation, not for profit, 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 16th day of May, 2018.

My commission expires: MAY 26, 2020
Commission Number: FF9916570
Notary Public - State of Florida

Title Certification:

State of Florida SS
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; 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: May 15, 2018
By: Daniel A. Kaskel, Esq.
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 Section 177.071(2), Florida Statutes, this 18th day of May, 2018 and has been reviewed by a Professional Surveyor and Mapper employed by Palm Beach County, in accordance with Section 177.081(1), Florida Statutes.

By: David L. Ricks, P.E.
Palm Beach County Engineer

Surveyor and 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 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: MAY 16, 2018
By: Dennis J. Gabriele, P.S.M.
License No. LS5709
State of Florida

Preparing Surveyor and Mapper Statement:

This instrument was prepared by Dennis Gabriele, PSM #LS5709, State of Florida, in and for the offices of DJG Surveying and Mapping, Inc., at 6750 NW 9th Court, Margate, Florida 33063

Control Number: 931-005

DJG Surveying and Mapping, Inc.
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6750 NW 9th Court Margate, Florida 33063
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