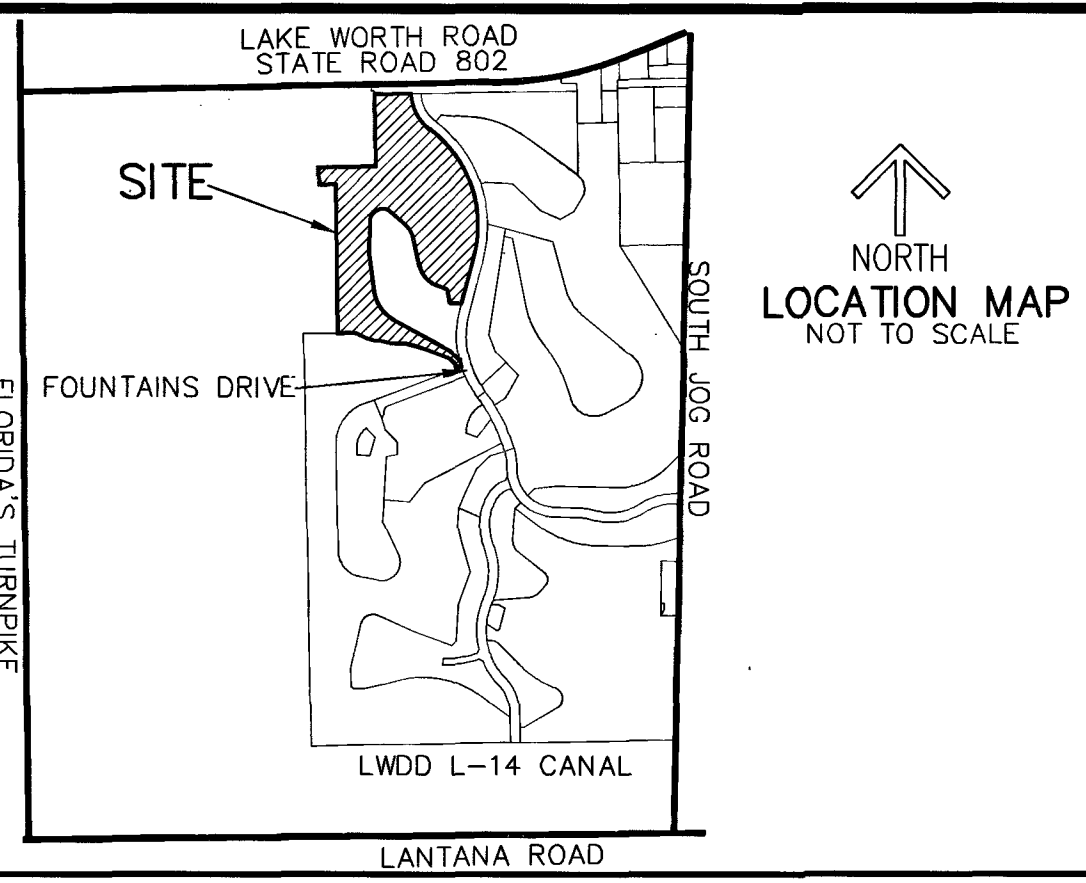


CFN 20220506572 PL BK 135 PG 20



**DEDICATION AND RESERVATION:**

KNOW ALL MEN BY THESE PRESENTS THAT LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND R-HEARTHSTONE LOT OPTION POOL 03, L.P., A DELAWARE LIMITED PARTNERSHIP, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNERS OF THE LANDS SHOWN HEREON AS LAKESHORE AT THE FOUNTAINS, BEING A REPLAT OF A PORTION OF THE GOLF COURSE TRACT, PALM BEACH GOLF CLUB ESTATES PLAT NO. 3, AS RECORDED IN PLAT BOOK 29, PAGES 107 AND 108 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 27 AND 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LAKEWOOD COVE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 132, PAGES 152 THROUGH 155 OF SAID PUBLIC RECORDS; THENCE S. 89°02'02" W., ALONG THE NORTH LINE OF SAID PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES FOR 80.00 FEET TO THE NORTHEAST CORNER OF SAID GOLF COURSE TRACT AND THE POINT OF BEGINNING, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF FOUNTAINS DRIVE, AND SHOWN ON SAID PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES AS GOLF CLUB DRIVE; SAID POINT ALSO BEING THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 362.79 FEET AND A CENTRAL ANGLE OF 51°22'00" FROM WHICH THE RADIUS POINT BEARS N. 89°02'02" E., THENCE SOUTHERLY ALONG SAID CURVE AND ALONG SAID WEST RIGHT-OF-WAY LINE OF GOLF CLUB DRIVE, AS SHOWN ON SAID PLAT FOR AN ARC LENGTH OF 325.39 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 26°39'37" E., TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S. 52°21'18" E., FOR 12.74 FEET TO A POINT OF CURVATURE; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 1001.74 FEET AND A CENTRAL ANGLE OF 66°58'54" FOR AN ARC LENGTH OF 1171.08 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 18°51'51" E., TO A POINT OF TANGENCY; THENCE CONTINUE ALONG SAID WEST RIGHT-OF-WAY LINE S. 14°37'36" W., FOR 385.07 FEET; THE NEXT THIRTEEN (13) COURSES ARE ALONG THE BOUNDARY OF TRACT 6, SAID PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, THENCE N. 88°25'13" W., FOR 97.68 FEET; THENCE N. 08°23'51" W., FOR 115.97 FEET; THENCE N. 70°24'36" W., FOR 93.33 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 57°19'48" FOR AN ARC LENGTH OF 220.13 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 41°44'42" W., TO A POINT OF TANGENCY; THENCE N. 13° 04'48" W., FOR 227.95 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET AND A CENTRAL ANGLE OF 35°49'52" FOR AN ARC LENGTH OF 137.58 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 30°59'44" W., TO A POINT OF TANGENCY; THENCE N. 48°54'40" W., FOR 153.53 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 130°15'54" FOR AN ARC LENGTH OF 227.36 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 65°57'23" W., TO A POINT OF TANGENCY; THENCE S. 00°49'26" W., FOR 264.48 FEET; THENCE S. 07°06'12" E., FOR 313.91 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 54°16'30" FOR AN ARC LENGTH OF 284.18 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 34°14'27" E., TO A POINT OF TANGENCY; THENCE S. 61°22'42" E., FOR 524.70 FEET; THENCE S. 44°39'17" E., FOR 105.97 FEET TO AFORESAID WEST RIGHT-OF-WAY LINE AND THE BEGINNING POINT OF A CURVE TO THE LEFT HAVING A RADIUS OF 803.94 FEET AND A CENTRAL ANGLE OF 03°57'46" FROM WHICH THE RADIUS POINT BEARS N. 76°33'05" E., THENCE SOUTHERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND SAID CURVE FOR AN ARC LENGTH OF 55.60 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 15°25'49" E.; THENCE S. 69°13'53" W., ALONG THE NORTH LINE OF TRACT 1A OF SAID PLAT NO. 3 PALM BEACH GOLF CLUB ESTATES, FOR 40.66 FEET; THENCE N. 21°21'00" W., FOR 19.19 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 132.00 FEET AND A CENTRAL ANGLE OF 46°29'00" FOR AN ARC LENGTH OF 107.09 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 44°35'30" W., TO A POINT OF TANGENCY; THENCE N. 67°50'00" W., FOR 158.00 FEET; THENCE N. 72°35'40" W., FOR 86.00 FEET; THENCE N. 75°58'00" W., FOR 104.00 FEET; THENCE S. 88°54'34" W., FOR 83.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 237.00 FEET AND A CENTRAL ANGLE OF 19°07'00" FOR AN ARC LENGTH OF 79.07 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 81°31'56" W., TO A POINT OF TANGENCY; THENCE N. 71°58'28" W., FOR 5.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 215.00 FEET AND A CENTRAL ANGLE OF 16°18'00" FOR AN ARC LENGTH OF 61.17 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 80°07'26" W., TO A POINT OF TANGENCY; THENCE N. 88°16'26" W., FOR 11.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 185.00 FEET AND A CENTRAL ANGLE OF 22°08'00" FOR AN ARC LENGTH OF 71.47 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 77°12'26" W. TO A POINT OF TANGENCY; THENCE N. 66°08'26" W., FOR 75.00 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 162.62 FEET AND A CENTRAL ANGLE OF 24°43'32" FOR AN ARC LENGTH OF 70.46 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 78°33'12" W., TO A POINT OF TANGENCY; THENCE S. 89°02'02" W., FOR 111.34 FEET; THENCE N. 00°57'58" W., ALONG THE WEST LINE OF AFORESAID GOLF COURSE TRACT, FOR 120.00 FEET; THENCE S. 89°02'02" W., ALONG A BOUNDARY LINE OF SAID GOLF COURSE TRACT FOR 135.00 FEET; THENCE N. 00°57'58" W., ALONG THE WEST LINE OF SAID GOLF COURSE TRACT FOR 140.00 FEET; THENCE N. 89°02'02" E., ALONG A BOUNDARY LINE OF SAID GOLF COURSE TRACT FOR 465.00 FEET; THENCE N. 00°57'58" W., ALONG THE WEST LINE OF SAID GOLF COURSE TRACT FOR 590.00 FEET; THENCE N. 89°02'02" E., ALONG THE NORTH LINE OF SAID GOLF COURSE TRACT FOR 300.00 FEET TO THE OF BEGINNING.

CONTAINING 1,397,304 SQUARE FEET/32.0777 ACRES, MORE OR LESS.

- HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:
- DEVELOPMENT PARCEL DEDICATION**  
PARCELS A AND B, AS SHOWN HEREON ARE HEREBY RESERVED FOR LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS AND R-HEARTHSTONE LOT OPTION POOL 03, L.P., A DELAWARE LIMITED PARTNERSHIP, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF PALM BEACH COUNTY, FLORIDA AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - PRIVATE TRACTS**  
TRACT R1, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKESHORE AT THE FOUNTAINS 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 THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - RESIDENTIAL ACCESS STREETS**  
TRACTS R2 AND R3, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
  - OPEN SPACE TRACTS**  
TRACTS L1 THROUGH L9, AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE, LANDSCAPE, COMMON ACCESS AND PUBLIC DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. THE PUBLIC DRAINAGE RESERVATION IS TO REMAIN IN PERPETUITY FOR DRAINAGE PURPOSES TO PROVIDE DRAINAGE CONVEYANCE FOR LANDS ADJUTING THESE TRACTS. PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO CONSTRUCT AND MAINTAIN ANY PUBLIC DRAINAGE WITHIN THESE TRACTS.
  - WATER MANAGEMENT TRACTS**  
TRACTS W AND W1 THROUGH W5, AS SHOWN HEREON ARE HEREBY RESERVED FOR THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, SUBJECT TO EXISTING LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORD BOOK 32330, PAGE 1842 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

# LAKESHORE AT THE FOUNTAINS

BEING A REPLAT OF A PORTION OF THE GOLF COURSE TRACT, PALM BEACH GOLF CLUB ESTATES PLAT NO. 3, AS RECORDED IN PLAT BOOK 29, PAGES 107 AND 108 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 27 AND 28, TOWNSHIP 44 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

**DEDICATION AND RESERVATION CONTINUED:**

- RECREATIONAL AREA**  
TRACTS F, F1 AND F2, AS SHOWN HEREON IS HEREBY RESERVED FOR THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- PUBLIC DRAINAGE EASEMENTS**  
THE PUBLIC DRAINAGE EASEMENTS, AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. SAID EASEMENTS ARE FOR THE PURPOSE OF PROVIDING DRAINAGE, STORAGE, AND CONVEYANCE FOR LANDS ADJOINING THE LANDS PLATTED HEREIN OR STORMWATER THAT CONTRIBUTES OR FLOWS THROUGH THEM. THE MAINTENANCE OF THE PUBLIC DRAINAGE EASEMENTS INCLUDING ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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 LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 LAKESHORE AT THE FOUNTAINS 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 TRACT FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 PUBLIC DRAINAGE EASEMENTS, DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS, RESIDENTIAL ACCESS STREETS AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

**GENERAL UTILITY EASEMENTS**  
THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR THE CONSTRUCTION AND MAINTENANCE OF ALL UTILITIES, 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. 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.

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 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 MAINTENANCE OBLIGATION OF THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO 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.

**LINE OF SIGHT EASEMENTS:**  
THE LINE OF SIGHT EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED IN PERPETUITY FOR UNOBSTRUCTED SIGHT LINES. THE MAINTENANCE OF ANY AND ALL IMPROVEMENTS LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, 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 LINE OF SIGHT EASEMENTS ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH SAFE TRAFFIC CIRCULATION.

**LIFT STATION EASEMENT**  
THE LIFT STATION EASEMENT IDENTIFIED ON THE PLAT HEREON IS AN EXCLUSIVE EASEMENT AND IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE INSTALLATION, OPERATION, MAINTENANCE, REPAIR, EXPANSION AND REPLACEMENT OF A WASTEWATER LIFT STATION AND RELATED APPURTENANCES. THE EASEMENT MAY BE FENCED IN BY PALM BEACH COUNTY FOR ACCESS CONTROL PURPOSES. THE MAINTENANCE OF THE UNFENCED PORTIONS OF THE LAND UNDERLYING THE EASEMENT SHALL BE THE PERPETUAL OBLIGATION OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ITS SUCCESSORS AND ASSIGNS, IF OTHERWISE APPROVED BY PALM BEACH COUNTY, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THIS EASEMENT 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 PARTNERSHIP COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS VICE PRESIDENT, AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 19 DAY OF OCTOBER 2022.

LENNAR HOMES, LLC  
A FLORIDA LIMITED LIABILITY COMPANY

WITNESSES:  
PRINT NAME: TEO AKTARMA  
BY: [Signature]  
MICHAEL MEYERS  
VICE PRESIDENT

WITNESSES:  
PRINT NAME: JARED SHAWEE  
BY: [Signature]

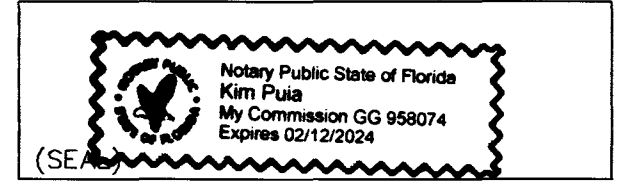
LENNAR HOMES, LLC



**ACKNOWLEDGEMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 19 DAY OF October 2022, BY MICHAEL MEYERS AS VICE PRESIDENT OF LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF THE LIMITED LIABILITY COMPANY, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



[Signature]  
NOTARY PUBLIC  
Kim Yura  
PRINT NAME

MY COMMISSION EXPIRES: 2/12/2024  
COMMISSION NUMBER: GG 958074

IN WITNESS WHEREOF, THE ABOVE-NAMED DELAWARE LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 17 DAY OF OCTOBER 2022.

R - HEARTHSTONE LOT OPTION POOL 03, L.P.,  
A DELAWARE LIMITED PARTNERSHIP  
AUTHORIZED TO DO BUSINESS IN FLORIDA

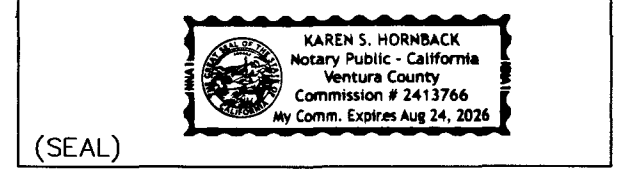
WITNESS: [Signature]  
PRINT NAME: Dina Gonzalez  
BY: R - HEARTHSTONE PBLQJV GP, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
AUTHORIZED TO DO BUSINESS IN FLORIDA  
GENERAL PARTNER

WITNESS: [Signature]  
PRINT NAME: Bera Tran  
BY: [Signature]  
STEVEN C. PORATH  
AUTHORIZED PERSON

**ACKNOWLEDGEMENT:**

STATE OF CALIFORNIA  
COUNTY OF LOS ANGELES

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17 DAY OF October 2022 BY STEVEN C. PORATH, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



[Signature]  
NOTARY PUBLIC  
Karen Struback  
PRINT NAME

MY COMMISSION EXPIRES: Aug 24 2024  
COMMISSION NUMBER: 2413746

**ACCEPTANCE OF RESERVATIONS:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND/OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 19 DAY OF OCTOBER 2022.

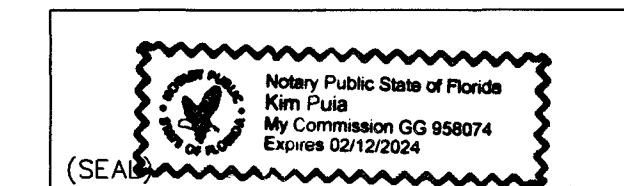
WITNESSES:  
PRINT NAME: TED AKTARMA  
BY: [Signature]  
LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC.  
A FLORIDA CORPORATION NOT FOR PROFIT

WITNESSES:  
PRINT NAME: JARED SHAWEE  
BY: [Signature]  
T.R. BEER  
PRESIDENT

**ACKNOWLEDGMENT:**

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 19 DAY OF October 2022, BY T.R. BEER AS PRESIDENT OF THE LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, ON BEHALF OF THE CORPORATION, WHO IS X PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.



[Signature]  
NOTARY PUBLIC  
Kim Yura  
PRINT NAME

MY COMMISSION EXPIRES: 2/12/2024  
COMMISSION NUMBER: GG 958074

**TITLE CERTIFICATION:**

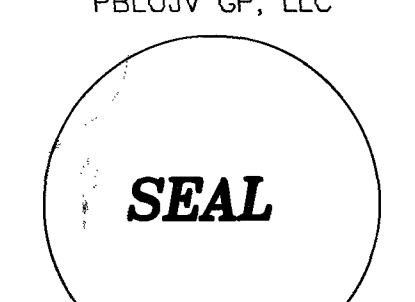
STATE OF FLORIDA  
COUNTY OF PALM BEACH

WE, CALATANTIC NATIONAL TITLE SOLUTIONS, LLC, A TITLE INSURANCE COMPANY, AS DULY AUTHORIZED TO DO BUSINESS IN THE STATE OF FLORIDA DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY; THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED IN LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND R-HEARTHSTONE LOT OPTION POOL 03, L.P., A DELAWARE LIMITED PARTNERSHIP, 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.

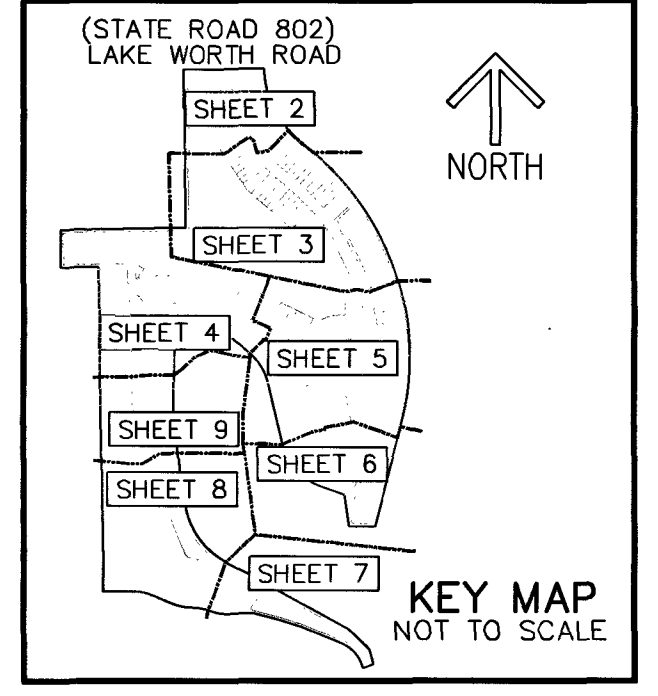
DATED: October 19, 2022

[Signature]  
JILL ANDERSON BLANCO  
SENIOR VICE PRESIDENT

R - HEARTHSTONE PBLQJV GP, LLC



LAKESHORE AT THE FOUNTAINS HOMEOWNERS ASSOCIATION, INC.



20

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
THIS PLAT WAS FILED FOR  
RECORD AT 2:44 P.M.  
THIS 21 DAY OF December  
A.D. 2022 AND DULY RECORDED  
IN PLAT BOOK 135 ON  
PAGES 20 THROUGH 28

JOSEPH ABRUZZO,  
CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

By: [Signature]  
DEPUTY CLERK

THIS INSTRUMENT PREPARED BY  
DAVID P. LINDLEY  
OF  
**CAULFIELD & WHEELER, INC.**  
SURVEYORS - ENGINEERS - PLANNERS  
7900 GLADES ROAD, SUITE 100  
BOCA RATON, FLORIDA 33434 - (561)392-1991  
CERTIFICATE OF AUTHORIZATION NO. LB3591

CLERK OF THE CIRCUIT COURT  
& COMPTROLLER

**COUNTY APPROVAL:**  
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 22 DAY OF DECEMBER 2022, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

By: [Signature]  
DAVID L. RICKS, P.E.  
COUNTY ENGINEER

**SURVEYOR & MAPPER'S NOTES:**

- 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.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT PALM BEACH COUNTY ZONING REGULATIONS.
- NO BUILDING 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.
- BEARINGS SHOWN HEREON ARE RELATIVE TO A GRID BEARING OF N.89°02'02"E. ALONG THE NORTH LINE OF PALM BEACH GOLF CLUB ESTATES PLAT NO. 3, AS RECORDED IN PLAT BOOK 29, PAGES 107 AND 108 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (90 ADJUSTMENT).
- COORDINATES SHOWN HEREON MEET OR EXCEED THE LOCAL ACCURACY REQUIREMENTS OF A 2 CENTIMETER GEODETIC CONTROL SURVEY AND ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983 (1990 ADJUSTMENT) IN U.S. SURVEY FEET.
- IMPROVEMENTS BUILT WITHIN LOTS, PARCELS AND TRACTS REFLECTED ON THIS PLAT AS WELL AS SOD, SHRUBS, DRIVEWAYS AND TEAR AWAY FENCES CAN BE CONSTRUCTED WITHIN THE 25 FOOT AND 50 FOOT WIDE DRAINAGE EASEMENTS, AS DEPICTED ON THIS PLAT AND THAT WERE DEDICATED ON THE PLAT OF PALM BEACH GOLF CLUB ESTATES PLAT NO. 3, AS RECORDED IN PLAT BOOK 29, PAGES 107 AND 108 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- "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 GRAPHS 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.
- ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
- LANDS SHOWN HEREON ARE SUBJECT TO THE CANAL MAINTENANCE AGREEMENT, RECORDED IN O.R.B. 2847, PAGE 1104 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- ALL INSTRUMENTS SHOWN HEREON ARE RECORDED IN 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 GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS, AND; FURTHER THAT THE SURVEY DATA COMPLES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATED: 10/13/2022

[Signature]  
DAVID P. LINDLEY  
PROFESSIONAL LAND SURVEYOR #5005  
STATE OF FLORIDA  
LB #3591

