

20050597018

AUGUST 2005

0814-001

BELVEDERE ISLES II P.U.D.

BEING A REPLAT OF A PORTION OF THE WEST ONE-HALF OF TRACT 17, BLOCK 3, PALM BEACH FARMS CO. PLAT NO. 3, RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA AND LYING IN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

SHEET 1 OF 2

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AREA SUMMARY

Table with 2 columns: Tract Name, Area. Includes Tract A (2.04 acres), Tract B-1 (0.22 acres), Tract B-2 (0.11 acres), Tract B-3 (0.54 acres), Tract R-1 (0.37 acres), Tract R-2 (0.40 acres), Tract R-3 (0.14 acres), Tract R-4 (0.45 acres), Tract L (3.14 acres), and Total Area (7.41 acres).

STATE OF FLORIDA ) SS

COUNTY OF PALM BEACH )

THIS PLAT WAS FILED FOR RECORD AT 3:10 pm THIS 21st DAY OF September 2005

AND DULY RECORDED IN PLAT BOOK NO. 106 ON PAGES 54-55

SHARON A. BOCK CLERK AND COMPTROLLER BY: [Signature] DEPUTY CLERK

P.U.D PETITION NUMBER: PDD2003-090 TOTAL UNITS: 36

SURVEYOR'S LEGEND AND NOTES:

- Denotes a set #7344 permanent reference monument (P.R.M.)
Denotes a set #7344 permanent control point (P.C.P.)
Denotes a found permanent reference monument (P.R.M.)
Denotes a found permanent control point (P.C.P.)

SURVEYOR'S NOTES:

- There shall be no building or any kind of construction or trees or shrubs placed on any easement without prior written consent of all easement beneficiaries and all applicable county approvals or permits.
In those cases where easements of different types cross or otherwise coincide, drainage easements shall have first priority.
Building setbacks shall be as required by current Palm Beach County zoning regulations.

COORDINATE, DISTANCE AND BEARING NOTES:

- The coordinates shown hereon are state plane grid coordinates according to the transverse mercator projection of the Florida East Zone, N.A.D. 83, per the 1990 adjustment.
The bearings shown hereon are based on an assumed bearing of North 89°48'25" East along the north line of the west one-half of Tract 17, Block 3, Palm Beach Farms Company Plat No. 3, and all other bearings are relative thereto.
The linear dimensions shown hereon are ground distances in U.S. feet and decimal parts thereof.
The ground distance to grid distance scale factor is 1.000026.

ACKNOWLEDGEMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARIANNA PEREZ AND YOMAR LEONOR, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR PRESIDENT AND ASSISTANT VICE PRESIDENT, RESPECTIVELY, OF REGIONS BANK, AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 FACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 15th DAY OF AUGUST, 2005.
NOTARY PUBLIC: [Signature] STATE OF FLORIDA COMMISSION NO.: DD198101
PRINTED NAME: DEE-LIA MENGENDER COMMISSION EXPIRES: 4/01/2007

TITLE CERTIFICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

I, EDWARD H. GILBERT, 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 BELVEDERE ISLES DEVELOPERS INC.; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD NOR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE: 8/10/05 NAME: EDWARD H. GILBERT, ATTORNEY-AT-LAW LICENSED IN FLORIDA

PALM BEACH COUNTY APPROVAL:

COUNTY ENGINEER OF PALM BEACH COUNTY

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33 AND IN ACCORDANCE WITH SECTION 177.071(2), F.S., THIS 21 DAY OF September, A.D. 2005 AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.081 (1), F.S.

BY: [Signature] GEORGE T. WEBB, P.E. COUNTY ENGINEER

DEDICATION:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

KNOW ALL MEN BY THESE PRESENTS, THAT BELVEDERE ISLES DEVELOPERS INC., A FLORIDA CORPORATION, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF A PORTION OF THE WEST ONE-HALF OF TRACT 17, BLOCK 3, PALM BEACH FARMS CO. PLAT NO. 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 45, PUBLIC RECORDS, PALM BEACH COUNTY, FLORIDA; SAID LAND LYING IN SECTIONS 28, 29, 32 AND 33, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS "BELVEDERE ISLES II P.U.D." AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 17; THENCE, NORTH 89°48'25" EAST, ALONG THE NORTH LINE OF THE WEST ONE-HALF OF SAID TRACT 17, A DISTANCE OF 660.65 FEET; THENCE, SOUTH 00°01'09" EAST, ALONG THE EAST LINE OF THE WEST ONE-HALF OF SAID TRACT 17 AND ALONG THE WEST BOUNDARY OF GOLDEN LAKES VILLAGE P.U.D. SECTION EIGHTEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 100, PAGE 30, SAID PUBLIC RECORDS, A DISTANCE OF 488.86 FEET; THENCE, SOUTH 89°56'15" WEST, ALONG THE NORTH RIGHT-OF-WAY LINE OF BELVEDERE ROAD AS RECORDED IN OFFICIAL RECORDS BOOK 7973, PAGE 1542, SAID PUBLIC RECORDS, AND ITS EASTERLY PROLONGATION, A DISTANCE OF 661.24 FEET TO THE INTERSECTION THEREOF WITH THE WEST LINE OF SAID TRACT 17; SAID NORTH RIGHT-OF-WAY LINE BEING A LINE 170.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF SAID TRACT 17; THENCE, NORTH 00°03'03" EAST, ALONG THE WEST LINE OF SAID TRACT 17, A DISTANCE OF 487.35 FEET TO THE POINT OF BEGINNING.

CONTAINING: 7.41 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESERVATIONS, AND/OR RIGHTS-OF-WAY OF RECORD.

HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE/RESERVE AS FOLLOWS:

- TRACT "A" (RESIDENTIAL), AS SHOWN HEREON, IS HEREBY RESERVED FOR BELVEDERE ISLES DEVELOPERS INC., A FLORIDA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR ALL LEGAL AND LAWFUL PURPOSES.
TRACT "L" (LAKE), AS SHOWN HEREON, IS HEREBY RESERVED FOR THE BELVEDERE ISLES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.
TRACTS "B-1", "B-2" AND "B-3" (BUFFER), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BELVEDERE ISLES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR LANDSCAPING AND BUFFER PURPOSES, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
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.
TRACTS "R-1", "R-2", "R-3" AND "R-4" (RECREATION), AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BELVEDERE ISLES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, FOR RECREATIONAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
THE PALM BEACH COUNTY UTILITY EASEMENTS (P.B.C.U.E.) IDENTIFIED ON THE PLAT HEREON ARE EXCLUSIVE EASEMENTS AND ARE HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND/OR 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 BELVEDERE ISLES MASTER ASSOCIATION, INC., ITS SUCCESSORS AND/OR ASSIGNS. 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/OR ASSIGNS.
THE LIMITED ACCESS EASEMENT (LAE), AS SHOWN HEREON, IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

IN WITNESS WHEREOF, BELVEDERE ISLES DEVELOPERS INC., A FLORIDA CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ATTESTED BY ITS SECRETARY AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF August, 2005.

BELVEDERE ISLES DEVELOPERS INC. A FLORIDA CORPORATION

ATTEST: [Signature] FRANK ROBLES, SECRETARY BY: [Signature] MILTON A. BLOOM, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MILTON A. BLOOM AND FRANK ROBLES, WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BELVEDERE ISLES DEVELOPERS INC., AND THEY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 FACT AND DEED OF SAID CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 12th DAY OF August, 2005.

NOTARY PUBLIC: [Signature] STATE OF FLORIDA COMMISSION NO.: DD303428

PRINTED NAME: MAYRA R. PARRONDO COMMISSION EXPIRES: 3/24/08

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE BELVEDERE ISLES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, HEREBY ACCEPTS THE RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 12 DAY OF August, 2005.

BELVEDERE ISLES MASTER ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT CORPORATION

ATTEST: [Signature] RAMON PALLIN, SECRETARY BY: [Signature] GABRIEL VILLAR, PRESIDENT

ACKNOWLEDGMENT:

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED GABRIEL VILLAR AND RAMON PALLIN WHO (ARE) (ARE NOT) PERSONALLY KNOWN TO ME AND (HAVE) (HAVE NOT) PRODUCED (AND) (DID) (DID NOT) TAKE AN OATH, AND WHO EXECUTED THE FOREGOING AS PRESIDENT AND SECRETARY, RESPECTIVELY, OF BELVEDERE ISLES MASTER ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS 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 12th DAY OF August, 2005.

NOTARY PUBLIC: [Signature] STATE OF FLORIDA COMMISSION NO.: DD303428

PRINTED NAME: MAYRA R. PARRONDO COMMISSION EXPIRES: 3/24/08

MORTGAGEE'S CONSENT:

STATE OF FLORIDA )
COUNTY OF MIAMI-DADE )

REGIONS BANK, AN ALABAMA BANKING CORPORATION, SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, N.A., AND/OR ITS ASSIGNS HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNERS THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORDS BOOK 14908, PAGE 1871 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATE TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY MARIANNA PEREZ, ITS Senior Vice President, AND ATTESTED BY YOMAR LEONOR, ITS Assistant Vice President, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 12th DAY OF August, 2005.

REGIONS BANK AND/OR ITS ASSIGNS (AN ALABAMA BANKING CORPORATION)

ATTEST: [Signature] YOMAR LEONOR, ASSISTANT VICE PRESIDENT BY: [Signature] MARIANNA PEREZ, SENIOR VICE PRESIDENT

SURVEYOR'S CERTIFICATION:

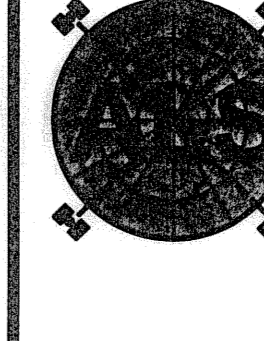
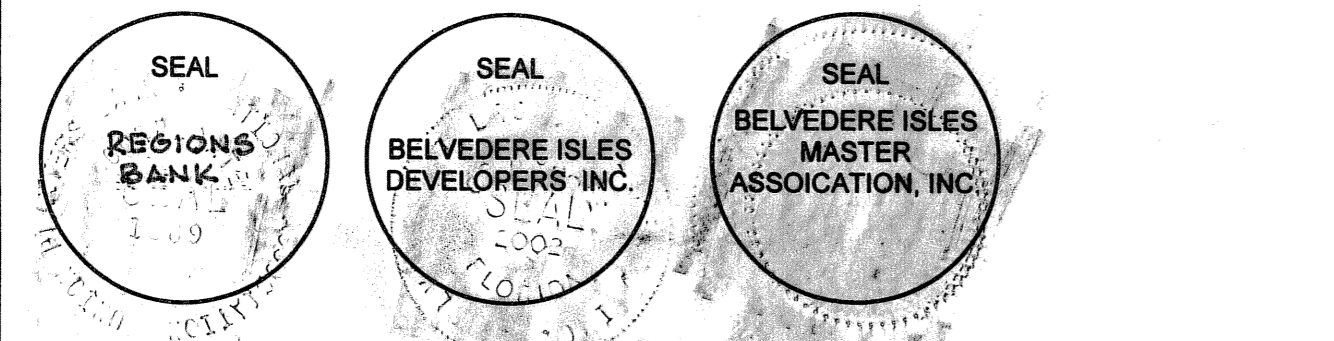


I HEREBY CERTIFY, THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9), FLORIDA STATUTES, HAVE BEEN PLACED AS REQUIRED BY LAW; 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.

BY: [Signature] Wm. R. VAN CAMPEN, P.S.M. 2424 DATED THIS 5th DAY OF August, 2005

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 THIS COUNTY. THIS INSTRUMENT WAS PREPARED BY WM. R. VAN CAMPEN, PROFESSIONAL SURVEYOR & MAPPER NO. 2424 IN AND FOR THE OFFICES OF ASSOCIATED LAND SURVEYORS, INC., 4152 WEST BLUE HERON BOULEVARD, SUITE 121, RIVIERA BEACH, FLORIDA, L.B. NO. 7344.



ASSOCIATED LAND SURVEYORS, INC. 4152 W. BLUE HERON BLVD.- SUITE 121 RIVIERA BEACH, FLORIDA 33404 PHONE: (561)848-2102 FAX: (561)844-9659 L.B. NO. 7344 RECORD PLAT BELVEDERE ISLES II P.U.D.

SUBDIVISION: BELVEDERE ISLES II BOOK: 106 PAGE: 54 FLOOD ZONE: B FLOOD MAP # 150 A ZONING: RS QUAD # 40 SE: 818 TAZ: 818 PUD NAME: