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**PERIMETER**  
 SURVEYING & MAPPING  
 Prepared by: Jeff S. Hodapp, P.S.M.  
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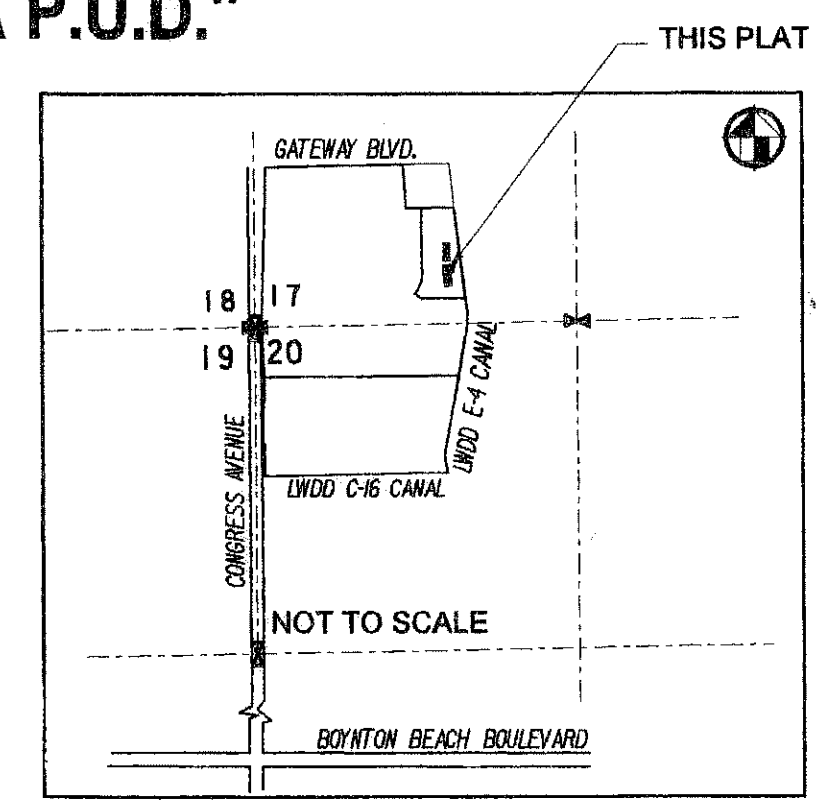
# VISTABELLA AT RENAISSANCE COMMONS REPLAT 1, A P.U.D.

A REPLAT OF TRACT LOTS 36-45 AND TRACTS B-18 AND B-19, "VISTABELLA AT RENAISSANCE COMMONS, A P.U.D."

(P.B. 104, PGS. 186-187, P.B.C.R.) IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 43, EAST,

CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

MARCH, 2007



STATE OF FLORIDA  
 COUNTY OF PALM BEACH  
 THIS PLAT WAS FILED FOR  
 RECORD AT 1:43 P.M.  
 THIS 16 DAY OF MARCH  
 2007, AND DULY RECORDED  
 IN PLAT BOOK 104 ON PAGES  
 128 THROUGH 129  
 SHARON R. BOCK, CLERK  
 AND COMPTROLLER  
 BY: Michelle Marlowe

SHEET 1 OF 2

**DESCRIPTION AND DEDICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 KNOW ALL MEN BY THESE PRESENTS THAT HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, OWNER OF THE LANDS SHOWN HEREON, BEING A REPLAT OF LOTS 36 THROUGH 45 AND TRACTS B-18 AND B-19 OF "VISTABELLA AT RENAISSANCE COMMONS, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, AT PAGES 186 THROUGH 187, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND SHOWN HEREON AS "VISTABELLA AT RENAISSANCE COMMONS REPLAT 1, A P.U.D.", ALSO DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT B-9, "VISTABELLA AT RENAISSANCE COMMONS, A P.U.D.", ACCORDING TO SAID PLAT; THENCE NORTH 07°10'03" WEST, ALONG THE EAST LINE OF SAID TRACT B-9, A DISTANCE OF 148.31 FEET; THENCE SOUTH 82°49'57" WEST, A DISTANCE OF 155.05 FEET TO THE POINT OF BEGINNING (1); THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 87.64 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 17.51 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 1.00 FOOT; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 107.19 FEET TO THE NORTHWEST CORNER OF SAID LOT 41; THENCE NORTH 89°14'11" EAST, A DISTANCE OF 80.35 FEET; THENCE SOUTH 07°10'03" EAST, A DISTANCE 75.49 FEET; THENCE SOUTH 82°49'57" WEST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 07°10'03" EAST, A DISTANCE OF 49.36 FEET TO THE POINT OF BEGINNING (1).

TOGETHER WITH:  
 COMMENCING AT SAID NORTHWEST CORNER OF SAID LOT 41; THENCE NORTH 00°45'49" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 41, A DISTANCE OF 38.78 FEET TO THE POINT OF BEGINNING (2); THENCE NORTH 00°45'49" WEST, A DISTANCE OF 117.15 FEET; THENCE NORTH 89°14'11" EAST, A DISTANCE OF 38.16 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 14.18 FEET; THENCE NORTH 89°14'11" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 78.83 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 14.18 FEET; THENCE NORTH 89°14'11" EAST, A DISTANCE OF 12.43 FEET; THENCE SOUTH 00°45'49" EAST, A DISTANCE OF 35.40 FEET; THENCE SOUTH 07°10'03" EAST, A DISTANCE OF 190.13 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 71.80 FEET TO THE POINT OF BEGINNING (2).

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 0.447 ACRES, MORE OR LESS.  
 HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AND DO HEREBY DEDICATE AS FOLLOWS:

1. TRACTS B-20 AND B-21, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND ASSIGNS FOR LANDSCAPING, BUFFER, DRAINAGE AND OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

IN WITNESS WHEREOF, HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 2 DAY OF MARCH, 2007.

HOVSTONE PROPERTIES FLORIDA, LLC,  
 A DELAWARE LIMITED LIABILITY COMPANY  
 LICENSED TO DO BUSINESS IN FLORIDA

WITNESS Michelle Marlowe BY: Timothy R. Kelly, PRESIDENT  
 AS TO BOTH PRINT NAME: Michelle Marlowe  
 WITNESS Jeff L. Johnson BY: Stephen B. Liller, VICE PRESIDENT  
 AS TO BOTH PRINT NAME: Sally Hummer

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY, AND STEPHEN B. LILLER WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ RESPECTIVELY AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS 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 2 DAY OF MARCH, 2007.

MY COMMISSION EXPIRES: 11/2/07 NOTARY PUBLIC  
 Jeff L. Johnson  
 Commission #02263815  
 Expires: Nov 02, 2007  
 Bonded: \$10,000  
 Atlantic Bonding Co., Inc.  
 PRINT NAME: Jeff L. Johnson

**HOMEOWNERS ASSOCIATION ACCEPTANCE**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 THE VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 2 DAY OF MARCH, 2007.

VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC.  
 A FLORIDA CORPORATION, NOT FOR PROFIT  
 WITNESS: (AS TO BOTH) Michelle Marlowe BY: Timothy R. Kelly, PRESIDENT  
 PRINT NAME: Michelle Marlowe  
 WITNESS: (AS TO BOTH) Jeff L. Johnson BY: Stephen B. Liller, VICE PRESIDENT  
 PRINT NAME: Sally Hummer

**ACKNOWLEDGEMENT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 BEFORE ME PERSONALLY APPEARED TIMOTHY R. KELLY AND STEPHEN B. LILLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED \_\_\_\_\_ AND \_\_\_\_\_ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE-PRESIDENT OF THE VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT 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 IS 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 2 DAY OF MARCH, 2007.

MY COMMISSION EXPIRES: 11/2/07 NOTARY PUBLIC

Jeff L. Johnson  
 Commission #02263815  
 Expires: Nov 02, 2007  
 Bonded: \$10,000  
 Atlantic Bonding Co., Inc.

**CITY OF BOYNTON BEACH APPROVAL OF PLAT**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 THE PLAT OF "VISTABELLA AT RENAISSANCE COMMONS REPLAT 1, A P.U.D.", IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5, LAND DEVELOPMENT REGULATIONS, THIS 15 DAY OF MARCH, 2007, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH, FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES.

BY: Herbert D. Kelley, Jr., P.E., P.S.M., CITY SURVEYOR AND MAPPER  
 THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 15 DAY OF MARCH, 2007.  
 BY: Herbert D. Kelley, Jr., P.E., P.S.M., CITY ENGINEER  
 BY: Jerry Taylor, MAYOR  
 ATTEST (AS TO BOTH): Janet M. Prainito, CITY CLERK

**TITLE CERTIFICATION**

STATE OF FLORIDA )  
 COUNTY OF PALM BEACH ) SS  
 I, RONALD L. PLATT, ESQ., A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED TO HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 197.192, AS AMENDED; THAT THERE ARE NO MORTGAGES; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.  
 March 12, 2007 DATE BY: Ronald L. Platt, ATTORNEY AT LAW  
 MEMBER OF THE FLORIDA BAR  
 LICENSE #0272310

**NOTES:**

- THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, HAVING A BEARING OF NORTH 00°12'55" WEST, AS SHOWN ON SAID PLAT OF MOTOROLA, ACCORDING TO COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990 ADJUSTMENT, THE BEARING OF THIS LINE IS SOUTH 01°22'54" EAST, ROTATION FROM STATE PLANE BEARINGS TO PLAT BEARINGS IS 01°09'59", CLOCKWISE.
- NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.
- BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF BOYNTON BEACH ZONING REGULATIONS.
- 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 DETERMINED BY USE OF RIGHTS GRANTED.
- ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED AS BEING NON-RADIAL (N.R.)
- 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, FLORIDA.
- DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE. SCALE FACTOR USED WAS 1.0000424. GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE.

**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 THE PLAT DESCRIPTION CLOSES WITHIN ONE HUNDREDTH OF A FOOT; 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.  
 3-7-2007 DATE BY: Jeff S. Hodapp  
 SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. LS5111

VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC.	HOVSTONE PROPERTIES FLORIDA, LLC	CITY OF BOYNTON BEACH	CITY ENGINEER	CITY SURVEYOR AND MAPPER	SURVEYOR AND MAPPER