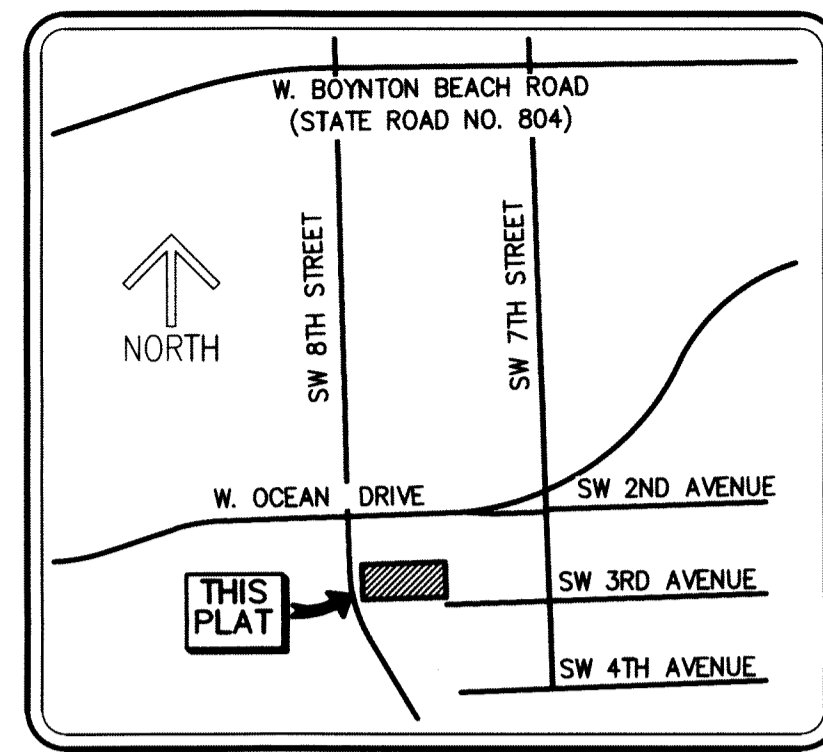


BARCELONA VILLAS

A REPLAT OF A PORTION OF BLOCK 15, TOGETHER WITH A PORTION OF VACATED CORDOVA WAY ALL AS SHOWN ON LAKE BOYNTON ESTATES PLAT 1 RECORDED IN PLAT BOOK 13, PAGE 32 PALM BEACH COUNTY PUBLIC RECORDS LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA



SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST
LOCATION MAP
(NOT TO SCALE)

THIS INSTRUMENT PREPARED BY
DAVID E. ROHAL, PLS
OF
CAULFIELD & WHEELER, INC.
SURVEYORS - ENGINEERS - PLANNERS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991
CERTIFICATE OF AUTHORIZATION NO. LB 3591
MAY, 2022

TABULAR DATA	SQUARE FEET	ACRES
LOT 1	8,855	0.20328
LOT 2	7,590	0.17424
LOT 3	7,590	0.17424
LOT 4	7,590	0.17424
TOTAL AREA THIS PLAT	31,625	0.72600

118
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 1:42 P.M.
THIS 7th DAY OF October
A.D. 2022, AND DULY RECORDED
IN PLAT BOOK 134 ON
PAGES 118 AND 119
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
By: *David McCull*
DEPUTY CLERK

CLERK OF THE CIRCUIT COURT
& COMPTROLLER

SHEET 1 OF 2

DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT MIRLANDE BELZAIRE AND EMMANUEL YVES BELZAIRE, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, OWNERS OF THE LAND SHOWN HEREON AS BARCELONA VILLAS, BEING A REPLAT OF A PORTION OF BLOCK 15, BOYNTON ESTATES PLAT 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 32 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND A PORTION OF ABANDONED CORDOVA WAY AS RECORDED IN OFFICIAL RECORDS 4566, PAGE 431 OF SAID PUBLIC RECORDS, LYING IN SECTION 29, TOWNSHIP 45 SOUTH, RANGE 43 EAST, CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

LOTS 10, 11, 12 AND 13, INCLUSIVE, OF BLOCK 15, LAKE BOYNTON ESTATES PLAT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE WEST 7.5 FEET OF VACATED ALLEYWAY LYING EAST OF AND ADJACENT TO THE AFOREMENTIONED LOTS 10, 11, 12 AND 13.

TOGETHER WITH:

LOTS 14, 15, 16 AND 17, BLOCK 15, LAKE BOYNTON ESTATES PLAT 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 13, PAGE 32, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH THE EAST 7.5 FEET OF VACATED ALLEYWAY LYING WEST OF AND ADJACENT TO THE AFOREMENTIONED LOTS 14, 15, 16 AND 17. ALSO TOGETHER WITH THE WEST 35 FEET OF THE ABANDONED CORDOVA WAY LYING EAST OF AND ADJACENT TO THE AFOREMENTIONED LOTS 14, 15, 16 AND 17.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAINING 31,625 SQUARE FEET (0.7260 ACRE), MORE OR LESS.

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

1. LOTS

LOTS 1, 2, 3 AND 4, AS SHOWN HEREON, ARE HEREBY RESERVED BY MIRLANDE BELZAIRE AND EMMANUEL YVES BELZAIRE, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE CITY OF BOYNTON BEACH, FLORIDA, INCLUDING RECREATION, DRAINAGE, OPEN SPACE AND INGRESS, EGRESS, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID MIRLANDE BELZAIRE AND EMMANUEL YVES BELZAIRE, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

2. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT SHOWN HEREON IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS FOR PEDESTRIAN ACCESS.

3. UTILITY EASEMENT

THE UTILITY EASEMENT, AS SHOWN HEREON, IS NONEXCLUSIVE EASEMENTS AND IS 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, TELECOMMUNICATIONS 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 THE CITY OF BOYNTON BEACH, FLORIDA, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF BOYNTON BEACH, FLORIDA, ITS SUCCESSORS AND ASSIGNS.

4. PREVIOUS PLATS OF THESE LANDS

ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED AND SUPERSEDED UPON RECORDATION OF THIS PLAT.

CONTINUED

IN WITNESS WHEREOF, THE ABOVE NAMED MIRLANDE BELZAIRE AND EMMANUEL YVES BELZAIRE, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON HAVE CAUSED THESE PRESENTS TO BE SIGNED BY MIRLANDE BELZAIRE EMMANUEL YVES BELZAIRE THIS 29th DAY OF July 2022

MIRLANDE BELZAIRE AND EMMANUEL YVES BELZAIRE,
WIFE AND HUSBAND,
AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP,
AND NOT AS TENANTS IN COMMON

WITNESS AS TO BOTH: *G. Allan Hendricks*
PRINT NAME: G. Allan Hendricks

By: *Mirlande Belzaire*
PRINT NAME: Mirlande Belzaire

WITNESS AS TO BOTH: *Jennifer Derashio*
PRINT NAME: JENNIFER DERASHIO

By: *Emmanuel Belzaire*
PRINT NAME: EMMANUEL BELZAIRE

5. DRAINAGE 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 UNDERLYING FEE PROPERTY OWNER, THEIR SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

OWNER

OWNER

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF July 2022 BY MIRLANDE BELZAIRE, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED Drivers License AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July 2022

Joanne L. Derderian
NOTARY PUBLIC
Joanne L. Derderian
PRINT NAME
MY COMMISSION EXPIRES: 7/18/2023
COMMISSION NUMBER: GG315977

ACKNOWLEDGEMENT:

STATE OF Florida
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 29th DAY OF July 2022 BY EMMANUEL YVES BELZAIRE, WHO IS PERSONALLY KNOWN TO ME OR PRODUCED Drivers License AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME.

WITNESS MY HAND AND OFFICIAL SEAL THIS 29th DAY OF July 2022

Joanne L. Derderian
NOTARY PUBLIC
Joanne L. Derderian
PRINT NAME
MY COMMISSION EXPIRES: 7/18/2023
COMMISSION NUMBER: GG315977

REVIEWING SURVEYOR:

THIS IS TO CERTIFY THAT THE UNDERSIGNED PROFESSIONAL SURVEYOR AND MAPPER, UNDER CONTRACT WITH THE CITY OF BOYNTON BEACH, FLORIDA, HAS REVIEWED THIS PLAT OF BARCELONA VILLAS, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.081(1), FLORIDA STATUTES AND FINDS THAT IT COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177 PART 1, FLORIDA STATUTES.

By: *John T. Doogan* 10/4/2022
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4409
AVROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FLORIDA 33432

CITY OF BOYNTON BEACH APPROVAL:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

BARCELONA VILLAS IS HEREBY APPROVED FOR RECORD THIS 8th DAY OF September 2022

By: *Gary R. Dunmyer, PE*
CITY ENGINEER

By: *E. J. ...*
CITY CLERK

ATTEST (AS TO BOTH)
By: *Maylee DeJesus*
CITY CLERK

CITY OF BOYNTON BEACH ENGINEER CITY OF BOYNTON BEACH CITY CLERK REVIEWING SURVEYOR

TITLE CERTIFICATION:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

WE, FIDELITY NATIONAL TITLE INSURANCE COMPANY, A FLORIDA CORPORATION, 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 MIRLANDE BELZAIRE AND EMMANUEL YVES BELZAIRE, WIFE AND HUSBAND, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, AND NOT AS TENANTS IN COMMON; 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.

Accredited Title & Escrow Inc.
As authorized Agent for
FIDELITY NATIONAL TITLE INSURANCE COMPANY
A FLORIDA CORPORATION

DATED: August 11, 2022

By: *Stuart Joseph*
PRINT NAME: Stuart Joseph

SURVEY 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 CITY OF BOYNTON BEACH ZONING REGULATIONS.
- NO BUILDINGS, STRUCTURES, TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE GOVERNMENTAL APPROVAL PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED MERIDIAN. THE CENTERLINE OF N.W. 8TH STREET IS ASSUMED TO BEAR SOUTH 01°55'12" EAST.
- "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.
- ALL PREVIOUS PLATS OF THESE LANDS SHOWN HEREON ARE AUTOMATICALLY AND SIMULTANEOUSLY CANCELED, VACATED, ANNULLED, AND SUPERSEDED UPON RECORDATION OF THIS PLAT

SURVEYOR'S CERTIFICATE:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION AND 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 CHAPTER 177.091(7) F.S., AND THAT MONUMENTS WILL BE SET IN ACCORDANCE WITH CHAPTER 177.091(9) F.S.; AND FURTHER THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF BOYNTON BEACH, FLORIDA.

DATED: 7-12-2022

David E. Rohal
DAVID E. ROHAL, PLS.
PROFESSIONAL LAND SURVEYOR & MAPPER NO. LS4315
CAULFIELD & WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NO. LB3591

CFN 20220405333 PL BK 134 PG 118