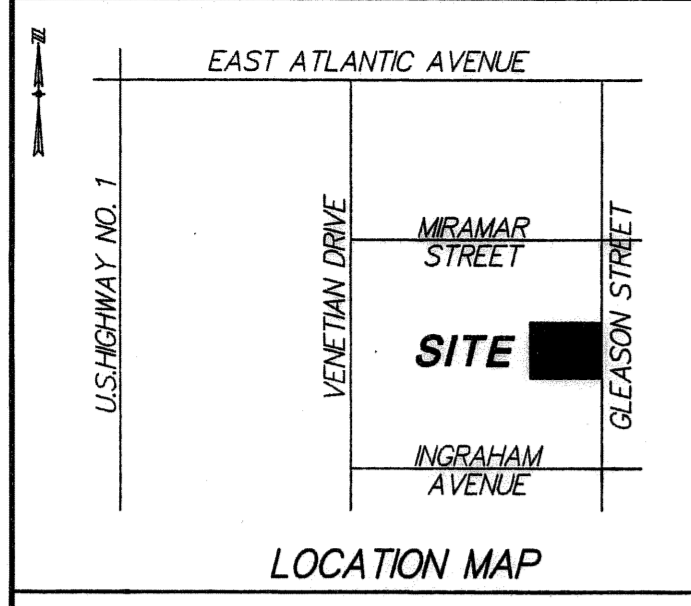


# BELLA VISTA 1

BEING A REPLAT OF LOTS 11 AND 12, BLOCK "D", JOHN B. REID'S VILLAGE (PLAT BOOK 21, PAGE 95), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA.

FEBRUARY 2004  
SHEET 1 OF 1



COUNTY OF PALM BEACH  
STATE OF FLORIDA  
THIS PLAT WAS FILED FOR RECORD AT AM  
THIS 24<sup>th</sup> DAY OF September  
2004 AND DULY RECORDED IN PLAT BOOK NO.  
103 ON PAGE 66  
DOROTHY H. WILKEN, CLERK OF CIRCUIT COURT  
BY Hevia J. Johnson D.C.

### DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT GLEASON DEVELOPMENT, LLC A DELAWARE LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON BEING A REPLAT OF LOTS 11 AND 12, BLOCK "D", JOHN B. REID'S VILLAGE (PLAT BOOK 21, PAGE 95), BEING IN SECTION 16, TOWNSHIP 46 SOUTH, RANGE 43 EAST, SHOWN HEREON AS "BELLA VISTA 1", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 11 AND 12, BLOCK "D", JOHN B. REID'S VILLAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 95, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

CONTAINING 30,000 SQUARE FEET MORE OR LESS.

HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BELLA VISTA 1 AND DO HEREBY DEDICATE AS FOLLOWS:

TRACT "A" IS HEREBY PLATTED FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO THE PLANNING AND ZONING REGULATIONS OF THE CITY OF DELRAY BEACH.

THE GENERAL UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO ANY PUBLIC OR PRIVATE UTILITY, SUCH AS BUT NOT LIMITED TO, STORM DRAINAGE, SANITARY SEWER, ELECTRIC POWER, WATER SERVICE, GAS SERVICE, TELEPHONE LINES AND CABLE TELEVISION SERVICES; PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITY AND SERVICES OF AN ELECTRIC, GAS, TELEPHONE OR OTHER PUBLIC FACILITY.

THE SIDEWALK EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED TO THE PUBLIC FOR PEDESTRIAN INGRESS AND EGRESS PURPOSES.

THE DRAINAGE EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BELLA VISTA 1 HOMEOWNERS ASSOCIATION FOR THE PURPOSE OF SITE DRAINAGE AND IS THE MAINTENANCE OBLIGATION OF SAID HOMEOWNERS ASSOCIATION WITHOUT RECOURSE TO THE CITY OF DELRAY BEACH.

THE INGRESS-EGRESS EASEMENT SHOWN HEREON IS HEREBY RESERVED FOR MIRAMAR GROUP, LLC, FOR PROPER PURPOSES.

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24<sup>th</sup> DAY OF September, 2004.

GLEASON DEVELOPMENT, LLC  
A DELAWARE LIMITED LIABILITY COMPANY  
WITNESS: [Signature] BY: Thomas D. Laudani  
NAME: Thomas D. Laudani  
MANAGER

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Thomas D. Laudani, WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED personally known AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF GLEASON DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS MANAGER OF SAID LIMITED LIABILITY 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 24<sup>th</sup> DAY OF September, 2004.

MY COMMISSION EXPIRES:



### TITLE CERTIFICATION:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, MARK F. GRANT, 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 TO GLEASON DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY; 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: September 22, 2004

Mark F. Grant  
MARK F. GRANT  
ATTORNEY STATE OF FLORIDA

### MORTGAGEE'S CONSENT:

STATE OF FLORIDA  
COUNTY OF BROWARD

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF A MORTGAGE UPON THE PROPERTY DESCRIBED HEREON AND DOES HEREBY JOIN IN AND CONSENT TO THE DEDICATION OF THE LAND DESCRIBED IN SAID DEDICATION BY THE OWNER THEREOF AND AGREES THAT ITS MORTGAGE WHICH IS RECORDED IN OFFICIAL RECORD BOOK 14123 PAGE 140 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATION SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS and AND ITS CORPORATE SEAL TO BE AFFIXED HEREOF BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 24<sup>th</sup> DAY OF September, 2004.

WITNESS: [Signature] NAME: THOMAS MARKEY  
[Signature] NAME: RICHARD FINAMORE  
TITLE: VICE PRESIDENT

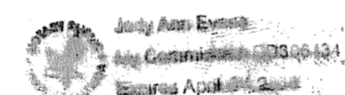
### ACKNOWLEDGMENT:

STATE OF Florida  
COUNTY OF Broward

BEFORE ME PERSONALLY APPEARED Richard Finamore WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED Richard Finamore AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF SunTrust BANK, AN INCORPORATED BANKING CORPORATION, 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 22 DAY OF September, 2004.

MY COMMISSION EXPIRES:



### NOTES:

ALL BEARINGS SHOWN HEREON ARE RELATIVE TO THE CENTERLINE OF GLEASON STREET HAVING A BEARING OF N0°32'55"W.

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.

THE CITY OF DELRAY BEACH IS HEREBY GRANTED THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES.

THIS INSTRUMENT WAS PREPARED BY PAUL D. ENGLE, IN THE OFFICE OF OBRIEN, SUTER & OBRIEN, INC., 2601 NORTH FEDERAL HIGHWAY, DELRAY BEACH, FLORIDA 33483 (561) 276-4501

PERMANENT REFERENCE MONUMENTS ARE SHOWN THUS:

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY OR DRAINAGE EASEMENTS. CONSTRUCTION OR LANDSCAPING UPON MAINTENANCE OR MAINTENANCE ACCESS EASEMENTS MUST BE IN CONFORMANCE WITH ALL BUILDING AND ZONING CODES AND/OR ORDINANCES OF THE CITY OF DELRAY BEACH.

THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE OR UPON DRAINAGE EASEMENTS. LANDSCAPING ON ANY OTHER UTILITY EASEMENTS SHALL BE ALLOWED ONLY AFTER CONSENT OF ALL UTILITY COMPANIES OCCUPYING SAME.

### REVIEWING SURVEYOR'S STATEMENT:

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

DATE: 9-23-04

[Signature]  
JOHN D. WEAVER  
LICENSE NO. 3550  
STATE OF FLORIDA  
HELLER-WEAVER AND SHEREMETA, INC.  
CERTIFICATE OF AUTHORIZATION #LB 3449

### CITY APPROVAL:

THIS PLAT OF BELLA VISTA 1 AS APPROVED ON THE 24<sup>th</sup> DAY OF September, A.D. 2004 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH.

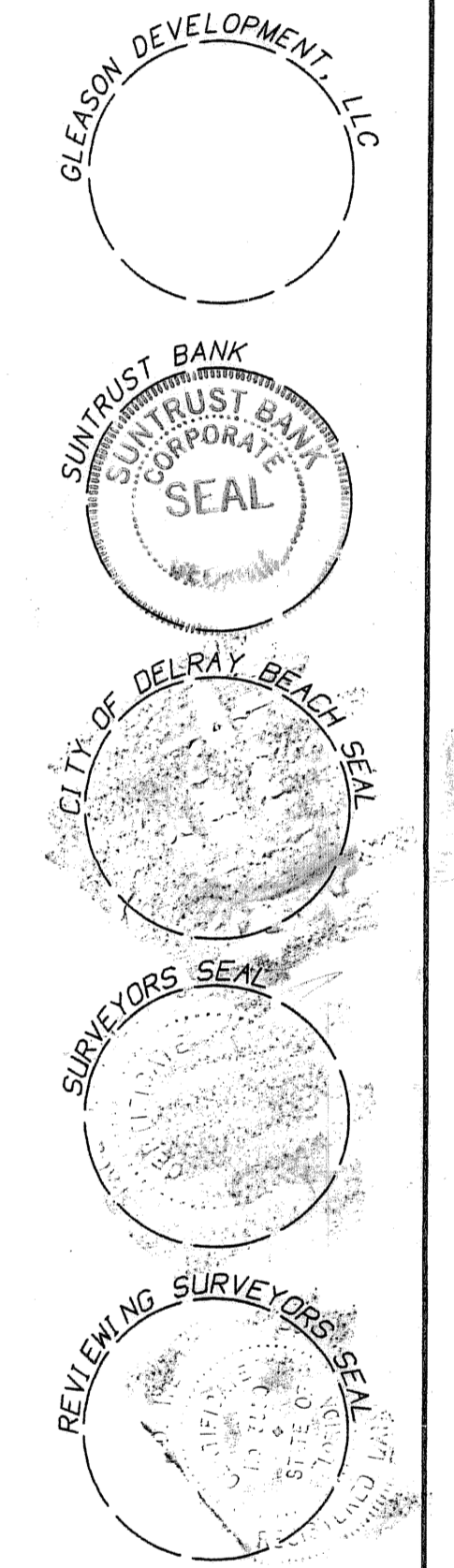
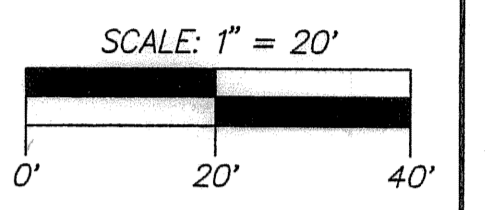
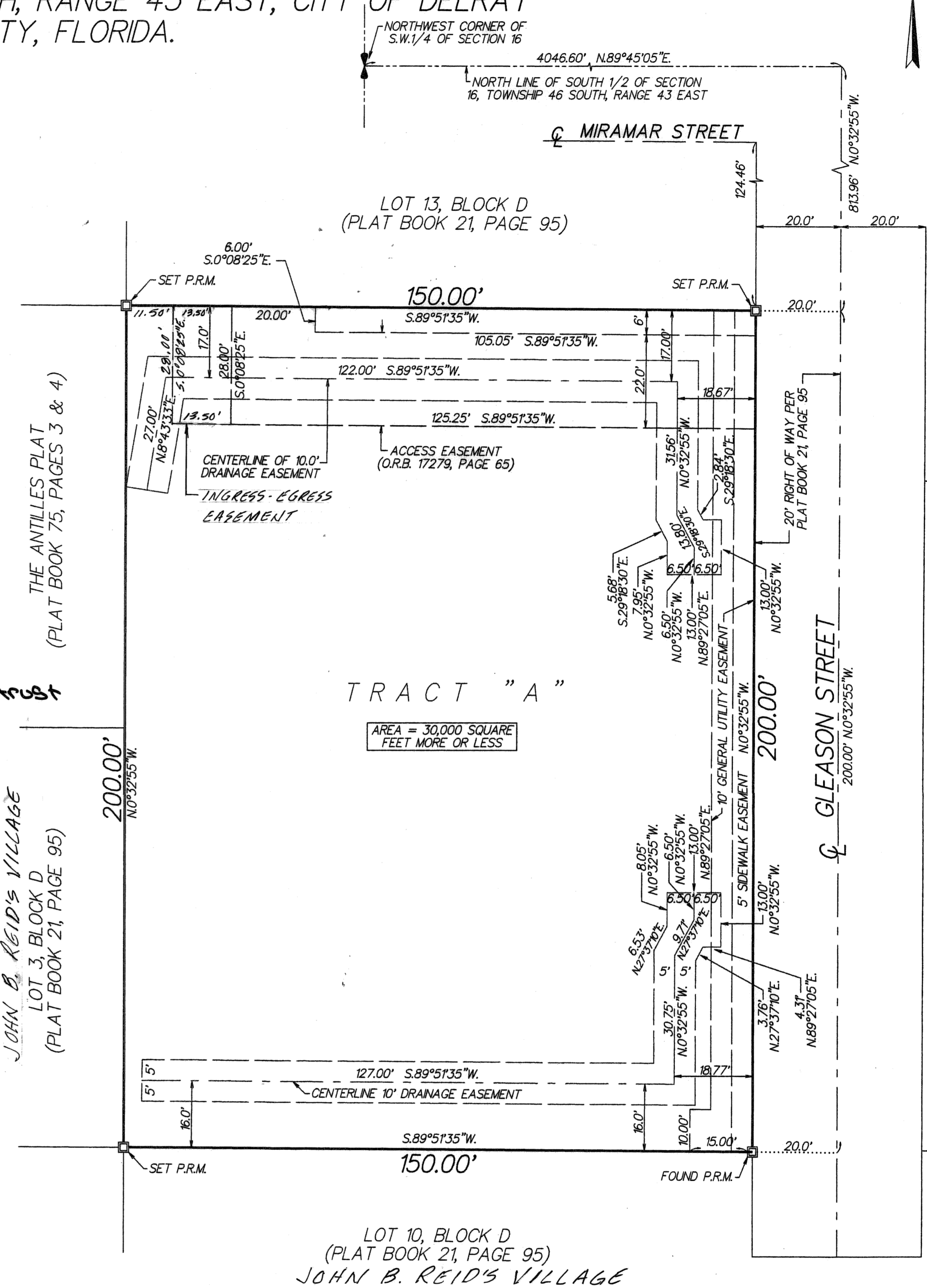
[Signature] ATTEST: [Signature]  
MAYOR CITY CLERK  
AND REVIEWED, ACCEPTED, AND CERTIFIED BY:  
[Signature] DIRECTOR OF PLANNING AND ZONING BOARD  
[Signature] CHAIRPERSON, PLANNING AND ZONING BOARD  
[Signature] FIRE MARSHAL  
[Signature] DIRECTOR OF ENVIRONMENTAL SERVICES

### 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 SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.'S), PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE SURVEY DATA COMPLES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF DELRAY BEACH.

Paul D. Engle 9/20/04  
PAUL D. ENGLE  
SURVEYOR AND MAPPER NO. 5708

OBRIEN, SUTER & OBRIEN, INC.  
2601 NORTH FEDERAL HIGHWAY  
DELRAY BEACH, FLORIDA 33483  
CERTIFICATE OF AUTHORIZATION NO. 353



LEGEND:  
C = CENTERLINE  
PRM = 4"x4" CONC MONUMENT STAMPED "PRM 353"