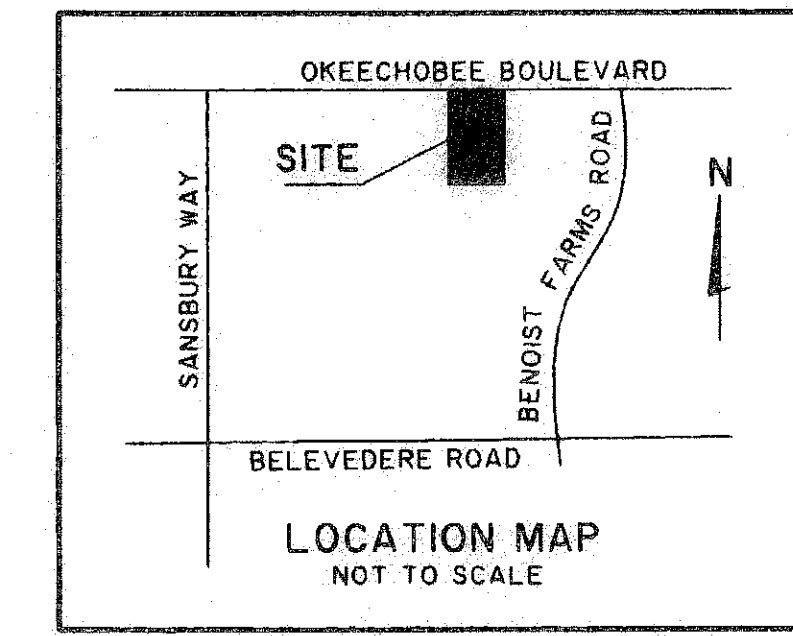


BELLA VITA ESTATES

BEING A REPLAT OF THE EAST HALF OF TRACT 15, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 29, TOWNSHIP 43 SOUTH RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA.
SHEET 1 OF 2 JANUARY, 2008



STATE OF FLORIDA 55
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR RECORD AT 9:59 A.M. THIS 20 DAY OF February 2008
 AND DULY RECORDED IN PLAT BOOK NO. 111
 ON PAGE 30-31
 SHARON R. BOCK, CLERK & COMPTROLLER
 BY: CSG D.C.

DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT KOECKRITZ DEVELOPMENT OF WEST PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BELLA VITA ESTATES BEING A REPLAT OF THE EAST HALF OF TRACT 15, BLOCK 1, PALM BEACH FARMS COMPANY PLAT NO. 9, AS RECORDED IN PLAT BOOK 5, PAGE 58, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 87°50'38" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 29, A DISTANCE OF 117.26 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 1176.41 FEET; THENCE SOUTH 89°55'10" WEST ALONG THE SOUTH LINE OF SAID TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 330.00 FEET; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 1189.30 FEET; THENCE SOUTH 87°50'38" EAST ALONG THE NORTH LINE OF TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 330.23 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED.

CONTAINING 8.961 ACRES, MORE OR LESS.

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

EASEMENTS

PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO 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 DRAINAGE, LAKE MAINTENANCE AND LAKE MAINTENANCE ACCESS EASEMENTS, AND PRIVATE STREETS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

THE MASS TRANSIT EASEMENT (M.T.E.) AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND USE OF A PUBLIC TRANSIT BOARDING AND ALIGHTING AREA, WHICH USE INCLUDES BUT IS NOT LIMITED TO A PUBLIC TRANSIT BUS SHELTER, TRANSFER STATION, AND ADVERTISING. THE MAINTENANCE OBLIGATION FOR THE EASEMENT AREA SHALL BE WITH THE BELLA VITA ESTATES CONDOMINIUM ASSOCIATION, INC. ITS SUCCESSORS AND ASSIGNS, UNTIL SUCH TIME THE COUNTY, ITS SUCCESSORS AND ASSIGNS, COMMENCES CONSTRUCTION OR INSTALLATION OF FACILITIES ASSOCIATED WITH UTILIZATION OF THE EASEMENT FOR ITS INTENDED PURPOSE, AT WHICH TIME MAINTENANCE OF THE EASEMENT AREA SHALL BECOME THE OBLIGATION OF THE COUNTY, ITS SUCCESSORS AND ASSIGNS. THE MAINTENANCE OBLIGATION SHALL AUTOMATICALLY REVERT TO THE BELLA VITA ESTATES CONDOMINIUM ASSOCIATION, INC., UPON THE COUNTY'S TEMPORARY OR PERMANENT CESSATION OF USE OF THE EASEMENT. THE EASEMENT GRANTED HEREUNDER SHALL BE NON-EXCLUSIVE AND SUBORDINATED TO ANY UTILITY EASEMENT DEDICATED TO THE PUBLIC.

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FOR THE PURPOSES OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

TRACT

TRACT "A" AS SHOWN HEREON IS HEREBY RESERVED BY THE OWNER FOR THE CREATION OF A CONDOMINIUM DEVELOPMENT PURSUANT TO A DECLARATION OF CONDOMINIUM TO BE RECORDED IN THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, WHICH SHALL DELINEATE ALL THE TRACTS, CONDOMINIUM UNITS, COMMON ELEMENTS, LIMITED COMMON ELEMENTS, AND OTHER APPURTENANCES THERE TO, INCLUDING INGRESS/EGRESS, RECREATION, PARKING AND PROPER PURPOSES, WITH ALL COMMON ELEMENTS BEING THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLA VITA ESTATES CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY, FLORIDA.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 3 DAY OF January 2008.

WITNESS: [Signature] BY: [Signature]
 KOECKRITZ DEVELOPMENT OF WEST PALM BEACH, LLC
 A FLORIDA LIMITED LIABILITY COMPANY
 PRINTED NAME: SEAN SULLIVAN BY: GEORGE KOECKRITZ
 MANAGING MEMBER
 WITNESS: [Signature]
 PRINTED NAME: Brenda Bruce

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED GEORGE KOECKRITZ WHO IS PERSONALLY KNOWN TO ME, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF KOECKRITZ DEVELOPMENT OF WEST PALM BEACH LLC A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID LIMITED LIABILITY COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE CORPORATE SEAL OF SAID COMPANY 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 COMPANY.
 WITNESS MY HAND AND OFFICIAL SEAL THIS 3rd DAY OF January 2008.
 MY COMMISSION EXPIRES: 3-1-08 Rain Wilson
 NOTARY PUBLIC
 COMMISSION NO. DD294932 PRINTED NAME: Lori Wilson

ACCEPTANCE OF DEDICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE BELLA VITA ESTATES CONDOMINIUM ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 3 DAY OF January 2008.
 BELLA VITA ESTATES
 CONDOMINIUM ASSOCIATION, INC.
 A FLORIDA CORPORATION NOT FOR PROFIT
 WITNESS: [Signature] BY: [Signature]
 PRINTED NAME: SEAN SULLIVAN BY: GEORGE KOECKRITZ, PRESIDENT
 WITNESS: [Signature]
 PRINTED NAME: Brenda Bruce

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED GEORGE KOECKRITZ, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF THE BELLA VITA ESTATES CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT 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 3rd DAY OF January 2008.
 MY COMMISSION EXPIRES: 3-1-08 Rain Wilson
 NOTARY PUBLIC
 COMMISSION NUMBER DD294932 Lori Wilson
 PRINTED NAME OF NOTARY

AREA TABULATION BELLA VITA ESTATES
 PETITION NO. 0947-000

TRACT "A"	8.96 ACRES
HOUSING TYPE	MULTI-FAMILY
TYPE OF OWNERSHIP	CONDOMINIUM
TOTAL NUMBER OF UNITS	71
DENSITY	7.92 UNITS PER ACRE
TOTAL ACREAGE	8.96 ACRES

MORTGAGEE'S CONSENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE HOLDER OF MORTGAGES 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 MORTGAGES, WHICH ARE RECORDED IN OFFICIAL RECORD BOOK 19513 AT PAGE 1276, AND IN OFFICIAL RECORD BOOK 21322 AT PAGE 1228, BOTH 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 SE Vice President AND ITS CORPORATE SEAL TO BE AFFIXED HEREBY BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 3rd DAY OF January 2008.
 NATIONAL CITY
 A NATIONAL BANKING CORPORATION
 WITNESS: [Signature] BY: [Signature]
 PRINT NAME: Kristina Dommett PRINT NAME: John M. Amersault
 WITNESS: Cynthia S. Noel TITLE: SE Vice President
 PRINT NAME: Cynthia S. Noel

ACKNOWLEDGMENT

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 BEFORE ME PERSONALLY APPEARED John M. Amersault WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SE Vice President OF NATIONAL CITY, A NATIONAL 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 3rd DAY OF January 2008.
 MY COMMISSION EXPIRES: March 23, 2009 Regina M. Burke
 NOTARY PUBLIC
 COMMISSION NO.: DD 410461 REGINA M. BURKE
 PRINT NOTARY NAME

TITLE CERTIFICATION

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 WE, CHICAGO TITLE INSURANCE COMPANY, A TITLE INSURANCE COMPANY DULY LICENSED 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 TO KOECKRITZ DEVELOPMENT OF WEST PALM BEACH, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES FOR THE YEAR 2006 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 BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

CHICAGO TITLE INSURANCE COMPANY
 DATE: 1/14/08 BY: [Signature]
 ALAN WEISSMAN
 TITLE: DEPUTY MANAGER

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.07(2), F.S. THIS DAY OF January, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.06(1) F.S.
 BY: [Signature]
 GEORGE T. WEBB, P.E.
 COUNTY ENGINEER

SURVEYOR'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.
- BEARINGS, AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 87°50'38" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.
- NO BUILDING OR ANY 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.
- | | | |
|--------|---|--|
| P.R.M. | = | PERMANENT REFERENCE MONUMENT |
| O.R.B. | = | OFFICIAL RECORD BOOK |
| P.B. | = | PLAT BOOK |
| P.C. | = | PAGES |
| P.B.C. | = | PALM BEACH COUNTY |
| ℄ | = | CENTERLINE |
| U.E. | = | UTILITY EASEMENT |
| P.O.B. | = | POINT OF BEGINNING |
| P.O.C. | = | POINT OF COMMENCEMENT |
| ⊙ | = | DENOTES FOUND PALM BEACH COUNTY DISC IN CONCRETE |
| ■ | = | DENOTES SET P.R.M. L.B. 4396 |
| M.T.E. | = | MASS TRANSIT EASEMENT |
| N | = | NORTHING |
| E | = | EASTING |
| R.P.B. | = | ROAD PLAT BOOK |
- ALL BEARINGS SHOWN HEREON ARE ASSUMED TO BE NON-RADIAL UNLESS OTHERWISE NOTED AS RADIAL (R.L.).

SURVEYOR'S CERTIFICATION

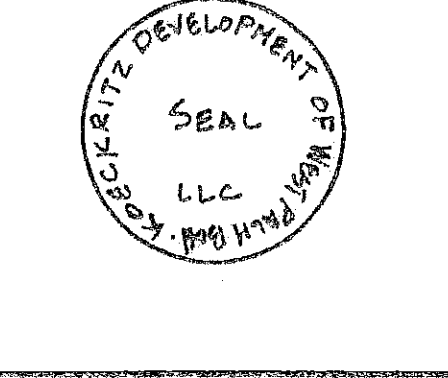
THIS IS TO CERTIFY THAT THE PLAT SHOWN HEREON IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS (P.R.M.S) AND MONUMENTS ACCORDING TO SECTION 177.09(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW; AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.

DATE: JAN. 15, 2008
[Signature]
 CRAIG S. PUSEY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA CERTIFICATE NO. LS 5019
 LANDMARK SURVEYING AND MAPPING, INC.
 1850 FOREST HILL BLVD SUITE 100
 WEST PALM BEACH, FLORIDA 33406
 CERTIFICATE OF AUTHORIZATION L.B. # 4396

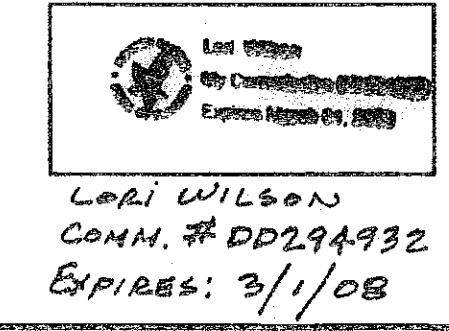
NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS INSTRUMENT WAS PREPARED BY JOHN B. STEWART UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF LANDMARK SURVEYING AND MAPPING, INC.

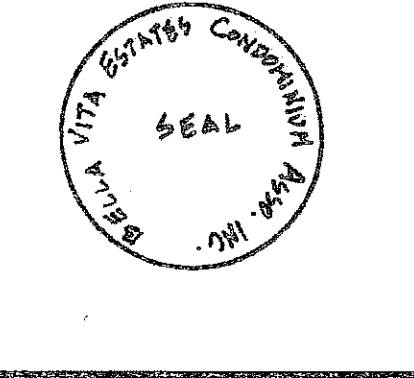
DEDICATION
 KOECKRITZ DEVELOPMENT
 OF WEST PALM BEACH, LLC



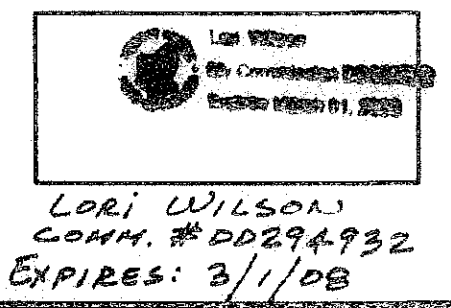
DEDICATION
 NOTARY



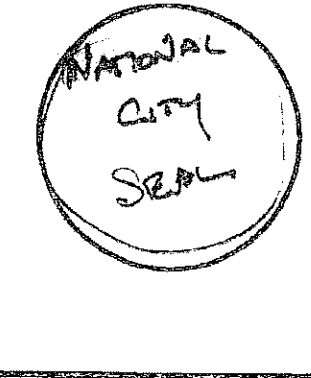
BELLA VITA ESTATES
 CONDOMINIUM ASSOCIATION, INC.



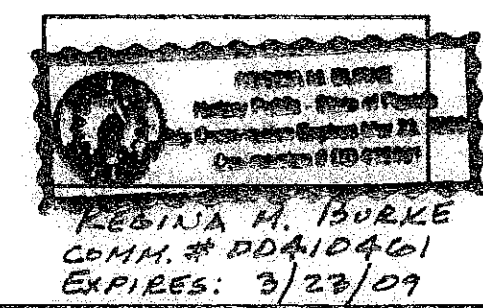
ASSOCIATION
 NOTARY



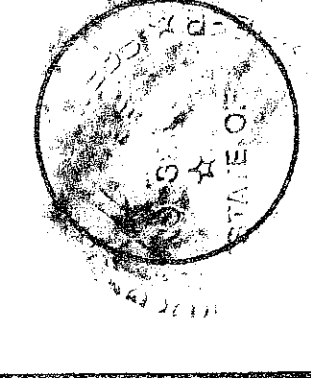
MORTGAGEE



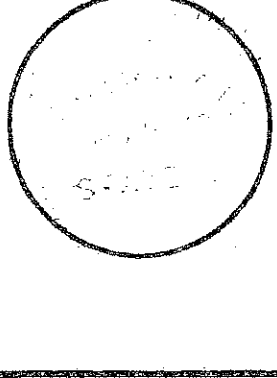
MORTGAGEE
 NOTARY



COUNTY ENGINEER



SURVEYOR



Landmark Surveying & Mapping Inc.
 1850 Forest Hill Boulevard
 Ph. (561) 433-5405 Suite 100 W.P.B. Florida
 LB # 4396

BELLA VITA ESTATES