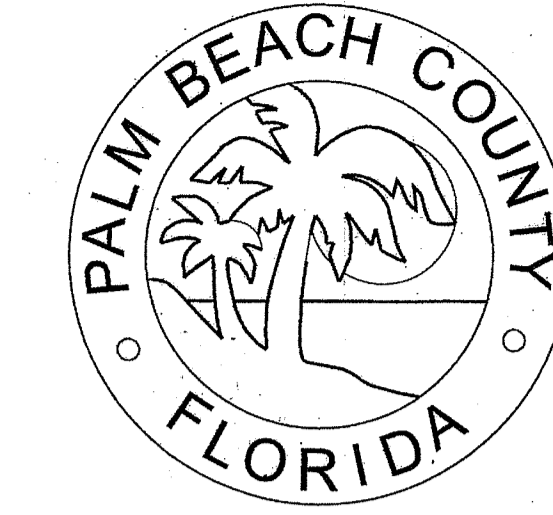


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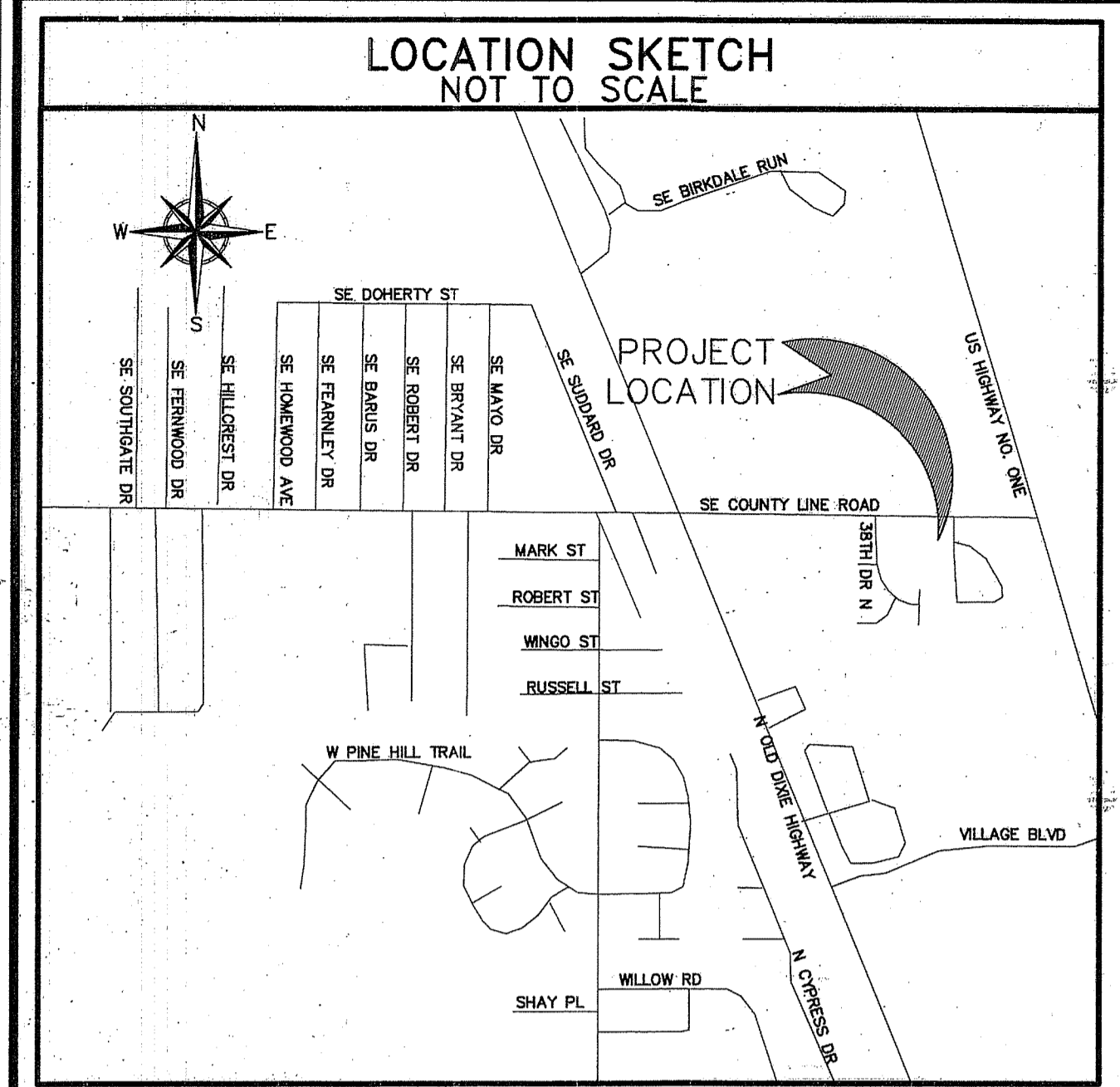
STATE OF FLORIDA COUNTY OF PALM BEACH This Plat was filed for record on this 17th day of June 2015 and duly accepted to the Public Records by the County Clerk & Comptroller. Shanna R. Bush, Clerk & Comptroller



BELLA VILLAGGIO

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY FLORIDA

JUNE 2015



LEGEND

- INDICATES NO. 5 IRON ROD AND CAP STAMPED "PRM BLI LB 6852"
- INDICATES NAIL AND DISK STAMPED "PCP BL LB 6852"
- INDICATES SET 4"x4" CONCRETE MONUMENT WITH ALUMINUM DISK STAMPED "BETSY LINDSAY, INC. LB6852 PRM"
- C.C.R. INDICATES CERTIFIED CORNER RECORD
- D.E. INDICATES DRAINAGE EASEMENT
- E INDICATES EAST
- LWDD INDICATES LAKEWORTH DRAINAGE DISTRICT
- U.E. INDICATES UTILITY EASEMENT
- LB INDICATES LICENSED BUSINESS
- N INDICATES NORTH
- NW INDICATES NORTHWEST
- NAD INDICATES NORTH AMERICAN DATUM
- NGVD INDICATES NATIONAL GEODETIC VERTICAL DATUM OF 1929
- ORB INDICATES OFFICIAL RECORDS BOOK
- PB INDICATES PLAT BOOK
- P.B.C.R.B. INDICATES PALM BEACH COUNTY ROAD BOOK
- PG INDICATES PAGE
- PCP INDICATES PERMANENT CONTROL POINT
- PRM INDICATES PERMANENT REFERENCE MONUMENT
- RNG. INDICATES RANGE
- R.P.B. INDICATES ROAD PLAT BOOK
- R/W INDICATES RIGHT OF WAY
- S INDICATES SOUTH
- SEC. INDICATES SECTION
- SW INDICATES SOUTHWEST
- SQ.FT. INDICATES SQUARE FEET
- TWP. INDICATES TOWNSHIP
- W INDICATES WEST

RESERVATION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT MGA TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, OWNER OF THE LAND SHOWN HEREON, AS BELLA VILLAGGIO, A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST, VILLAGE OF TEQUESTA, PALM BEACH COUNTY, FLORIDA, SAID LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, AND RUN THENCE S0°09'31"E ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 30, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREBY DESCRIBED; THENCE S89°42'32"E ALONG A LINE 50 FOOT SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL WITH THE NORTH LINE OF SAID SECTION 30 FOR 75.00 FEET; THENCE S00°09'31"E FOR 331.60 FEET; THENCE N89°42'32"W FOR 75.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 30; THENCE N00°09'31"W FOR 51.60 FEET; THENCE N89°42'32"W FOR 150.26 FEET; THENCE N00°09'31"W FOR 280.00 FEET TO AN INTERSECTION WITH THE AFOREMENTIONED PARALLEL LINE; THENCE S89°42'32"E ALONG SAID PARALLEL LINE FOR 150.26 FEET TO THE POINT OF BEGINNING. CONTAINING 66,942 SQUARE FEET OR 1.54 ACRES, MORE OR LESS.

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

1. TRACT 'A', AS SHOWN HEREON, IS HEREBY RESERVED BY MGA TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AUTHORIZED TO DO BUSINESS IN FLORIDA, OWNER OF THE LAND SHOWN HEREON, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF THE VILLAGE OF TEQUESTA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID OWNER, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE VILLAGE OF TEQUESTA.

2. UTILITY EASEMENT: 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.

3. THE VILLAGE OF TEQUESTA 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.

IN WITNESS WHEREOF, THE ABOVE NAMED COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER THIS 22nd DAY OF June 2015.

WITNESS: James E. Garlinga MGA TEQUESTA, LLC
PRINTED NAME: Suzanne C. Weese A FLORIDA LIMITED LIABILITY COMPANY
BY: James E. Garlinga
PRINTED NAME: James E. Garlinga
TITLE: MANAGING MEMBER

WITNESS: John White II
PRINTED NAME: John White II

ACKNOWLEDGEMENT:

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED James E. Garlinga WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED FLORIDA DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF MGA TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH MANAGING MEMBER OF SAID COMPANY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL THIS 22nd DAY OF June 2015.

(NOTARY SEAL)

COMMISSION No: FF 070789
MY COMMISSION EXPIRES: January 4, 2018
BY: [Signature]
(PRINTED NAME) Coral R. S. Pardo
NOTARY PUBLIC
STATE OF FLORIDA

TITLE CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, JOHN WHITE II, 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 MGA TEQUESTA, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE CURRENT TAXES HAVE BEEN PAID; THAT THERE ARE NO MORTGAGES OF RECORD; AND THAT THERE ARE OTHER ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PROHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATED: June 22, 2015
BY: [Signature]
NAME: JOHN WHITE II
FLORIDA BAR No. 0289485

VILLAGE OF TEQUESTA ACCEPTANCE:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE VILLAGE OF TEQUESTA, AND IN ACCORDANCE WITH SECTION 177.07 (2), FLORIDA STATUTES, THIS 29th DAY OF June 2015, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER UNDER CONTRACT WITH THE VILLAGE OF TEQUESTA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA STATUTES. IT IS HEREBY CERTIFIED THAT THIS PLAT OF BELLA VILLAGGIO HAS BEEN OFFICIALLY APPROVED FOR RECORD BY THE VILLAGE OF TEQUESTA, FLORIDA.

6/29/2015
DATE
MICHAEL R. COZZO, JR.
VILLAGE MANAGER

6/29/2015
DATE
ABIGAIL BRENNAN
MAYOR

6/29/15
DATE
LORI MCWILLIAMS
VILLAGE CLERK

7/1/15
DATE
NILSA C. ZACARIAS
COMMUNITY DEVELOPMENT DIRECTOR

GENERAL NOTES:

- A. THE BEARINGS AS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, NAD 1983/1990 ADJUSTED, FLORIDA EAST ZONE, US SURVEY FEET, REFERENCE A BEARING OF S88°42'32"E ALONG THE NORTH LINE OF SECTION 30, TOWNSHIP 40 SOUTH, RANGE 43 EAST. BEING WITHIN THE RIGHT OF WAY LINE OF THE COUNTY LINE, ROAD AS SHOWN ON THIS PLAT.
- B. THE DISTANCES SHOWN ON THIS PLAT ARE GROUND DISTANCES. GROUND DISTANCES MULTIPLIED BY THE SCALE FACTOR OF 1.0000414 EQUALS LISTED DISTANCES.
- C. 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.
- D. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS PALM BEACH COUNTY, FLORIDA.
- E. NO BUILDINGS OF ANY KIND OF CONSTRUCTION SHALL BE PLACED ON UTILITY EASEMENTS. LANDSCAPING OF UTILITY EASEMENTS SHALL REQUIRE PRIOR APPROVAL OF THE VILLAGE OF TEQUESTA AND ALL UTILITIES OCCUPYING SAME.
- F. BUILDING SETBACK LINES SHALL CONFORM TO CURRENT VILLAGE OF TEQUESTA REQUIREMENTS.

SURVEYOR'S CERTIFICATION:

STATE OF FLORIDA
COUNTY OF PALM BEACH

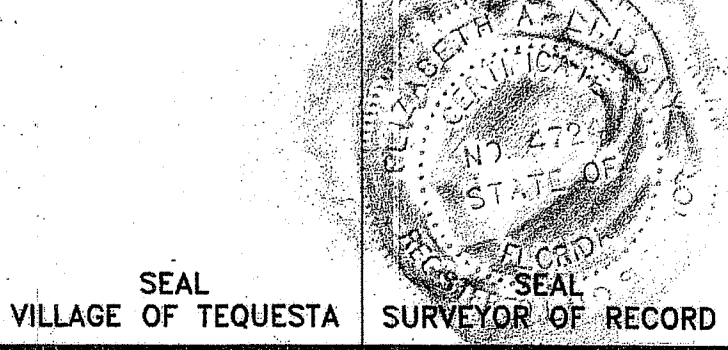
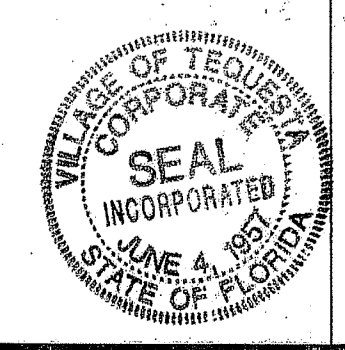
THIS IS TO CERTIFY THAT THE PLAT OF BELLA VILLAGGIO IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY RESPONSIBLE DIRECTION AND SUPERVISION; THAT SAID SURVEY IS ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT PERMANENT REFERENCE MONUMENTS ("P.R.M.'S"), HAVE BEEN PLACED AS REQUIRED BY LAW; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF TEQUESTA, FLORIDA.

BY: [Signature] DATED: THIS 17 DAY OF June 2015.
ELIZABETH A. LINDSAY
PROFESSIONAL LAND SURVEYOR
FLORIDA REGISTRATION No: 4724
LICENSED BUSINESS NO. 6852

PREPARING SURVEYOR & MAPPER'S STATEMENT:

THIS INSTRUMENT WAS PREPARED BY:

ELIZABETH A. LINDSAY
BETSY LINDSAY, INC.
7997 SW JACK JAMES DRIVE
STUART, FLORIDA 34997
PHONE: (772) 286-5753



B BETSY LINDSAY, INC.
SURVEYING AND MAPPING
7997 SW JACK JAMES DRIVE STUART, FL 34997
(772)286-5753 (772)286-5933 FAX
LICENSED BUSINESS NO. 6852
SHEET 1 OF 2