

114

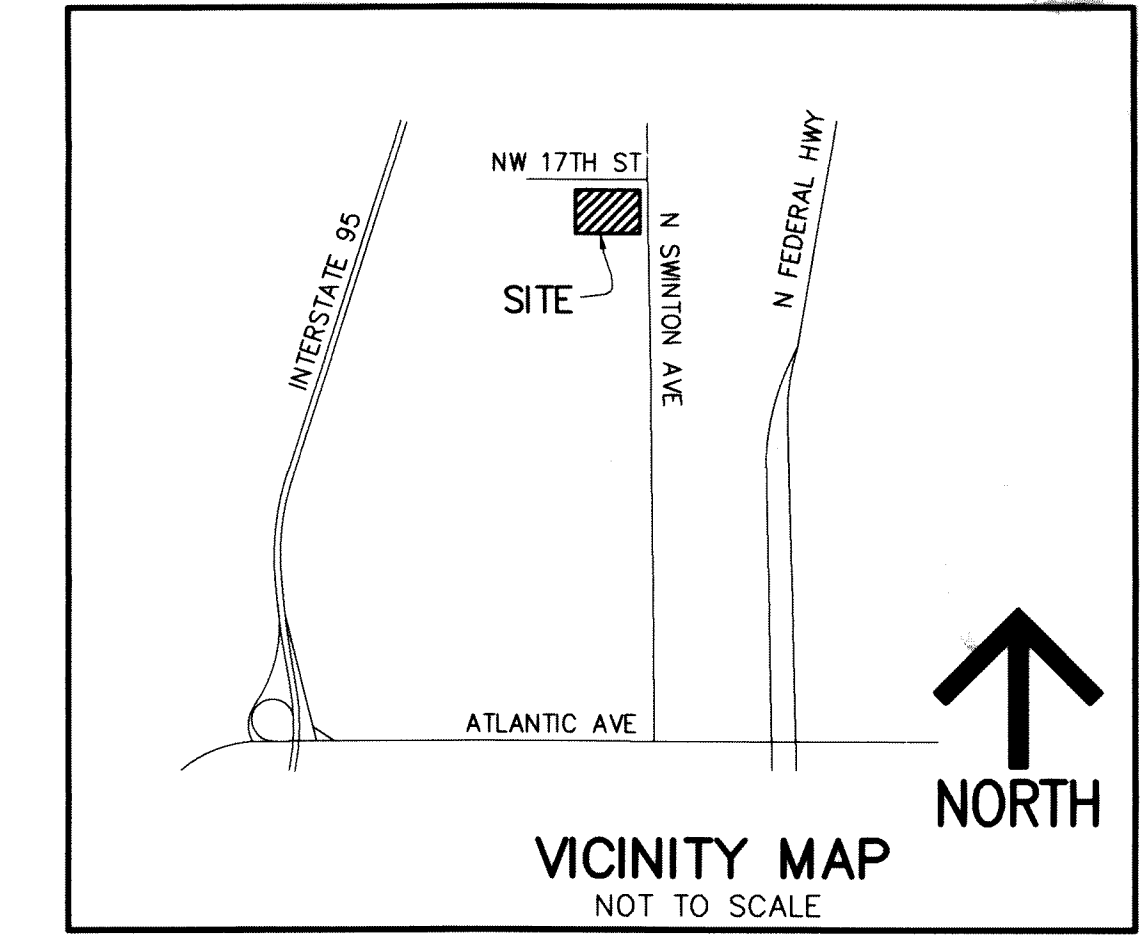
STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 8:15 A.M.
THIS 24th DAY OF March
A.D. 2022 AND DULY RECORDED
IN PLAT BOOK 133 ON
PAGES 114 THRU 115
JOSEPH ABRUZZO
CLERK OF THE CIRCUIT COURT
& COMPTROLLER
BY: [Signature]
DEPUTY CLERK

"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.

BELLA DELRAY

BEING A REPLAT OF A PORTION OF THE REPLAT OF CREST LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

THIS INSTRUMENT WAS PREPARED BY
DAVID P. LINDLEY, PLS
OF
CAULFIELD and WHEELER, INC.
ENGINEERS - PLANNERS - SURVEYORS
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434 - (561)392-1991



TABULAR DATA		
NAME	SQUARE FEET	ACRES
LOT 1	15,024	0.3449
LOT 2	11,947	0.2743
LOT 3	11,732	0.2693
TRACT RW	1,492	0.0343
TOTAL	40,195	0.9228

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE TUZCU FAMILY TRUST DATED NOVEMBER 19, 2007, OWNER OF THE LAND SHOWN ON THIS PLAT OF BELLA DELRAY, BEING A REPLAT OF THE REPLAT OF CREST LAKE PARK, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 20, PAGE 38, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 8, RUN THENCE SOUTH ALONG THE EAST LINE OF SAID SECTION, 477 FEET; THENCE WESTERLY PARALLEL TO THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NE 1/4 OF SAID SECTION 8, 30 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE WESTERLY ALONG THE SAME COURSE, 274.5 FEET; THENCE SOUTHERLY PARALLEL TO SAID SECTION LINE 143.0 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE HEREOF, 139.5 FEET; THENCE SOUTHERLY PARALLEL TO SAID SECTION LINE 7.0 FEET; THENCE EASTERLY PARALLEL TO THE NORTH LINE HEREOF, 135 FEET; THENCE NORTHERLY PARALLEL TO SAID SECTION LINE 150 FEET TO THE POINT OF BEGINNING, BEING A PART OF THE HOMESITE OF F.J. SCHRADER, AS SHOWN ON REPLAT OF CREST LAKE PARK, RECORDED IN PLAT BOOK 20, PAGE 38, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

LYING IN SECTION 8, TOWNSHIP 46 SOUTH, RANGE 43 EAST, CITY OF DELRAY BEACH, PALM BEACH COUNTY, FLORIDA

CONTAINING 40,195 SQUARE FEET, OR 0.9228 ACRES, MORE OR LESS.

HAVE CAUSED SAID LANDS TO BE SURVEYED AND PLATTED AS SHOWN HEREON AS BELLA DELRAY AND FURTHER DEDICATES AS FOLLOWS:

1. LOTS

LOTS 1 THROUGH 3 ARE HEREBY RESERVED BY THE TUZCU FAMILY TRUST, ITS SUCCESSORS AND/OR ASSIGNS FOR PRIVATE PURPOSES AS ALLOWED PURSUANT TO ZONING REGULATIONS OF THE CITY OF DELRAY BEACH, FLORIDA.

2. TRACT RW

TRACT RW, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

3. SIDEWALK EASEMENT

THE SIDEWALK EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE CITY OF DELRAY BEACH, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC SIDEWALK PURPOSES.

4. GENERAL UTILITY EASEMENTS

THE UTILITY EASEMENTS RUNNING ADJACENT AND PARALLEL TO PUBLIC STREETS, AS SHOWN HEREON, ARE NONEXCLUSIVE EASEMENTS AND ARE 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 DELRAY BEACH, NO BUILDINGS, STRUCTURES, IMPROVEMENTS, TREES, WALLS OR FENCES SHALL BE INSTALLED WITHIN THESE EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF DELRAY BEACH, ITS SUCCESSORS AND ASSIGNS.

ALONG WITH THE FOLLOWING EASEMENTS:

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

IN WITNESS WHEREOF, THE ABOVE-NAMED TUZCU FAMILY TRUST HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS CO-TRUSTEES, THIS 17th DAY OF FEBRUARY, 2020.

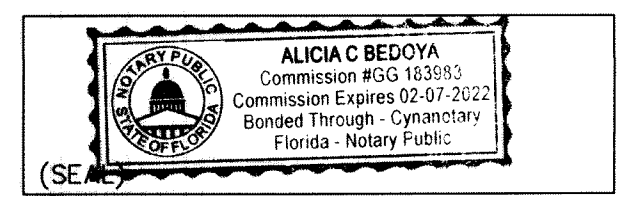
WITNESS AS TO BOTH: Craig Parker EROL S. TUZCU, INDIVIDUALLY, AND AS CO-TRUSTEE
PRINT NAME Craig Parker OF THE TUZCU FAMILY TRUST DATED NOVEMBER 19, 2007, MEMBER

WITNESS AS TO BOTH: Scott Wallace SUSAN G. TUZCU, INDIVIDUALLY, AND AS CO-TRUSTEE
PRINT NAME Scott Wallace OF THE TUZCU FAMILY TRUST DATED NOVEMBER 19, 2007, MEMBER

ACKNOWLEDGEMENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF PHYSICAL PRESENCE OR ONLINE NOTARIZATION, THIS 17th DAY OF FEBRUARY, 2020, BY EROL S. TUZCU AND SUSAN G. TUZCU CO-TRUSTEES OF THE TUZCU FAMILY TRUST DATED NOVEMBER 19, 2007 WHO ARE PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

WITNESS MY HAND AND OFFICIAL SEAL THIS 17th DAY OF FEBRUARY, 2020.



NOTARY PUBLIC
ALICIA C. BEDOYA
PRINT NAME
MY COMMISSION EXPIRES: 02/07/2022
COMMISSION NUMBER: 183983

MORTGAGEES JOINDER AND CONSENT:

STATE OF FLORIDA)
COUNTY OF PALM BEACH)

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 RECORDS BOOK 20541 AT PAGE 1252 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 SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 10th DAY OF February, 2020.

BANK NAME WELLS FARGO BANK, N.A.
A WELLS FARGO BANK, N.A.
AUTHORIZED TO DO BUSINESS IN FLORIDA
BY: [Signature]
NAME MICHAEL PHU
TITLE VICE PRESIDENT LOAN DOCUMENTATION

WITNESS: [Signature]
PRINT NAME Robbin Jallet
WITNESS: [Signature]
PRINT NAME Robbin M Jallet
WITNESS: [Signature]
PRINT NAME Crystal Reppas

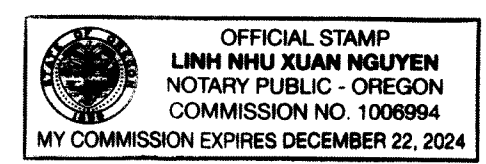
ACKNOWLEDGMENT:

STATE OF ~~FLORIDA~~ OREGON
COUNTY OF ~~PALM BEACH~~ WASHINGTON

BEFORE ME PERSONALLY APPEARED MICHAEL PHU WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT LOAN DOCUMENTATION WELLS FARGO BANK N.A. NATIONAL ASSOCIATION AUTHORIZED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT SHE 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 10th DAY OF February, 2020.

MY COMMISSION EXPIRES: [Signature]
NOTARY PUBLIC
COMMISSION NUMBER: Link Nham Xuan Nguyen
PRINT NAME



TITLE CERTIFICATION:

COUNTY OF PALM BEACH)
STATE OF FLORIDA)

I, Craig Parker, 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 THE TUZCU FAMILY TRUST DATED NOVEMBER 19, 2007; THAT THE CURRENT TAXES HAVE BEEN PAID; 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.

DATED: 2/19/2021
[Signature]
ATTORNEY AT LAW
LICENSED IN FLORIDA

CITY APPROVALS:

THIS PLAT OF BELLA DELRAY WAS APPROVED ON THE 4th DAY OF May, A.D. 2021 BY THE CITY COMMISSION OF THE CITY OF DELRAY BEACH, FLORIDA.
ATTEST: [Signature] CITY CLERK

AND REVIEWED, ACCEPTED, AND CERTIFIED BY:
[Signature] DEVELOPMENT SERVICES DIRECTOR
[Signature] PLANNING & ZONING BOARD CHAIRPERSON
[Signature] CITY ENGINEER
[Signature] UTILITIES DIRECTOR
[Signature] FIRE MARSHALL

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 DELRAY, AS REQUIRED BY CHAPTER 177.081(1) FLORIDA STATUTES, AND FINDS THAT IT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177.091, FLORIDA STATUTES.

DATE: 2/22/2021
[Signature]
JOHN T. DOOGAN, P.L.S.
PROFESSIONAL LAND SURVEYOR,
REG. #4409 STATE OF FLORIDA
AVROM & ASSOCIATES, INC. LB #3300
50 SW 2ND AVENUE, SUITE 102
BOCA RATON, FL 33432

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) AND MONUMENTS HAVE BEEN PLACED AS REQUIRED BY LAW, 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 DELRAY BEACH, FLORIDA.

DATE: 2-22-2021
[Signature]
DAVID P. LINDLEY, P.L.S.
PROFESSIONAL LAND SURVEYOR #5005
STATE OF FLORIDA
LB #3591
CAULFIELD AND WHEELER, INC.
7900 GLADES ROAD, SUITE 100
BOCA RATON, FLORIDA 33434
CERTIFICATE OF AUTHORIZATION NUMBER LB3591
561-392-1991

