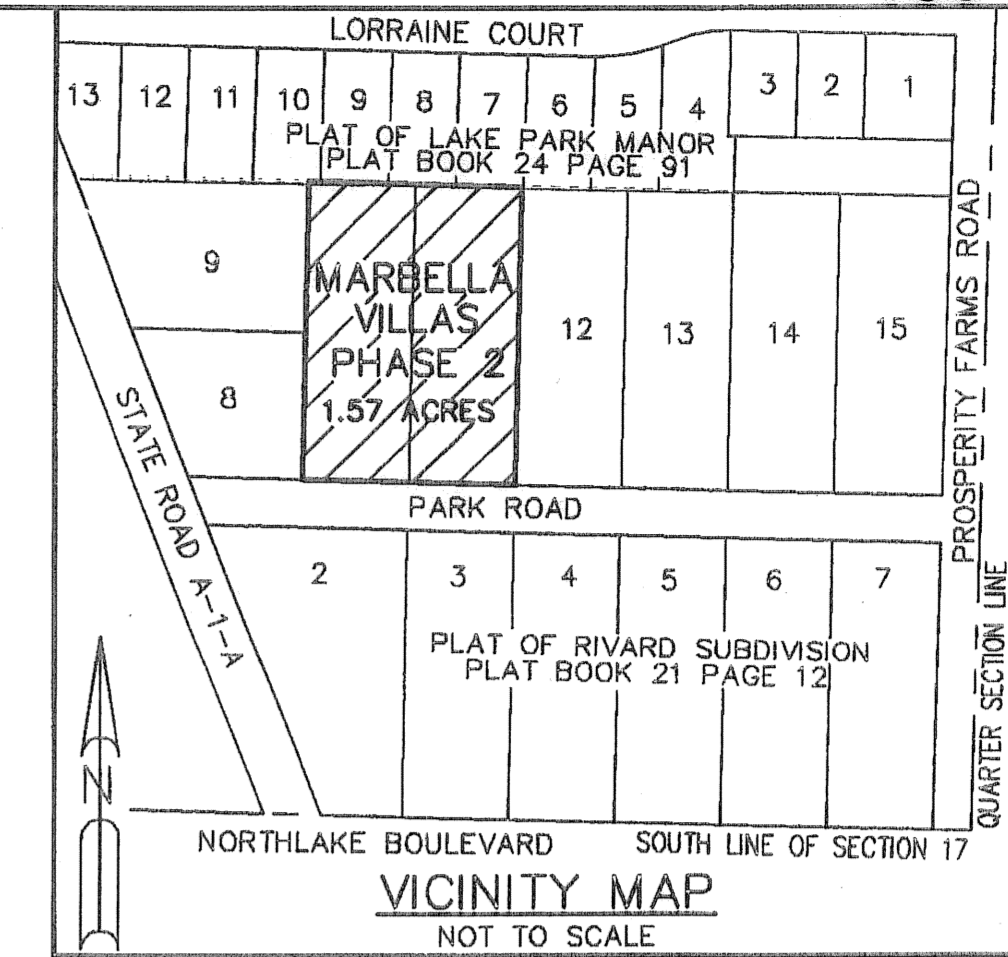


# MARBELLA VILLAS PHASE 2

BEING A REPLAT OF LOTS 10 AND 11, PLAT OF RIVARD SUBDIVISION, PLAT BOOK 21, PAGE 12, PALM BEACH COUNTY RECORDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 43 EAST, VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA.

SHEET 1 OF 2 SHEETS

AUGUST 2004



111

STATE OF FLORIDA )  
COUNTY OF PALM BEACH ) SS

THIS PLAT WAS FILED FOR RECORD AT 1:00 PM THIS 30 DAY OF November 2004, AND DULY RECORDED IN PLAT BOOK PAGES 111 THROUGH 112.

DOROTHY H. WILKEN  
CLERK OF THE CIRCUIT COURT  
BY: *[Signature]*  
DEPUTY CLERK

### SURVEYOR'S CERTIFICATE

REVIEWING SURVEYOR AND MAPPER

STATE OF FLORIDA  
COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY IN ACCORDANCE WITH CHAPTER 177.081(1) FLORIDA STATUTES AND THE APPLICABLE PROVISIONS OF THE CODE OF THE VILLAGE OF NORTH PALM BEACH ON BEHALF OF SAID VILLAGE OF NORTH PALM BEACH BY THE UNDERSIGNED, A FLORIDA LICENSED PROFESSIONAL SURVEYOR AND MAPPER.

SHALLOWAY, FOT, RAYMAN, & NEWELL, INC.  
FLORIDA CERTIFICATION OF AUTHORIZATION NO. LB2000 6003  
1201 BELVEDERE ROAD  
WEST PALM BEACH, FLORIDA 33408

BY: *[Signature]*  
GARY RAYMAN, PLS  
PROFESSIONAL SURVEYOR & MAPPER  
FLORIDA CERTIFICATE NO. 2633

STATE OF FLORIDA  
COUNTY OF PALM BEACH

VILLAGE PLANNING COMMISSION:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE VILLAGE PLANNING COMMISSION OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA THIS 22<sup>ND</sup> DAY OF November 2004.

DEPARTMENT OF PUBLIC SERVICES:

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE DEPARTMENT OF PUBLIC SERVICES OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA THIS 22<sup>ND</sup> DAY OF September 2004.

BY: *[Signature]*  
BILL DENISON  
BUILDING OFFICIAL

VILLAGE COUNCIL:

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN ACCEPTED AND APPROVED FOR RECORD BY THE VILLAGE COUNCIL OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA, PURSUANT TO VILLAGE RESOLUTION NO. 02-049 AS ADOPTED ON THE 12<sup>TH</sup> DAY OF August 2004.

BY: *[Signature]* ATTEST: *[Signature]*  
DONALD G. NOEL MAYOR KATHLEEN KELLY VILLAGE CLERK

NOTES:

- BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE SYSTEM OF NAD83 (1990 ADJUSTMENT), REFERENCED TO A BEARING OF S88°29'56"E (GRID) ALONG THE CENTERLINE OF PARK ROAD.
- Ø PRM - SET PERMANENT REFERENCE MONUMENT, A 4"x4" CONCRETE MONUMENT WITH DISK STAMPED "PRM LB6853", UNLESS NOTED OTHERWISE.
- MONUMENT - 1/2" IRON ROD WITH CAP "LB6853" TO BE SET.
- NO BUILDINGS OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE VILLAGE OR COUNTY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENTS.
- PLAT AREA: 1.57 ACRES, MORE OR LESS.
- 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.
- ALL BUILDING SETBACKS SHALL CONFORM WITH THE MARBELLA VILLAS SITE PLAN APPROVED BY THE VILLAGE OF NORTH PALM BEACH ON NOVEMBER 12, 2002.

### DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA  
COUNTY OF PALM BEACH

KNOW ALL MEN BY THESE PRESENTS THAT PARK MARBELLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN HEREON, BEING A REPLAT OF LOTS 10 AND 11, PLAT OF RIVARD SUBDIVISION, PLAT BOOK 21, PAGE 12, PALM BEACH COUNTY RECORDS, LYING IN THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 SOUTH, RANGE 43 EAST, VILLAGE OF NORTH PALM BEACH, PALM BEACH COUNTY, FLORIDA, SHOWN HEREON AS:

MARBELLA VILLAS PHASE 2

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOTS 10 AND 11 OF THE PLAT OF RIVARD SUBDIVISION, RECORDED IN PLAT BOOK 21, PAGE 12 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

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

#### 1. TRACT I:

TRACT I, AS SHOWN HEREON, IS HEREBY RESERVED FOR THE MARBELLA VILLAS TOWNHOME OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES, UTILITIES, DRAINAGE, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH, FLORIDA.

#### 2. TRACTS G & H

TRACTS G & H AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE MARBELLA VILLAS TOWNHOME OWNERS' ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LIMITED COMMON AREAS SUCH AS DRIVEWAYS, PATIOS, AND AIR CONDITIONING EQUIPMENT PADS RESERVED FOR THE USE OF A CERTAIN LOT; AND FOR INGRESS, EGRESS, UTILITIES, DRAINAGE, SITE WALLS, LANDSCAPING, AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, WITHOUT RECOURSE TO THE VILLAGE OF NORTH PALM BEACH, FLORIDA.

#### 3. UTILITY EASEMENTS:

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.

IN WITNESS WHEREOF, THE ABOVE-NAMED PARK MARBELLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT, THIS 2<sup>ND</sup> DAY OF September 2004.

BY: PARK MARBELLA, LLC,  
A FLORIDA LIMITED LIABILITY COMPANY

3300 PGA BLVD., SUITE 330  
PALM BEACH GARDENS, FL 33410  
(561) 789-0050

WITNESS: *[Signature]*  
(PRINT NAME) Jill Parry  
WITNESS: *[Signature]*  
(PRINT NAME) Carol F. Wilkins

BY: *[Signature]*  
HAROLD SCHEIN, MANAGER

### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HAROLD SCHEIN, AS MANAGER OF PARK MARBELLA, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS PRESIDENT OF SUCH LIMITED LIABILITY COMPANY, AND ACKNOWLEDGED BEFORE ME THAT HE EXECUTED SAID INSTRUMENT FOR THE PURPOSES EXPRESSED THEREIN.

WITNESS MY HAND AND OFFICIAL SEAL THIS 2<sup>ND</sup> DAY OF September 2004.

MY COMMISSION EXPIRES:

6/24/05

*[Signature]* #3696P  
NOTARY PUBLIC Joyce E. Moody  
STATE OF Florida, Island

### ACCEPTANCE OF RESERVATIONS MARBELLA VILLAS TOWNHOME OWNERS' ASSOCIATION, INC.

THE MARBELLA VILLAS TOWNHOME OWNERS' ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 14<sup>TH</sup> DAY OF Sept 2004.

MARBELLA VILLAS TOWNHOME OWNERS' ASSOCIATION, INC.,  
A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: *[Signature]*  
NICHOLAS A. MASTROIANNI, II,  
PRESIDENT

WITNESS: *[Signature]*  
(PRINT NAME) Peter Bascu  
WITNESS: *[Signature]*  
(PRINT NAME) Michael Meyer

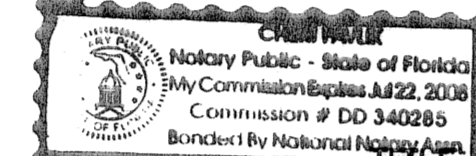
### ACKNOWLEDGEMENT

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED NICHOLAS A. MASTROIANNI, II, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF MARBELLA VILLAS TOWNHOME OWNERS' ASSOCIATION, INC., AND 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 14<sup>TH</sup> DAY OF Sept 2004.

MY COMMISSION EXPIRES:



NOTARY PUBLIC  
STATE OF Florida

STATE OF FLORIDA  
COUNTY OF PALM BEACH

I, ROGER C. STANTON, 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 PARK MARBELLA, LLC, A FLORIDA 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.

DATED: 9/14/04 BY: *[Signature]*  
ROGER C. STANTON, ATTORNEY-AT-LAW  
FLORIDA BAR No.0068303

STATE OF Mass MORTGAGEE'S CONSENT  
COUNTY OF Suffolk

THE UNDERSIGNED HEREBY CERTIFIES THAT IT IS THE JOINT 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 17136, AT PAGE 1627, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATIONS HAVE CAUSED THESE PRESENTS TO BE SIGNED BY THEIR PRESIDENTS AND THEIR CORPORATE SEALS TO BE AFFIXED HEREON BY AND WITH THE AUTHORITY OF THEIR BOARDS OF DIRECTORS THIS 31<sup>ST</sup> DAY OF Aug 2004.

RAYMOND C. GREEN, INC., A MASSACHUSETTS CORPORATION

BY: *[Signature]*  
RAYMOND C. GREEN, PRESIDENT  
OF RAYMOND C. GREEN, INC.

WITNESS: *[Signature]*  
(PRINT NAME) Spiro Stylianopoulos  
WITNESS: *[Signature]*  
(PRINT NAME) Jon C. Green

BY: *[Signature]*  
JEFFREY S. RODMAN, PRESIDENT  
OF RODMAN FINANCIAL GROUP

WITNESS: *[Signature]*  
(PRINT NAME) Spiro Stylianopoulos  
WITNESS: *[Signature]*  
(PRINT NAME) Jon C. Green

STATE OF Mass ACKNOWLEDGEMENT  
COUNTY OF Suffolk

BEFORE ME PERSONALLY APPEARED RAYMOND C. GREEN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RAYMOND C. GREEN, INC., A MASSACHUSETTS CORPORATION, AND 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 31<sup>ST</sup> DAY OF Aug 2004.

MY COMMISSION EXPIRES:

7/23/10

NOTARY PUBLIC  
STATE OF Mass

STATE OF Mass ACKNOWLEDGEMENT  
COUNTY OF Suffolk

BEFORE ME PERSONALLY APPEARED JEFFREY S. RODMAN, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED A VALID DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF RODMAN FINANCIAL CORP., A MASSACHUSETTS CORPORATION, AND 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 31<sup>ST</sup> DAY OF Aug 2004.

MY COMMISSION EXPIRES:

7/23/10

NOTARY PUBLIC  
STATE OF Mass

### 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) HAVE BEEN PLACED AS REQUIRED BY LAW; AND THAT MONUMENTS, ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE VILLAGE OF NORTH PALM BEACH, FLORIDA FOR THE REQUIRED IMPROVEMENTS; THAT THE PLAT WAS PREPARED UNDER MY DIRECTION AND SUPERVISION; AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF NORTH PALM BEACH, FLORIDA.

DATE OF FIELD SURVEY: OCTOBER 3, 2002

DATE OF CERTIFICATION: Nov 29, 2004

MARK D. BROOKS, P.S.M.  
LICENSE No.3428  
STATE OF FLORIDA  
BROOKS SURVEYING CONSULTANTS, INC.  
7843 162nd COURT NORTH  
PALM BEACH GARDENS, FLORIDA  
CERTIFICATE OF AUTHORIZATION No.6853

#### AREA TABLE:

LOTS 1-20:	19,704 SQUARE FEET
TRACT I:	10,448 SQUARE FEET
TRACT G:	24,295 SQUARE FEET
TRACT H:	13,773 SQUARE FEET
TOTAL AREA:	68,220 SQUARE FEET =1.57 ACRES

#### 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.

DRAWN: MB

CHECKED: MDB

PROJ. No. 02-049

DATE: 7/2/04

SHEET 1 OF 2

## BROOKS SURVEYING CONSULTANTS, INC.

CERTIFICATE OF AUTHORIZATION # LB 6853  
7843 162nd COURT NORTH, PALM BEACH GARDENS, FLORIDA 33418  
TELEPHONE (561) 748-6123 - FAX (561) 746-7323

THIS INSTRUMENT PREPARED BY:  
MARK D. BROOKS  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA No.3428

## MARBELLA VILLAS PHASE 2

