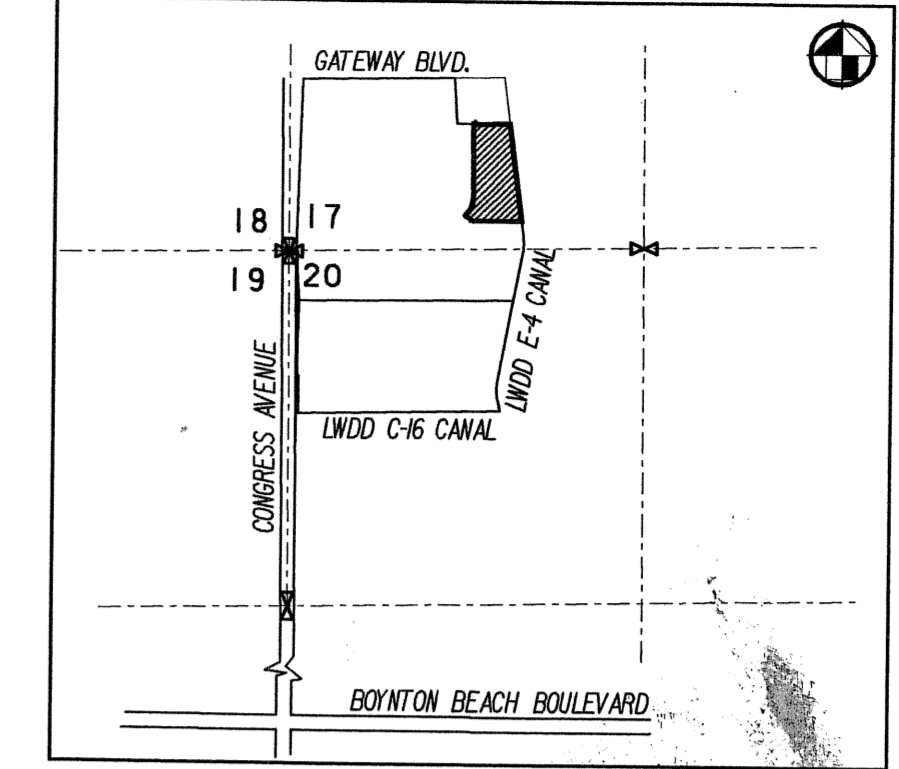




SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LS7264
951 Broken Sound Parkway, Suite 320
Boca Raton, Florida 33487
Tel: (561) 241-9988
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VISTABELLA AT RENAISSANCE COMMONS, A P.U.D.

A REPLAT OF TRACT D-5 AND TRACT B-8, "RENAISSANCE COMMONS PLAT TWO, A P.U.D."
(P.B. 103, PGS. 104-107, P.B.C.R.) IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 43, EAST,
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.
MARCH, 2005



STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 15:00 PM
THIS 6th DAY OF MAR
2005, AND DULY RECORDED
IN PLAT BOOK 104 ON PAGES
186 THRU 187.
Dorothy H. Wilken, Clerk
Sherry R. Beck
By: [Signature] DC

SHEET 1 OF 2

DESCRIPTION, DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
KNOW ALL MEN BY THESE PRESENTS THAT SOUTH FLORIDA DEVCO, INC.,
A FLORIDA CORPORATION, OWNER OF THE LANDS SHOWN HEREON,
BEING A REPLAT OF A PORTION OF "RENAISSANCE COMMONS PLAT TWO,
A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT
BOOK 103, AT PAGES 104 THROUGH 107, OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, SAID REPLAT BEING TRACT D-5 AND TRACT B-8
OF SAID PLAT AND SHOWN HEREON AS "VISTABELLA AT RENAISSANCE
COMMONS, A P.U.D.", AND BEING MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 45
SOUTH, RANGE 43 EAST; THENCE SOUTH 00°12'55" EAST, ALONG THE WEST
LINE OF SAID SECTION 20, A DISTANCE OF 376.94 FEET; THENCE NORTH
89°33'31" EAST, ALONG THE SOUTH LINE OF SAID "RENAISSANCE
COMMONS PLAT TWO, A P.U.D.", AND THE WESTERLY EXTENSION
THEREOF, A DISTANCE OF 1630.59 FEET; THENCE NORTH 10°15'35" EAST,
ALONG THE EAST LINE OF SAID PLAT, A DISTANCE OF 374.37 FEET TO
THE POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT; THENCE
NORTHERLY ALONG THE ARC OF SAID CURVE, ALSO BEING SAID EAST
LINE, HAVING A RADIUS OF 398.00 FEET AND A CENTRAL ANGLE OF
17°25'38", A DISTANCE OF 121.06 FEET TO THE POINT OF TANGENCY;
THENCE NORTH 07°10'03" WEST, ALONG SAID EAST LINE, A DISTANCE
OF 176.40 TO THE POINT OF BEGINNING, SAID POINT ALSO BEING
THE SOUTHEAST CORNER OF SAID TRACT B-8 OF RENAISSANCE COMMONS
PLAT TWO, A P.U.D.; THENCE SOUTH 89°56'03" WEST, A DISTANCE OF
344.37 FEET TO THE POINT OF CURVATURE OF A CIRCULAR CURVE TO
THE LEFT; THENCE WESTERLY ALONG THE ARC OF SAID CURVE,
HAVING A RADIUS OF 40.00 FEET AND A CENTRAL ANGLE OF 28°37'29",
A DISTANCE OF 19.98 FEET; THENCE NORTH 28°41'26" WEST, ALONG
A RADIAL LINE, A DISTANCE OF 17.39 FEET; THENCE NORTH 55°39'54"
WEST, A DISTANCE OF 42.83 FEET; THENCE SOUTH 85°20'11" WEST,
A DISTANCE OF 12.59 FEET TO A POINT ON THE ARC OF A CIRCULAR
CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH
43°39'44" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE,
HAVING A RADIUS OF 216.00 FEET AND A CENTRAL ANGLE OF 47°06'05",
A DISTANCE OF 177.57 FEET TO THE POINT OF TANGENCY; THENCE
NORTH 00°45'49" WEST, A DISTANCE OF 547.02 FEET; THENCE SOUTH
45°55'13" EAST, ALONG THE SOUTH LINE OF THE LANDS DESCRIBED
IN OFFICIAL RECORDS BOOK 7738 AT PAGE 1863 OF SAID PUBLIC RECORDS,
A DISTANCE OF 33.01 FEET; THENCE NORTH 89°04'47" EAST, ALONG SAID
SOUTH LINE, A DISTANCE OF 245.98 FEET; THENCE SOUTH 07°10'03" EAST,
ALONG SAID EAST LINE, A DISTANCE OF 725.86 FEET TO THE POINT OF
BEGINNING.

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH
COUNTY, FLORIDA, AND CONTAIN 5.221 ACRES, MORE OR LESS.

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

- 1. TRACT A-7, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VISTABELLA
AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA
CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS,
FOR PRIVATE ACCESS USE, AND FOR OTHER USES, INCLUDING BUT NOT
LIMITED TO PARKING, DRAINAGE, UTILITIES, INCLUDING CABLE TELEVISION
SYSTEMS, LANDSCAPING, SIGNAGE, PEDESTRIAN CIRCULATION AND
OTHER PURPOSES PERMITTED BY SAID ASSOCIATION. CABLE TELEVISION
SYSTEMS SHALL NOT INTERFERE WITH THE CONSTRUCTION AND MAINTENANCE
OF OTHER UTILITIES. SAID TRACT A-7 BEING THE PERPETUAL MAINTENANCE
OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS,
WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
2. TRACT F-3, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE VISTABELLA
AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA
CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR ASSIGNS, FOR
RECREATION AND RELATED PURPOSES AND IS THE PERPETUAL MAINTENANCE
OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS,
WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
3. TRACTS B-9, B-10, B-11, B-12, B-13, B-14, B-15, B-16, B-17,
B-18 AND B-19, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE
VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION,
INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS
AND ASSIGNS FOR LANDSCAPING, BUFFER, DRAINAGE AND OPEN
SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION
OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT
RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.
4. AN INGRESS-EGRESS EASEMENT OVER ALL OF TRACT A-7 IS HEREBY
DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF
UTILITIES AND EMERGENCY ACCESS.
5. TRACT B-9, AS SHOWN HEREON, IS SUBJECT TO A LAKE WORTH
DRAINAGE DISTRICT EASEMENT AS RECORDED IN OFFICIAL RECORDS
BOOK 13883 AT PAGE 396 OF THE PUBLIC RECORDS OF PALM BEACH
COUNTY, FLORIDA, AND A FLORIDA POWER AND LIGHT EASEMENT
AS RECORDED IN PLAT BOOK 43, PAGES 139 AND 140 OF THE PUBLIC
RECORDS OF PALM BEACH COUNTY, FLORIDA. THE INSTALLATION OF
THE WALKWAY/BIKEWAY WITHIN THIS TRACT SHALL BE DEDICATED
TO THE CITY OF BOYNTON BEACH FOR PUBLIC ACCESS, AND SHALL
BE THE MAINTENANCE RESPONSIBILITY OF THE VISTABELLA AT
RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A
FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND
ASSIGNS.
6. THE LIMITED ACCESS EASEMENTS, AS SHOWN HEREON, ARE HEREBY
DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL
PURPOSES.

IN WITNESS WHEREOF, SOUTH FLORIDA DEVCO, INC., A FLORIDA
CORPORATION, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS
PRESIDENT AND BY ITS VICE PRESIDENT AND ITS
CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE
AUTHORITY OF ITS BOARD OF DIRECTORS,
THIS 21st DAY OF April, 2005.

SOUTH FLORIDA DEVCO, INC.
A FLORIDA CORPORATION
WITNESS: [Signature] BY: MICHAEL J. RYAN, PRESIDENT
AS TO BOTH
PRINT NAME: COLLEEN KOTT

WITNESS: [Signature] BY: THOMAS E. RYAN, TREASURER
AS TO BOTH
PRINT NAME: JOANNE LOFUS

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED MICHAEL J. RYAN, AND
[Signature] WHO ARE PERSONALLY KNOWN TO ME OR HAVE
PRODUCED [Signature] AND [Signature] RESPECTIVELY
AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING
INSTRUMENT AS PRESIDENT AND
[Signature] OF SOUTH FLORIDA DEVCO, INC., A FLORIDA CORPORATION,
AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT
THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF
SAID CORPORATION, AND THAT SAID INSTRUMENT IS THE
FREE ACT AND DEED OF SAID CORPORATION, WITNESS MY
HAND AND OFFICIAL SEAL THIS 21st DAY OF
April, 2005.

MY COMMISSION EXPIRES: [Date] NOTARY PUBLIC
[Signature]
PRINT NAME: Peggy Ann Johnson

HOMEOWNERS ASSOCIATION ACCEPTANCE

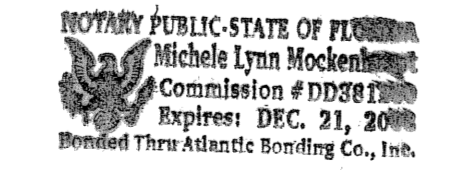
STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
THE VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC.,
A FLORIDA CORPORATION, NOT FOR PROFIT, HEREBY ACCEPTS THE DEDICATIONS
AND RESERVATIONS TO SAID ASSOCIATION AS STATED AND SHOWN HEREON,
AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED
HEREON, DATED THIS 18th DAY OF April, 2005.
VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS: (AS TO BOTH) [Signature] BY: [Signature]
PRINT NAME: MELISSA WILSON Timothy R. Kelly, PRESIDENT
WITNESS: (AS TO BOTH) [Signature] BY: [Signature]
PRINT NAME: Jilly Hamrick STEPHEN B. KELLY, VICE PRESIDENT

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED [Signature] AND
[Signature], WHO ARE PERSONALLY KNOWN TO ME OR
HAVE PRODUCED [Signature] AND [Signature] AS IDENTIFICATION,
AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT
AND VICE-PRESIDENT OF THE VISTABELLA AT RENAISSANCE COMMONS
HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR
PROFIT AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY
EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID
CORPORATION, AND THAT THE SEAL AFFIXED TO THE FOREGOING
INSTRUMENT IS THE CORPORATE SEAL OF SAID CORPORATION
AND THAT IT IS 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 12th
DAY OF May, 2005.

MY COMMISSION EXPIRES: Dec. 21, 2008 NOTARY PUBLIC
[Signature]
PRINT NAME: Michele Mckenzie



MORTGAGEE'S CONSENT

STATE OF FLORIDA ) ss
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 17987 AT PAGE 77 OF THE PUBLIC RECORDS OF PALM
BEACH COUNTY, FLORIDA, SHALL BE SUBORDINATED TO THE
DEDICATIONS SHOWN HEREON.

IN WITNESS WHEREOF, THE SAID CORPORATION HAS CAUSED
THESE PRESENTS TO BE SIGNED BY IT'S SENIOR VICE-PRESIDENT
AND ITS VICE PRESIDENT AND ITS CORPORATE SEAL
TO BE AFFIXED HEREOF, BY AND WITH AUTHORITY OF ITS BOARD
OF DIRECTORS THIS 20th DAY OF April, 2005.

LASALLE BANK
A NATIONAL ASSOCIATION

WITNESS: [Signature] BY: [Signature]
AS TO BOTH [Signature] SENIOR VICE PRESIDENT
PRINT NAME: [Signature]

WITNESS: [Signature] BY: [Signature]
AS TO BOTH [Signature] DONALD ADAMS
PRINT NAME: [Signature]

ACKNOWLEDGEMENT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
BEFORE ME PERSONALLY APPEARED [Signature] AND [Signature]
WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED
AND [Signature] RESPECTIVELY AS IDENTIFICATION AND WHO
EXECUTED THE FOREGOING, AS SENIOR VICE-PRESIDENT AND
VICE PRESIDENT OF LASALLE BANK, A NATIONAL ASSOCIATION, AND
SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED
SUCH INSTRUMENT AS SUCH OFFICERS OF SAID CORPORATION, AND
THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE SEAL OF
SAID CORPORATION, AND IT WAS AFFIXED TO SAID INSTRUMENT WITH
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 20th DAY OF April, 2005.

MY COMMISSION EXPIRES: [Date] NOTARY PUBLIC
[Signature]
PRINT NAME: JANICE M. MIKOL
PRINT NUMBER: [Number]

CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
THE PLAT OF "VISTABELLA AT RENAISSANCE COMMONS", IS HEREBY
APPROVED FOR RECORD PURSUANT TO THE ORDINANCES OF THE CITY
OF BOYNTON BEACH, FLORIDA, AND IN ACCORDANCE WITH CHAPTER 5,
LAND DEVELOPMENT REGULATIONS, THIS 22nd DAY OF APRIL,
2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND
MAPPER UNDER EMPLOYMENT WITH THE CITY OF BOYNTON BEACH,
FLORIDA, IN ACCORDANCE WITH SECTION 177.081 (1), FLORIDA
STATUTES.

BY: [Signature] HERBERT D. KELLEY, JR., P.E., P.S.M., CITY
SURVEYOR AND MAPPER

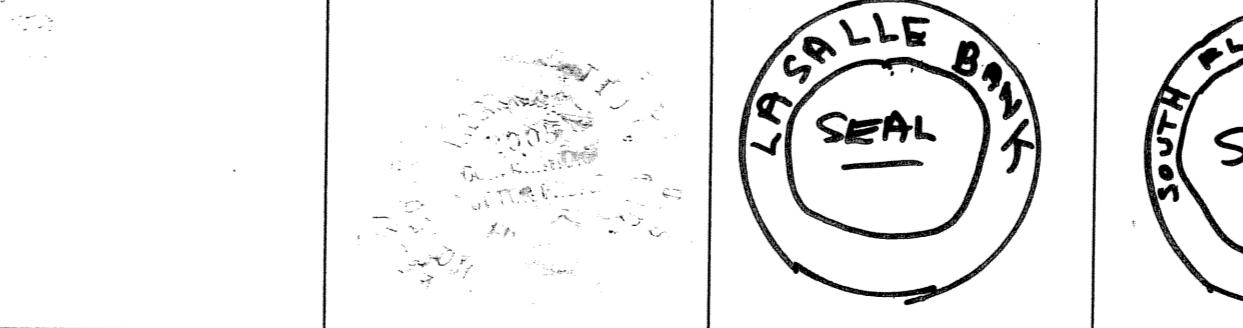
THIS PLAT IS HEREBY APPROVED FOR RECORD THIS 22nd
DAY OF May, 2005.

BY: [Signature] HERBERT D. KELLEY, JR., P.E., P.S.M., CITY ENGINEER

BY: [Signature] JERRY TAYLOR, MAYOR

ATTEST (AS TO BOTH): [Signature] JANET M. PRAINITO, CITY CLERK
VISTABELLA AT
RENAISSANCE COMMONS
HOMEOWNERS
ASSOCIATION, INC.

LASALLE BANK SOUTH FLORIDA DEVCO, INC.
CITY OF BOYNTON BEACH CITY ENGINEER CITY SURVEYOR AND MAPPER
SURVEYOR AND MAPPER



LOCATION MAP NOT TO SCALE

TITLE CERTIFICATION

STATE OF FLORIDA ) ss
COUNTY OF PALM BEACH )
I, RONALD L. PLATT, ESQ., A DULY LICENSED ATTORNEY IN THE
STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE
TITLE TO THE HEREIN DESCRIBED PROPERTY; THAT I FIND THE TITLE TO
THE PROPERTY IS VESTED TO SOUTH FLORIDA DEVCO, INC., A FLORIDA
CORPORATION; THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED
BY F.S. 197.192, AS AMENDED; 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.
4/18/05
DATE BY: RONALD L. PLATT, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE #0272310

NOTES:

- 01. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF SAID
SECTION 20, TOWNSHIP 45 SOUTH, RANGE 43 EAST, HAVING A BEARING OF
NORTH 00°12'55" WEST, AS SHOWN ON SAID PLAT OF MOTOROLA. ACCORDING
TO COORDINATES ESTABLISHED BY THE PALM BEACH COUNTY ENGINEERING
DIVISION BASED ON THE FLORIDA COORDINATE SYSTEM, EAST ZONE, GRID
NORTH, 1983 STATE PLANE TRANSVERSE MERCATOR PROJECTION, 1990
ADJUSTMENT. THE BEARING OF THIS LINE IS SOUTH 01°22'54" EAST.
ROTATION FROM STATE PLANE BEARINGS TO PLAT BEARINGS IS 01°09'59",
CLOCKWISE.
02. NO BUILDINGS OR STRUCTURES SHALL BE PLACED ON ANY EASEMENT.
03. BUILDING SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY
OF BOYNTON BEACH ZONING REGULATIONS.
04. 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 DETERMINED
BY USE OF RIGHTS GRANTED.
05. ALL LINES WHICH INTERSECT CURVED LINES ARE RADIAL UNLESS NOTED
AS BEING NON-RADIAL (N.R.)
06. 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.
07. DISTANCES SHOWN ARE GROUND DISTANCES UNLESS NOTED OTHERWISE.
SCALE FACTOR USED WAS 1.0000424. GROUND DISTANCE X SCALE
FACTOR = GRID DISTANCE.

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 THE PLAT DESCRIPTION CLOSES
WITHIN ONE HUNDREDTH OF A FOOT; 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
PERMANENT CONTROL POINTS (P.C.P.'S) WILL BE SET UNDER THE
GUARANTEES CONTROL WITH THE CITY OF BOYNTON BEACH, FLORIDA FOR
THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA
COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA
STATUTES, AS AMENDED, AND WITH THE APPLICABLE SECTIONS OF 61G17-6,
FLORIDA ADMINISTRATIVE CODE, AND THE ORDINANCES OF THE CITY OF
BOYNTON BEACH, FLORIDA.

4-14-2005
DATE [Signature]
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111

