

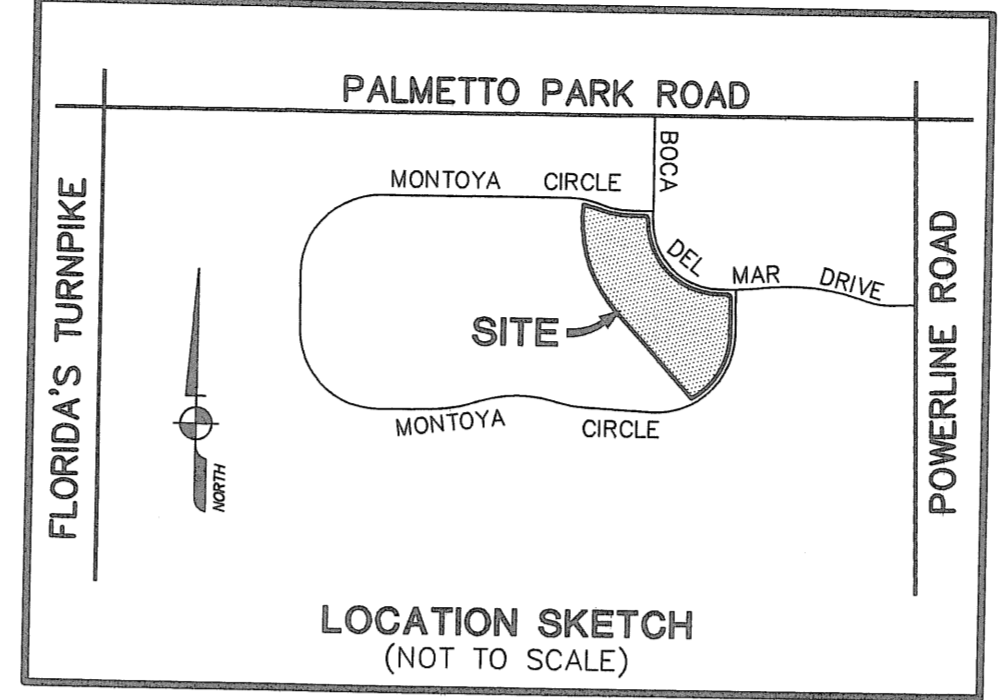
# MARBELLA PLAT

A REPLAT OF ALL OF TRACT 19, BOCA DEL MAR NO. 6, AS RECORDED IN PLAT BOOK 30, PAGES 142 & 143, TOGETHER WITH ALL OF BELMAR - PHASE I, AS RECORDED IN PLAT BOOK 40, PAGE 4 TOGETHER WITH ALL OF BELMAR - PHASE II, AS RECORDED IN PLAT BOOK 42, PAGE 192 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
This plat was filed for record at AM this 16<sup>th</sup> day of JUNE, 2005, and duly recorded in Plat Book 102 Pages 55, through 56.

SHARON R. BOCK  
Clerk & Comptroller  
By: Alvin Johnson

SHEET 1 OF 2



THIS INSTRUMENT WAS PREPARED BY:  
**JOHN T. DOOGAN, P.L.S.**  
**AVIROM & ASSOCIATES, INC.**  
SURVEYING & MAPPING  
50 S.W. 2nd AVENUE, SUITE 102  
BOCA RATON, FLORIDA 33432  
(561) 392-2594  
REVISED: MARCH 2005

### NOTES COORDINATES, BEARINGS AND DISTANCES

**COORDINATE NOTE:**  
STATE PLANE COORDINATES SHOWN ARE GRID DATUM - NAD 83, 1990 ADJUSTMENT  
ZONE - FLORIDA EAST ZONE  
COORDINATE SYSTEM - 1983 STATE PLANE, TRANSVERSE MERCATOR PROJECTION  
LINEAR UNIT = US SURVEY FEET  
ALL DISTANCES ARE GROUND  
SCALE FACTOR = 1.00002793  
GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE

THE THREE (3) CONTROL P.R.M.'S SHOWN HEREON ARE BASED ON A GPS GEODETIC CONTROL SURVEY PREPARED BY AVIROM & ASSOCIATES, INC. WHICH IS CERTIFIED TO A 2 CENTIMETER LOCAL ACCURACY RELATIVE TO THE NEAREST CONTROL POINT WITHIN PALM BEACH COUNTY'S GEODETIC CONTROL NETWORK ON THE NORTH AMERICAN DATUM OF 1983, 1990/1998 ADJUSTMENT.

THE FOLLOWING FIRST ORDER STATIONS WERE CONSTRAINED ON THE ABOVE REFERENCED SURVEY:

STATION	NORTHING	EASTING
DEL MAR	N 733,797.8470	E 930,639.3782
PBF 94	N 733,727.8918	E 928,082.0123
PBF 97	N 731,113.3577	E 930,485.7220

**PLAT TO GRID CONVERSION**  
00°20'16" = COUNTER CLOCKWISE BEARING ROTATION (PLAT TO GRID)  
WEST LINE OF SAID TRACT 19  
N41°44'43"W (PLAT BEARING)  
N42°04'59"W (GRID BEARING)

### TITLE CERTIFICATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH  
I, **RICHARD B. MacFARLANE**, AS 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 IN GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, 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.  
DATE: 5/16/05 BY: Richard B. MacFarlane Esq.  
RICHARD B. MacFARLANE ESQ.  
ATTORNEY-AT-LAW LICENSED IN FLORIDA  
FLORIDA BAR NO. 0293563

### 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 PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SECTION 177.091(9) F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE PALM BEACH COUNTY BOARD OF COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; AND, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF PALM BEACH COUNTY, FLORIDA.  
DATED: MAY 3, 2005  
BY: John T. Doogan  
JOHN T. DOOGAN, PROFESSIONAL LAND SURVEYOR  
LICENSE NO. 4409, STATE OF FLORIDA  
AVIROM & ASSOCIATES, INC., SURVEYING AND MAPPING  
LICENSED BUSINESS NUMBER 3300  
50 S.W. 2ND AVENUE, SUITE 102  
BOCA RATON, FLORIDA, 33432  
(561) 392-2594

### DEDICATIONS AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT GABLES REALTY LIMITED PARTNERSHIP, OWNER OF THE LAND SHOWN HEREON AS MARBELLA PLAT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN SECTION 28, TOWNSHIP 47 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS:

ALL OF TRACT 19, BOCA DEL MAR NO. 6, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGE 142 AND 143, OF THE PUBLIC RECORDS OF PALM BEACH, FLORIDA.

TOGETHER WITH:

ALL OF THE UNITS IN BELMAR VILLAGE, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 3492, PAGE 1507, AS AMENDED IN OFFICIAL RECORDS BOOK 3591, PAGE 1389, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO; WHICH REAL PROPERTY IS ALSO KNOWN AS:

ALL OF BELMAR - PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 40, PAGE 4 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; AND

ALL OF BELMAR - PHASE II, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 42, PAGE 192 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 R-19

TRACT R-19 IS REVISED FOR GABLES REALTY LIMITED PARTNERSHIP ITS SUCCESSORS AND ASSIGNS, FOR DEVELOPMENT PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSOR AND ASSIGNS.

#### 2. RIGHT-OF-WAY TRACT

THE RIGHT-OF-WAY TRACT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY FOR RIGHT-OF-WAY PURPOSES TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA.

#### 3. LANDSCAPE BUFFER EASEMENT

LANDSCAPE BUFFER EASEMENT, AS SHOWN HEREON, ARE HEREBY RESERVED FOR GABLES REALTY LIMITED PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

#### 4. LIMITED ACCESS EASEMENTS

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

IN WITNESS WHEREOF, THE ABOVE NAMED LIMITED PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNER, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO, THIS 15<sup>th</sup> DAY OF MAY, 2005.

GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP  
BY: Michael J. Ging  
GABLES GP, INC., A TEXAS CORPORATION,  
ITS GENERAL PARTNER  
NAME: MICHAEL GING  
TITLE: REGIONAL VICE PRESIDENT

WITNESS: Paula J. Ryan  
PRINT NAME: Paula J. Ryan  
WITNESS: Michael J. Ging  
PRINT NAME: Michael J. Ging

### TABULAR DATA

TOTAL AREA THIS PLAT	828,002 SQUARE FEET	19.0083 ACRES
RIGHT-OF-WAY DEDICATION	178 SQUARE FEET	0.0041 ACRES
NET AREA THIS PLAT (TRACT R-19)	827,824 SQUARE FEET	19.0042 ACRES

### ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, HEREBY ACCEPTS THE DEDICATIONS OR RESERVATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS HEREON, DATED THIS 15<sup>th</sup> DAY OF MAY, 2005.

GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP  
BY: GABLES GP, INC. A TEXAS CORPORATION

WITNESS: Paula J. Ryan BY: Michael J. Ging  
PRINT NAME: Paula J. Ryan PRINT NAME: MICHAEL GING, Regional Vice President

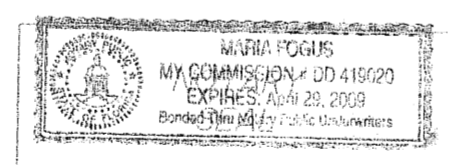
WITNESS: Michael J. Ging  
PRINT NAME: Michael J. Ging

### ACKNOWLEDGEMENT:

STATE OF FLORIDA  
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Michael Ging, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED Regional Vice President AS IDENTIFICATION AND WHO EXECUTED THE FOREGOING INSTRUMENT AS Regional Vice President OF GABLES GP, INC., A TEXAS CORPORATION, GENERAL PARTNER OF GABLES REALTY LIMITED PARTNERSHIP, A DELAWARE LIMITED PARTNERSHIP, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID 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 15<sup>th</sup> DAY OF MAY, 2005.



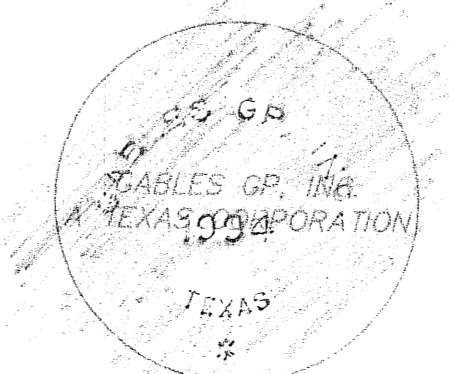
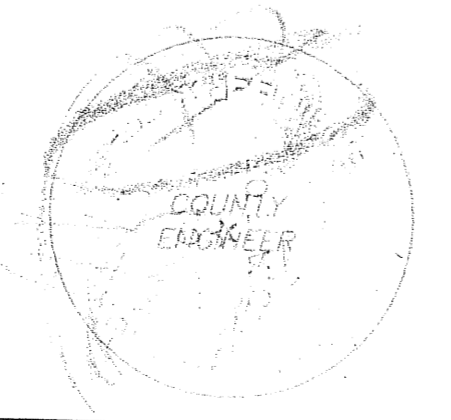
Maria Fosus  
NOTARY PUBLIC, STATE OF FLORIDA  
PRINT NOTARY NAME HERE  
MY COMMISSION EXPIRES: 4-29-09  
COMMISSION NO. DD 419020

### COUNTY ENGINEER:

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SECTION 177.07(2), F.S., THIS 15<sup>th</sup> DAY OF JUNE, 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR AND MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SECTION 177.08(1), F.S.

DATE: 6/15/05

George F. Webb, P.E.  
GEORGE F. WEBB, P.E.  
COUNTY ENGINEER



MARBELLA  
BOOK 105  
PAGE 54  
AR  
55  
671  
PLAT