

VILLAS SANTORINI CONDOMINIUM

IN SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST PALM BEACH COUNTY, FLORIDA

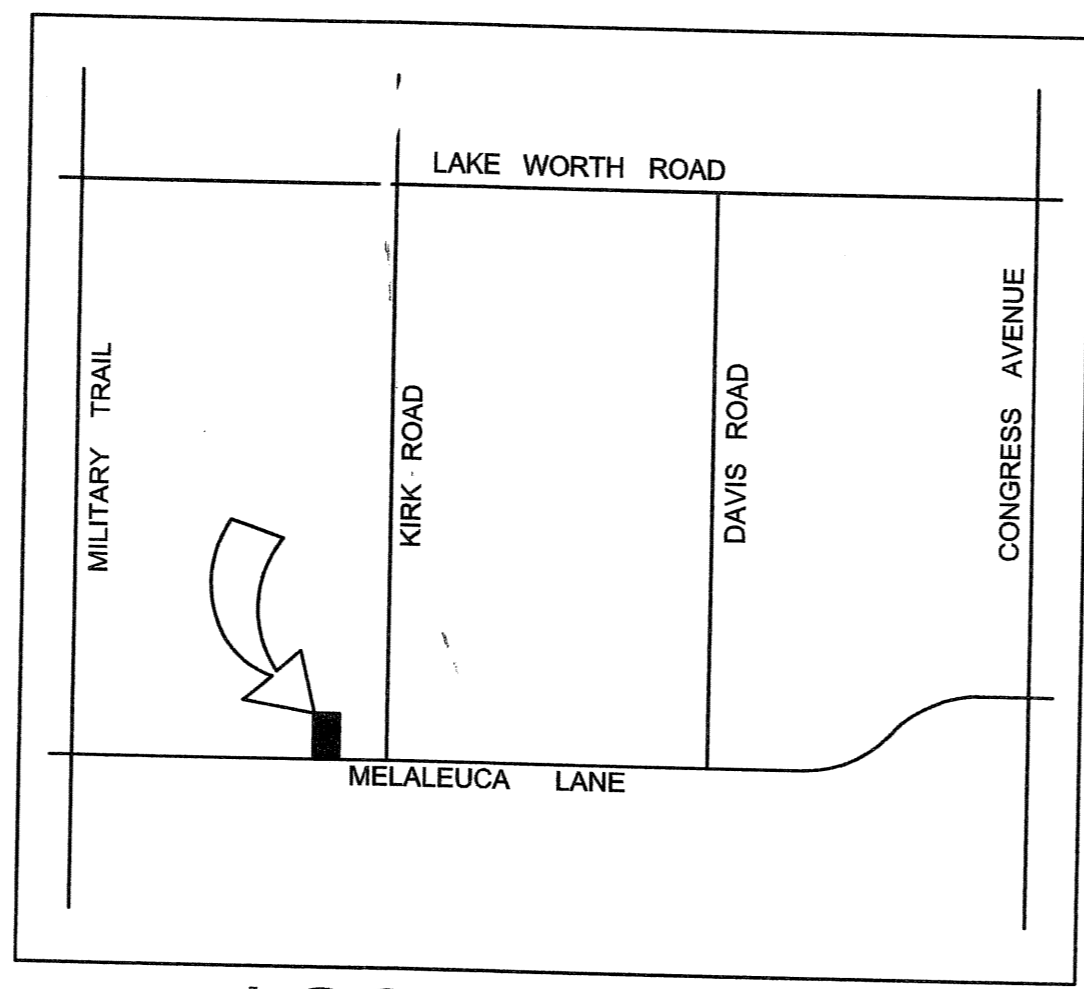
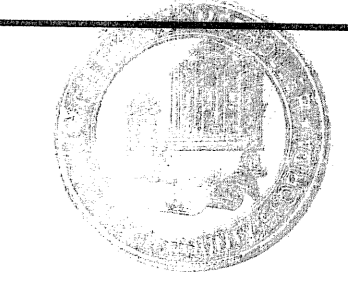
SEPTEMBER 2005

SHEET 1 OF 2 SHEETS

STATE OF FLORIDA
COUNTY OF PALM BEACH } SS

THIS PLAT WAS FILED FOR
RECORD AT 10:34 A.M.
THIS 15 DAY OF
November A.D., 2005 AND
DULY RECORDED IN PLAT BOOK
196 ON PAGES 134 AND
135

SHARON R. BOCK,
CLERK AND COMPTROLLER
By: *Dubach O'Neil*



LOCATION MAP
NOT TO SCALE

LEGEND:

P.B.	=	PLAT BOOK	I.R.	=	IRON ROD
PG.(S)	=	PAGE(S)	R/W	=	RIGHT-OF-WAY
P.R.M.	=	PERMANENT REFERENCE MONUMENT	CA	=	CENTRAL ANGLE (DELTA)
P.C.P.	=	PERMANENT CONTROL POINT	R	=	RADIUS
O.R.B.	=	OFFICIAL RECORD BOOK	L	=	LENGTH OF ARC
CL	=	CENTERLINE	U.E.	=	UTILITY EASEMENT
SEC.	=	SECTION	S.F.	=	SQUARE FEET
TWP.	=	TOWNSHIP	N	=	NORTH
RGE.	=	RANGE	S	=	SOUTH
P.B.CO.	=	PALM BEACH COUNTY	E	=	EAST
C.M.	=	CONCRETE MONUMENT	W	=	WEST

NOTES:
COORDINATES, BEARINGS, & DISTANCES

COORDINATES SHOWN ARE GRID
DATUM = NAD 83 1990 ADJUSTMENT
ZONE = FLORIDA EAST
LINEAR UNIT = US SURVEY FEET
COORDINATE SYSTEM = 1983 STATE PLANE
TRANSVERSE MERCATOR PROJECTION

ALL DISTANCES ARE GROUND
SCALE FACTOR = 1.00003728
GROUND DISTANCE x SCALE FACTOR = GRID DISTANCE

BEARING ROTATION PLAT TO GRID
NONE

SURVEYOR'S NOTES:

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.

THE CENTERLINE OF MELALEUCA LANE BEING THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (NE1/4) OF THE SOUTHEAST ONE-QUARTER (SE1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST (25/44/42) BEARS SOUTH 86 DEGREES 59 MINUTES 23 SECONDS EAST

THERE SHALL BE NO BUILDINGS OR ANY KIND OF CONSTRUCTION PLACED ON UTILITY EASEMENTS. THERE SHALL BE NO TREES OR SHRUBS PLACED ON UTILITY EASEMENTS WHICH ARE PROVIDED FOR WATER AND SEWER USE.

PALM BEACH COUNTY SHALL HAVE THE RIGHT OF ACCESS FOR EMERGENCY AND MAINTENANCE PURPOSES WITHIN THE LIMITS OF THIS SUBDIVISION.

UTILITY EASEMENTS, SHOWN HEREON, PROVIDE THAT SUCH EASEMENTS SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY, SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRICAL SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

MORTGAGEE'S 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 ARE RECORDED IN OFFICIAL RECORDS BOOK 19267, AT PAGE 0001, OF THE OFFICIAL 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 *Linda L. Bozzuto*, ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF September 2005.

WITNESS: *Betsy Johnson* SIGN COLONIAL BANK, N.A. A FLORIDA CORPORATION
Betsy Johnson PRINT

WITNESS: *Kathleen O'Davis* SIGN
Kathleen O'Davis PRINT

WITNESS: *Linda L. Bozzuto* SIGN
Linda L. Bozzuto PRINT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED *Linda L. Bozzuto* WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS (VICE) PRESIDENT OF COLONIAL BANK, N.A., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT HE 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 20th DAY OF September, 2005.

MY COMMISSION EXPIRES: 12-27-05 *Kathleen O'Davis*

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD 66326

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

I, HILDA M. PORRO, 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 IN BELLA VISTA DEVELOPMENT, LLC., THAT ALL TAXES HAVE BEEN PAID; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR 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: 9-20-05

BY: *Hilda M. Porro*
HILDA M. PORRO
ATTORNEY AT LAW, LICENSED IN FLORIDA
HILDA M. PORRO, P.A.

COUNTY ENGINEER

THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 96-33 AND IN ACCORDANCE WITH SEC. 177.071 (2), F.S. THIS 15 DAY OF November 2005, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1) F.S.

BY: *George T. Webb*
GEORGE T. WEBB, P.E.
COUNTY ENGINEER

SURVEYOR & MAPPER'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 ACCORDING TO SEC. 177.091(9), FLORIDA STATUTES 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 PALM BEACH COUNTY, FLORIDA.

DATE: 09-21-05

PAUL J. FOTORNY, P.S.M.
LICENSE No. 2297
DAILEY-FOTORNY INC., L.B.No.1376
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY PAUL J. FOTORNY, P.S.M. IN THE OFFICES OF DAILEY-FOTORNY, INC., 5050 10TH AVENUE NORTH, LAKE WORTH, FLORIDA, 33463

Dailey-Fotorny, inc.
land surveyors - planners
5050 10th Avenue North Suite B - Lake Worth FL 33463-2062
Phone: 561-965-8787 Fax: 561-965-8963

DESCRIPTION AND DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT BELLA VISTA DEVELOPMENT, LLC., A FLORIDA LIMITED LIABILITY COMPANY, OWNERS OF THE LAND SHOWN HEREIN AS VILLAS SANTORINI CONDOMINIUM BEING SPECIFICALLY DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF (W 1/2) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE SOUTHEAST ONE-QUARTER (SE 1/4) OF SECTION 25, TOWNSHIP 44 SOUTH, RANGE 42 EAST (25/44/42), PALM BEACH COUNTY, FLORIDA. LESS AND EXCEPT THE SOUTH 49.00 FEET THEREOF FOR MELALEUCA LANE RIGHT-OF-WAY.

CONTAINING: 208,017 SQUARE FEET OR 4.775 ACRES MORE OR LESS.

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

THE 10-FOOT UTILITY EASEMENT AS SHOWN HEREON IS 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.

SIGN EASEMENTS 1 AND 2 AS SHOWN HEREON ARE RESERVED FOR BELLA VISTA DEVELOPMENT, LLC., ITS SUCCESSORS AND ASSIGNS, FOR THE CONSTRUCTION AND MAINTENANCE OF DEVELOPMENT IDENTIFICATION SIGNS AND ARE THE MAINTENANCE RESPONSIBILITY OF VILLAS SANTORINI CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE BUFFER EASEMENT, AS SHOWN HEREON, IS HEREBY RESERVED FOR VILLAS SANTORINI CONDOMINIUM ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR BUFFER PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LIMITED ACCESS EASEMENT AS SHOWN HEREON IS 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 LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGER AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 20th DAY OF September 2005.

WITNESS: *Patricia S. Mothera* SIGN BELLA VISTA DEVELOPMENT, LLC. A FLORIDA LIMITED LIABILITY COMPANY
Patricia S. Mothera PRINT BY: *Alfonso Andrade* ALFONSO ANDRADE MANAGER

WITNESS: *Hilda M. Porro* SIGN HILDA M. PORRO
Hilda M. Porro PRINT

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
COUNTY OF PALM BEACH

THE VILLAS SANTORINI CONDOMINIUM 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 20th DAY OF September 2005.

WITNESS: *Patricia S. Mothera* SIGN THE VILLAS SANTORINI CONDOMINIUM ASSOCIATION, INC. A FLORIDA CORPORATION NOT FOR PROFIT
Patricia S. Mothera PRINT BY: *Alfonso Andrade* ALFONSO ANDRADE PRESIDENT

WITNESS: *Hilda M. Porro* SIGN HILDA M. PORRO
Hilda M. Porro PRINT

ACKNOWLEDGEMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED ALFONSO ANDRADE WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED N/A AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF VILLAS SANTORINI CONDOMINIUM ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT (HE) (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 20th DAY OF September, 2005.

MY COMMISSION EXPIRES: 10-19-06 *Hilda M. Porro*
Hilda M. Porro Commission #DD155177 Expires: Oct 17, 2006 Bonded Thu Atlantic Bonding Co., Inc.

NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD 155177

SUBDIVISION VILLAS SANTORINI CONDO
BOOK 106 PAGE 134
FLOOD ZONE AH FLOOD MAP # 175 B
QUAD # 33 ZONING R/A
SE TAZ 357
FUD NAME

BELLA VISTA DEVELOPMENT, LLC

NOTARY

VILLAS SANTORINI CONDOMINIUM ASSOCIATION, INC.

NOTARY

COUNTY ENGINEER

SURVEYOR