

BELLA VITA ESTATES REPLAT

BEING A REPLAT OF BELLA VITA ESTATES, AS RECORDED IN PLAT BOOK 111, PAGES 30 AND 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA.

COUNTY OF PALM BEACH)
STATE OF FLORIDA) SS
THIS PLAT WAS FILED FOR RECORD AT 10:28 AM THIS 11 DAY OF JULY 2016, AND DULY RECORDED IN PLAT BOOK NO. 182 ON PAGE 1 THRU 2
SHARON R. BOCK, CLERK AND COMPTROLLER
BY: *[Signature]* D.C.



DEDICATION AND RESERVATION

KNOW ALL MEN BY THESE PRESENTS THAT PINA RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, OWNER OF THE LAND SHOWN AND DESCRIBED HEREON AS BELLA VITA ESTATES REPLAT, BEING A REPLAT OF BELLA VITA ESTATES, AS RECORDED IN PLAT BOOK 111, PAGES 30 AND 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND LYING IN SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, CITY OF WEST PALM BEACH, PALM BEACH COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE NORTH 87°50'38" WEST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 29, A DISTANCE OF 1117.26 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 30.02 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE HEREIN DESCRIBED; THENCE SOUTH 00°00'00" EAST ALONG THE EAST LINE OF TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 1178.41 FEET; THENCE SOUTH 89°55'10" WEST ALONG THE SOUTH LINE OF SAID TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 330.00 FEET; THENCE NORTH 00°00'00" EAST ALONG THE WEST LINE OF THE EAST ONE HALF (E 1/2) OF TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 1189.30 FEET; THENCE SOUTH 87°50'38" EAST ALONG THE NORTH LINE OF TRACT 15, BLOCK 1, OF SAID PALM BEACH FARMS COMPANY PLAT NO. 9, A DISTANCE OF 330.23 FEET TO THE POINT OF BEGINNING AFORE DESCRIBED

CONTAINING 8.961 ACRES, MORE OR LESS.

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

TRACT

TRACT "A-1", AS SHOWN HEREON, IS HEREBY RESERVED BY THE OWNER, ITS SUCCESSORS AND ASSIGNS, FOR PURPOSES CONSISTENT WITH THE ZONING REGULATIONS OF CITY OF WEST PALM BEACH, FLORIDA, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID COMPANY, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO THE CITY OF WEST PALM BEACH.

IN WITNESS WHEREOF, THE ABOVE-NAMED LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS MANAGING MEMBER, THIS 14 DAY OF JUNE, 2016.

PINA RESIDENTIAL, LLC
A FLORIDA LIMITED LIABILITY COMPANY
BY: *[Signature]*
RICHARD C. ELLIOTT, MANAGING MEMBER

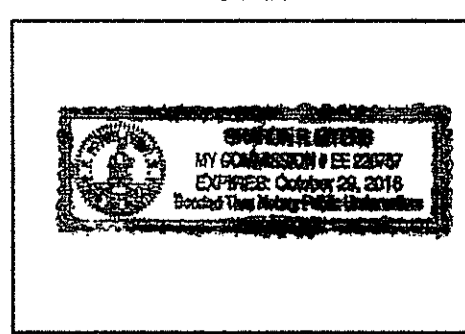
WITNESS: *[Signature]*
PRINTED NAME: MICHAEL B. SCHORAH

WITNESS: *[Signature]*
PRINTED NAME: STEVEN L. CRAIG

PINA RESIDENTIAL, LLC



PINA RESIDENTIAL, LLC
NOTARY



ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED RICHARD C. ELLIOTT WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGING MEMBER OF PINA RESIDENTIAL, A FLORIDA LIMITED LIABILITY COMPANY AND SEVERALLY 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 DAY OF JUNE, 2016.

MY COMMISSION EXPIRES: 10/29/16

COMMISSION NO. 6E 220767

[Signature]
NOTARY PUBLIC
SHARON R. MYERS
PRINT NOTARY NAME

APPROVALS - CITY OF WEST PALM BEACH

STATE OF FLORIDA
COUNTY OF PALM BEACH

THIS PLAT IS HEREBY APPROVED FOR RECORD BY THE CITY COMMISSION OF WEST PALM BEACH, FLORIDA AND THE COMMISSION ACCEPTS THE DEDICATIONS TO THE CITY OF WEST PALM BEACH CONTAINED ON THIS PLAT, THIS 30 DAY OF JUNE, 2016.

BY: *[Signature]*
GERALDINE MUOIO, MAYOR

CITY PLANNING BOARD
BY: *[Signature]*
STEVEN MAYANS, PLANNING BOARD CHAIRMAN

CITY SURVEYOR'S APPROVALS

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 98-20, SECTION 177.081, FLORIDA STATUTES.

BY: *[Signature]*
VINCENT J. NOEL, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 4169

DATE: 6/15/16

TITLE CERTIFICATION

STATE OF FLORIDA
COUNTY OF PALM BEACH

WE, LANDMARK TITLE OF FLORIDA, INC., A TITLE INSURANCE AGENCY DULY LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE TO THE HEREON DESCRIBED PROPERTY, THAT WE FIND THE TITLE TO THE PROPERTY IS VESTED TO PINA RESIDENTIAL, LLC, A FLORIDA LIMITED LIABILITY COMPANY; 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: 14TH JUNE 2016

LANDMARK TITLE OF FLORIDA, INC.
BY: *[Signature]*
STEVEN L. CRAIG, PRESIDENT

SITE DATA

TRACT "A-1" ----- 8.96 ACRES
HOUSING TYPE ----- MULTI-FAMILY
TOTAL NUMBER OF UNITS ----- 179
DENSITY ----- 20 UNITS PER ACRE
TOTAL ACREAGE ----- 8.96 ACRES

SURVEYOR'S NOTES

1. THIS PLAT SUPERSEDES, REPLACES, AND AMENDS THAT CERTAIN PLAT OF BELLA VITA ESTATES, AS RECORDED IN PLAT BOOK 111, PAGES 30 AND 31, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, EXCEPT FOR THOSE MATTERS WHICH ARE SPECIFICALLY REFERENCED HEREIN.
2. NO BUILDING OR ANY KIND OF CONSTRUCTION OR TREES OR SHRUBS SHALL BE PLACED ON ANY EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF ALL EASEMENT BENEFICIARIES AND ALL APPLICABLE CITY APPROVALS OR PERMITS AS REQUIRED FOR SUCH ENCROACHMENT.
3. 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.
4. ALL LINES INTERSECTING CIRCULAR CURVES ARE NON-RADIAL UNLESS OTHERWISE NOTED.
5. 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.
6. BUILDINGS SETBACK LINES SHALL BE AS REQUIRED BY CURRENT CITY OF WEST PALM BEACH ZONING APPROVALS.
7. BEARINGS AS SHOWN HEREON, ARE BASED UPON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 43 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, HAVING A BEARING OF NORTH 87°50'38" WEST, AND ALL OTHER BEARINGS ARE RELATIVE THERETO.

LEGEND

- P.R.M. = PERMANENT REFERENCE MONUMENT
- O.R.B. = OFFICIAL RECORD BOOK
- P.B. = PLAT BOOK
- PGS. = PAGES
- P.B.C. = PALM BEACH COUNTY
- C. = CENTERLINE
- U.E. = UTILITY EASEMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- ⊙ = DENOTES FOUND PALM BEACH COUNTY DISC IN CONCRETE
- = DENOTES SET 4"x4" C.M. STAMPED P.R.M. L.B. 2438
- = DENOTES FOUND 4"x4" C.M. STAMPED P.R.M. L.B. 4396
- M.T.E. = MASS TRANSIT EASEMENT
- N = NORTHING
- E = EASTING
- R.P.B. = ROAD PLAT BOOK
- C.M. = CONCRETE MONUMENT

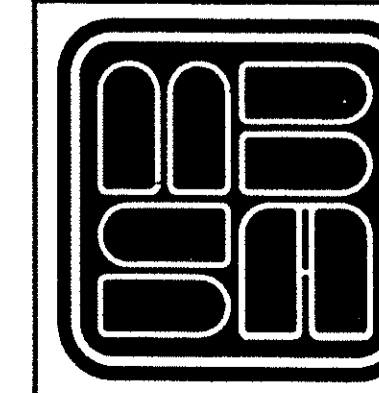
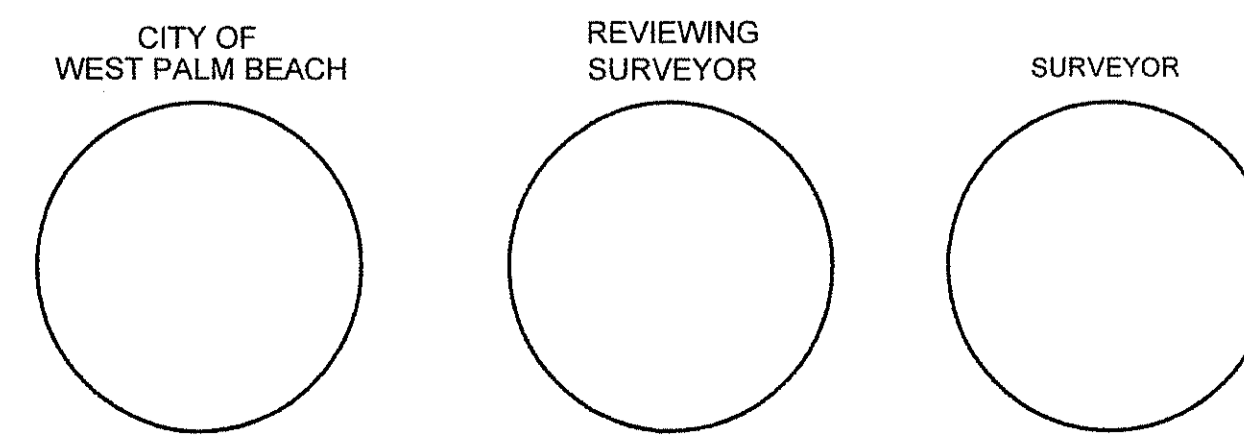
SURVEYOR'S CERTIFICATE

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 ACCORDING TO SECTION 177.091(9) F.S., HAVE BEEN PLACED AS REQUIRED BY LAW, AND FURTHER, THAT THE PLAT AND SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177 PART 1, PLATTING, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE CITY OF WEST PALM BEACH, FLORIDA.

DATE: 6/14/16

[Signature]
CRAIG S. PUSEY, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 5019
STATE OF FLORIDA

THIS INSTRUMENT WAS PREPARED BY LESLIE C. BISPOTT, P.S.M. UNDER THE SUPERVISION OF CRAIG S. PUSEY, P.S.M. OF MICHAEL B. SCHORAH AND ASSOCIATES, INC., 1850 FOREST HILL BOULEVARD, SUITE 206, WEST PALM BEACH, FLORIDA. 33406



MICHAEL B. SCHORAH & ASSOCIATES, INC.
1850 FOREST HILL BLVD., SUITE 206
WEST PALM BEACH, FLORIDA 33406
E# 2438 TEL. (561) 968-0080 FAX. (561) 642-9726 LB# 2438

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