



SURVEYING & MAPPING
Prepared by: Jeff S. Hodapp, P.S.M.
Certificate of Authorization No. LB7264
951 Broken Sound Parkway, Suite 320
Boca Raton, Florida 33487
Tel: (561) 241-9988
Fax: (561) 241-5182

VISTABELLA AT RENAISSANCE COMMONS REPLAT 2, A P.U.D.
A REPLAT OF LOTS 1-13, 19-30, 46-60, 66-70 AND TRACTS A-7 AND B-9 THROUGH B-17, "VISTABELLA AT RENAISSANCE COMMONS, A P.U.D."
(P.B. 104, PGS. 186-187, P.B.C.R.) AND A REPLAT OF LOTS 36-40 AND TRACT B-21, "VISTABELLA AT RENAISSANCE COMMONS
REPLAT 1, A P.U.D. (P.B. 109, PGS. 128-129, P.B.C.R.) IN SECTION 17, TOWNSHIP 45 SOUTH, RANGE 43, EAST,
CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA.

OCTOBER, 2009

0008-001

STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR
RECORD AT 2:01 PM
THIS 20 DAY OF JANUARY
2009 AND DULY RECORDED
AT BOOK 113 ON PAGES
43 THROUGH 45
SHARON R. BOCK, CLERK
AND COMPTROLLER
BY: [Signature] DC

SHEET 1 OF 3



DESCRIPTION AND DEDICATION

STATE OF FLORIDA )
COUNTY OF PALM BEACH )
KNOW ALL MEN BY THESE PRESENTS THAT HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT AND RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, OWNERS OF THE LAND HEREON, BEING A REPLAT OF PORTION OF VISTABELLA AT RENAISSANCE COMMONS, A P.U.D., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 104, AT PAGES 186 AND 187, OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, AND "VISTABELLA AT RENAISSANCE COMMONS REPLAT 1, A P.U.D.", ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 109 AT PAGES 128 AND 129 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA AND SHOWN HEREON AS "VISTABELLA AT RENAISSANCE COMMONS REPLAT 2, A P.U.D.", AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT (P.O.B.1) THE SOUTHEAST CORNER OF TRACT B-9 OF SAID VISTABELLA RENAISSANCE COMMONS, 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 1.59 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE TO THE LEFT, AT WHICH THE RADIUS POINT BEARS NORTH 43°33'44" 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°15'49" 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, A DISTANCE OF 725.86 FEET TO THE POINT OF BEGINNING (P.O.B.1); (ALL COURSES BEING COINCIDENT WITH THE BOUNDARY OF SAID VISTABELLA AT RENAISSANCE COMMONS, A P.U.D.).

LESS AND EXCEPT:
TRACT F-3, OF SAID VISTABELLA AT RENAISSANCE COMMONS, A P.U.D. AND LOTS 41 THROUGH 45 AND TRACT B-20, OF SAID VISTABELLA AT RENAISSANCE COMMONS REPLAT 1, A P.U.D., ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.2) AT THE SOUTHEAST CORNER OF SAID TRACT F-3, THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 101.57 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 90.80 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 1.00 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 107.19 FEET; THENCE SOUTH 82°49'57" WEST, A DISTANCE OF 80.35 FEET; THENCE SOUTH 07°10'03" EAST, A DISTANCE OF 75.49 FEET; THENCE SOUTH 82°49'57" WEST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 07°10'03" EAST, A DISTANCE OF 50.16 FEET; THENCE NORTH 82°49'57" EAST, A DISTANCE OF 5.67 FEET; THENCE SOUTH 07°10'03" EAST, A DISTANCE OF 73.58 FEET TO THE POINT OF BEGINNING (P.O.B.2).

ALSO LESS AND EXCEPT:
LOTS 61 THROUGH 65, OF SAID VISTABELLA AT RENAISSANCE COMMONS, A P.U.D., ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.3) AT THE SOUTHEAST CORNER OF SAID LOT 61, THENCE SOUTH 82°49'57" WEST, A DISTANCE OF 44.13 FEET; THENCE NORTH 07°10'03" WEST, A DISTANCE OF 22.35 FEET; THENCE SOUTH 82°49'57" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 07°10'03" WEST, A DISTANCE OF 76.82 FEET; THENCE NORTH 82°49'57" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 07°10'03" WEST, A DISTANCE OF 22.35 FEET; THENCE NORTH 82°49'57" EAST, A DISTANCE OF 44.13 FEET; THENCE SOUTH 07°10'03" EAST, A DISTANCE OF 121.52 FEET TO THE POINT OF BEGINNING (P.O.B.3).

ALSO LESS AND EXCEPT:
LOTS 31 THROUGH 35, OF SAID VISTABELLA AT RENAISSANCE COMMONS, A P.U.D., ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.4) AT THE NORTHWEST CORNER OF SAID LOT 31, THENCE NORTH 89°14'11" EAST, A DISTANCE OF 38.16 FEET; THENCE SOUTH 00°45'49" EAST, A DISTANCE OF 14.18 FEET; THENCE NORTH 89°14'11" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°45'49" EAST, A DISTANCE OF 78.83 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 00°45'49" EAST, A DISTANCE OF 14.18 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 107.19 FEET TO THE POINT OF BEGINNING (P.O.B.4).

ALSO LESS AND EXCEPT:
LOTS 14 THROUGH 18, OF SAID VISTABELLA AT RENAISSANCE COMMONS, A P.U.D., ALSO BEING DESCRIBED AS FOLLOWS:

BEGINNING (P.O.B.5) AT THE NORTHEAST CORNER OF SAID LOT 18, THENCE SOUTH 00°45'49" WEST, A DISTANCE OF 107.19 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 38.16 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 14.18 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 78.83 FEET; THENCE NORTH 89°14'11" EAST, A DISTANCE OF 5.00 FEET; THENCE NORTH 00°45'49" WEST, A DISTANCE OF 14.18 FEET; THENCE SOUTH 89°14'11" WEST, A DISTANCE OF 38.16 FEET TO THE POINT OF BEGINNING (P.O.B.5).

SAID LANDS SITUATE IN THE CITY OF BOYNTON BEACH, PALM BEACH COUNTY, FLORIDA AND CONTAIN 4.477 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-8, AS SHOWN HEREON, IS HEREBY DEDICATED TO THE RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, 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-8 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID DISTRICT, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

2. TRACTS A-9, A-10 AND A-11, AS SHOWN HEREON, ARE 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 TRACTS A-9, A-10 AND A-11 BEING THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND/OR ASSIGNS, WITHOUT RECOURSE TO THE CITY OF BOYNTON BEACH, FLORIDA.

3. TRACTS B-22 THROUGH B-36, AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, ITS SUCCESSORS AND/OR 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-8 IS HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR MAINTENANCE OF UTILITIES AND EMERGENCY ACCESS.

5. THE LIMITED ACCESS EASEMENTS (L.A.E.'S), AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE CITY OF BOYNTON BEACH FOR ACCESS CONTROL PURPOSES.

6. TRACT B-22, 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.

7. FOR TRACTS B-22 AND B-25, AS SHOWN HEREON, THE INSTALLATION OF THE WALKWAY/BIKEWAY WITHIN THESE TRACTS 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/OR ASSIGNS.

IN WITNESS WHEREOF, HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND BY ITS VICE PRESIDENT AND ITS COMPANY SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF OCTOBER, 2009.

HOVSTONE PROPERTIES FLORIDA, LLC
A DELAWARE LIMITED LIABILITY COMPANY
LICENSED TO DO BUSINESS IN FLORIDA

WITNESS [Signature] BY: [Signature]
AS TO BOTH: MARK S. HODGES, PRESIDENT
PRINT NAME: G. Steven Brannock

WITNESS [Signature] BY: [Signature]
AS TO BOTH: STEPHEN B. LILLER, VICE PRESIDENT
PRINT NAME: Michelle Marlowe

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARK S. HODGES, AND STEPHEN B. LILLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID COMPANY, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE COMPANY SEAL OF SAID COMPANY AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR COMPANY AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID COMPANY. WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF OCTOBER, 2009.

MY COMMISSION EXPIRES: NOTARY PUBLIC
[Signature]
PRINT NAME: G. Steven Brannock
Commission # DD 542296 - Expires June 14, 2010

IN WITNESS WHEREOF, VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 20th DAY OF OCTOBER, 2009.

VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC.
A FLORIDA CORPORATION, NOT FOR PROFIT

WITNESS [Signature] BY: [Signature]
AS TO BOTH: MARK S. HODGES, PRESIDENT
PRINT NAME: G. Steven Brannock

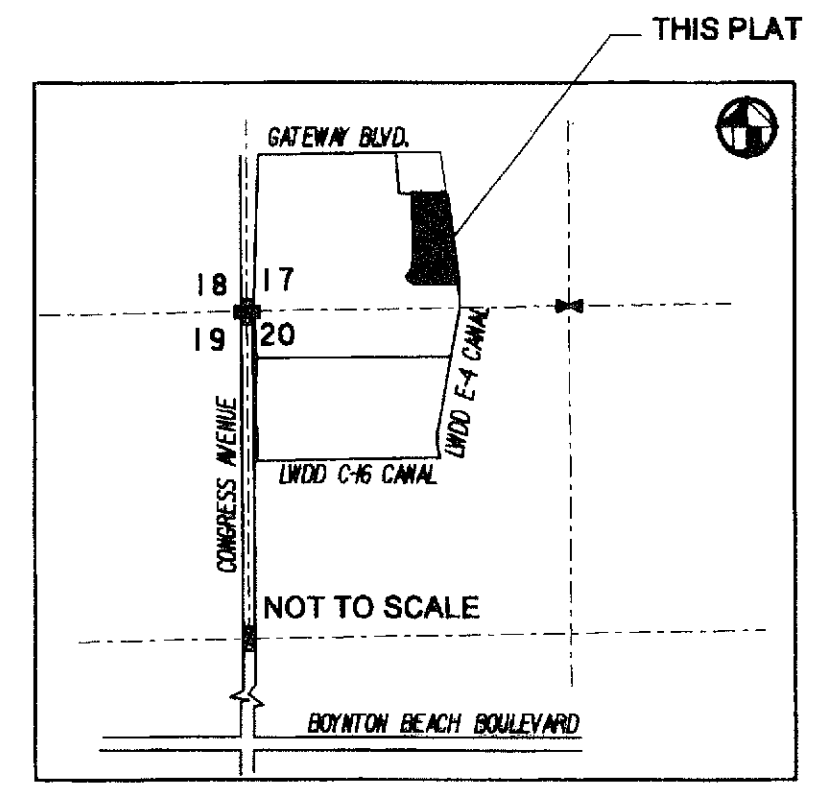
WITNESS [Signature] BY: [Signature]
AS TO BOTH: STEPHEN B. LILLER, VICE PRESIDENT
PRINT NAME: Michelle Marlowe

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARK S. HODGES, AND STEPHEN B. LILLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT AND VICE PRESIDENT OF VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, 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 20th DAY OF OCTOBER, 2009.

MY COMMISSION EXPIRES: NOTARY PUBLIC
[Signature]
PRINT NAME: G. Steven Brannock
Commission # DD 542296
Expires: June 14, 2010



LOCATION MAP

IN WITNESS WHEREOF, RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS DIRECTORS AND ITS SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 20th DAY OF JANUARY, 2009.

RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT
A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES.

WITNESS [Signature] BY: [Signature]
AS TO BOTH: MARK S. HODGES, DIRECTOR
PRINT NAME: G. Steven Brannock

WITNESS [Signature] BY: [Signature]
AS TO BOTH: STEPHEN B. LILLER, DIRECTOR
PRINT NAME: Michelle Marlowe

ACKNOWLEDGEMENT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

BEFORE ME PERSONALLY APPEARED MARK S. HODGES, AND STEPHEN B. LILLER, WHO ARE PERSONALLY KNOWN TO ME OR HAVE PRODUCED IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS DIRECTORS OF RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SUCH INSTRUMENT AS SUCH OFFICERS OF SAID DISTRICT, AND THAT THE SEAL AFFIXED TO THE FOREGOING INSTRUMENT IS THE DISTRICT SEAL OF SAID DISTRICT AND THAT IT IS AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR DISTRICT AUTHORITY AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID DISTRICT. WITNESS MY HAND AND OFFICIAL SEAL THIS 20th DAY OF JANUARY, 2009.

MY COMMISSION EXPIRES: NOTARY PUBLIC
[Signature]
PRINT NAME: G. Steven Brannock
Commission # DD 542296
Expires June 14, 2010

TITLE CERTIFICATION

STATE OF FLORIDA )
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 HOVSTONE PROPERTIES FLORIDA, LLC, A DELAWARE LIMITED LIABILITY COMPANY, LICENSED TO DO BUSINESS IN FLORIDA, VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT AND RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, A LOCAL UNIT OF SPECIAL-PURPOSE GOVERNMENT, ORGANIZED AND EXISTING UNDER CHAPTER 190, FLORIDA STATUTES, THAT ALL TAXES HAVE BEEN PAID ON SAID LANDS AS REQUIRED BY F.S. 87.182, AS AMENDED; THAT ALL MORTGAGES NOT SATISFIED OR RELEASED OR RECORD OR OTHERWISE TERMINATED BY LAW ARE SHOWN HEREON; AND THAT THERE ARE ENCUMBRANCES OF RECORD BUT THOSE ENCUMBRANCES DO NOT PREHIBIT THE CREATION OF THE SUBDIVISION DEPICTED BY THIS PLAT.

DATE 1/27/09 BY: [Signature]
RONALD L. PLATT, ATTORNEY AT LAW
MEMBER OF THE FLORIDA BAR
LICENSE # 0272310

Table with 5 columns: RENAISSANCE COMMONS COMMUNITY DEVELOPMENT DISTRICT, HOVSTONE PROPERTIES FLORIDA, LLC, VISTABELLA AT RENAISSANCE COMMONS HOMEOWNERS ASSOCIATION, INC., CITY OF BOYNTON BEACH, CITY ENGINEER, CITY SURVEYOR AND MAPPER, SURVEYOR AND MAPPER.

CITY OF BOYNTON BEACH APPROVAL OF PLAT

STATE OF FLORIDA )
COUNTY OF PALM BEACH )

THE PLAT OF "VISTABELLA AT RENAISSANCE COMMONS REPLAT 2, A P.U.D.", 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 DECEMBER, 2008, 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 17th DAY OF JANUARY, 2009.

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

BY: [Signature] JERRY TAYLOR, MATR

ATTEST (AS TO BOTH): [Signature] JANET M. PRAINITO, CITY CLERK

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, 1980 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. 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, FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, 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.

DATE 1/27/2009 BY: [Signature]
JEFF S. HODAPP
SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS5111