

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7900 GLADES ROAD, SUITE 100
 BOCA RATON, FLORIDA 33434
 OFFICE (561)392-1991 FAX (561)750-1452
 CERTIFICATE OF AUTHORIZATION NO. LB 3591
 JULY - 2017

CRESTWOOD NORTH

BEING REPLAT OF A PORTION OF TRACT B, PLAT OF SECTION 15, NORTHEAST QUARTER ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 107, PAGES 173 AND 174 AND ALL OF TRACTS C AND D, PLAT OF SARATOGA AT ROYAL PALM PLAT I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 61, PAGES 66 THROUGH 74, ALL OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTION 15, TOWNSHIP 43 SOUTH, RANGE 41 EAST, VILLAGE OF ROYAL PALM BEACH, PALM BEACH COUNTY, FLORIDA

89

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT _____ M.
 THIS _____ DAY OF _____
 A.D. 2017 AND DULY RECORDED
 IN PLAT BOOK _____ ON
 PAGES _____ AND _____

SHARON R. BOCK
 CLERK AND COMPTROLLER

BY: _____
 DEPUTY CLERK

SHEET 2 OF 14

ACCEPTANCE OF RESERVATIONS:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THE BELLASERA HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, 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 18TH DAY OF JULY 2017.

BELLASERA HOMEOWNERS ASSOCIATION, INC.
 A FLORIDA NOT-FOR-PROFIT CORPORATION

WITNESS: Diane Wildman
 PRINT NAME Diane Wildman

BY: Dean Andreozzi
 PRINT NAME Dean Andreozzi
 PRESIDENT

WITNESS: Horacio Mancada
 PRINT NAME Horacio Mancada

ACKNOWLEDGMENT:

STATE OF FLORIDA
 COUNTY OF Palm Beach

BEFORE ME PERSONALLY APPEARED DEAN ANDREOZZI WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED DEAN ANDREOZZI AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLASERA HOMEOWNERS ASSOCIATION, INC. A FLORIDA NOT-FOR-PROFIT 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 18 DAY OF July, 2017.

MY COMMISSION EXPIRES: 11-13-2020
 NOTARY PUBLIC

COMMISSION NUMBER: 6640532
 PRINT NAME JEFF ALEXANDER

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) HAVE BEEN PLACED AS REQUIRED BY LAW AND THAT PERMANENT CONTROL POINTS (P.C.P.'S) AND MONUMENTS ACCORDING TO SEC. 177.091(9), F.S., WILL BE SET UNDER THE GUARANTEES POSTED WITH THE THE VILLAGE OF ROYAL PALM BEACH FOR THE REQUIRED IMPROVEMENTS; AND FURTHER, THAT THE SURVEY DATA COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES, AS AMENDED, AND THE ORDINANCES OF THE VILLAGE OF ROYAL PALM BEACH.

DATE: 7-17-17

DAVID P. LINDLEY
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

REVIEWING SURVEYOR'S STATEMENT:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

THIS PLAT HAS BEEN REVIEWED IN ACCORDANCE WITH CHAPTER 177.081(8), FLORIDA STATUTES TO DETERMINE THAT ALL DATA REQUIRED BY CHAPTER 177, FLORIDA STATUTES IS SHOWN, WHILE RANDOM CHECKS OF THE GEODETIC DATA REFLECT ITS ADEQUACY, NO REPRESENTATION OF THE FULL VERIFICATION OF SAID DATA WAS MADE.

BY: Jim Sullivan
 NAME JIM SULLIVAN
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA CERTIFICATE LS NO. 6889

DATE: 7-28-17

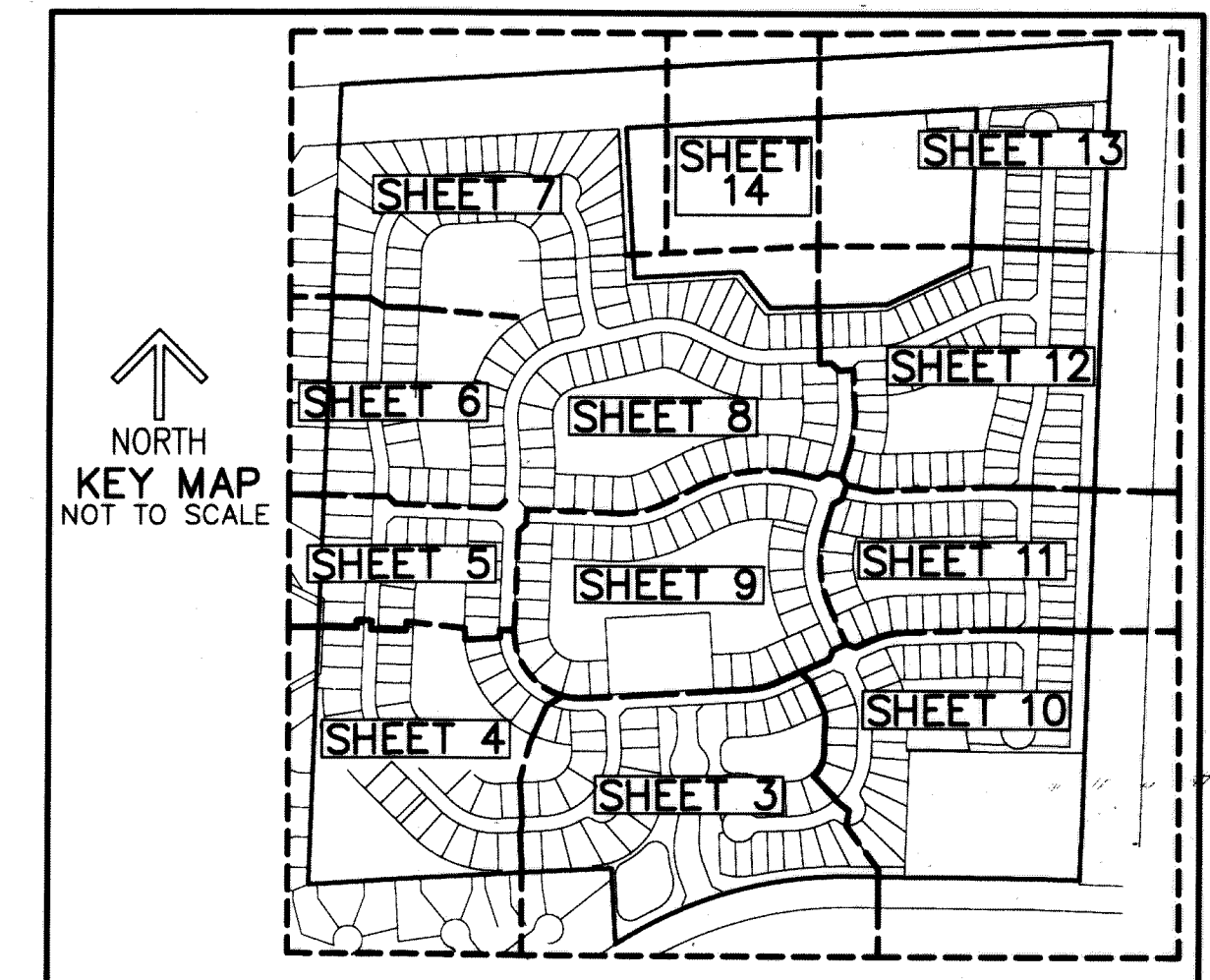
TITLE CERTIFICATION:

STATE OF FLORIDA
 COUNTY OF PALM BEACH

I, Anthony P. Vernace, 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 TO LENNAR HOMES, LLC, A FLORIDA LIMITED LIABILITY COMPANY; THAT THE TAXES FOR 2016 AND ALL PRIOR YEARS HAVE BEEN PAID; 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.

DATE: 7/18/17

Anthony P. Vernace, esq.
 NAME: Anthony P. Vernace, esq.
 ATTORNEY STATE OF FLORIDA



	PROPERTY DEVELOPMENT REGULATIONS			
	PATIO HOME (ZERO LOT LINE) 55' WIDE LOT	SINGLE FAMILY 55' WIDE LOT	SINGLE FAMILY 65' WIDE LOT	SINGLE FAMILY 75' WIDE LOT
MAIN STRUCTURE MINIMUM SETBACKS (MEASURED IN FEET)				
Front (Side Loaded Garage)	15	15	15	15
Front (Front Loaded Garage)	25	25	25	25
Side (Interior)	10/0	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Rear	15	15	15	15
SCREENS MINIMUM SETBACKS (MEASURED IN FEET)				
Front	25	25	25	25
Side (Interior)	7.5	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Side from Zero	0	N/A	N/A	N/A
Rear	7.5	7.5	7.5	7.5
Rear (if adjacent to open space)	5	5	5	5
POOLS MINIMUM SETBACKS (MEASURED IN FEET)				
Front	28	28	28	28
Side (Interior)	10.5	10.5	10.5	10.5
Side (Corner)	18	18	18	18
Side from Zero	3	3	3	3
Rear	10.5	10.5	10.5	10.5
Rear (if adjacent to open space)	8	8	8	8
ACCESSORY STRUCTURES MINIMUM SETBACKS (MEASURED IN FEET)				
Front	25	25	25	25
Side (Interior)	7.5	7.5	7.5	7.5
Side (Corner)	15	15	15	15
Side from Zero	7.5	7.5	7.5	7.5
Rear	10	10	10	10
OTHER REQUIREMENTS				
MAXIMUM HEIGHT	25	25	25	25
MINIMUM LOT WIDTH	55	55	65	75
MINIMUM LOT DEPTH	120	120	120	120
MINIMUM LOT AREA	6,600 SQ. FT.	6,600 SQ. FT.	7,800 SQ. FT.	9,000 SQ. FT.
MAXIMUM LOT COVERAGE	50%	50%	50%	50%
MINIMUM FLOOR AREA	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.	1,500 SQ. FT.

