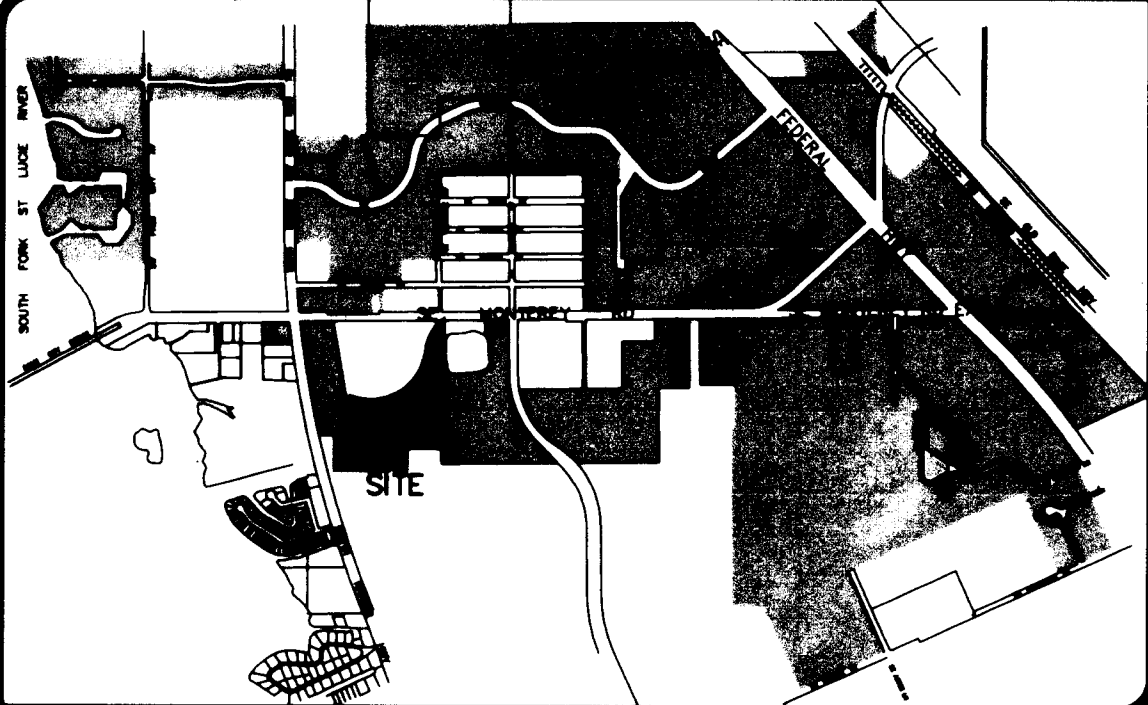


06 JUN - 1 PM 1:45  
MARTIN COUNTY  
CLERK OF CIRCUIT COURT  
BY: \_\_\_\_\_



# A PLAT OF VILABELLA

BEING A PARCEL OF LAND LYING IN SECTION 9,  
TOWNSHIP 38 SOUTH, RANGE 41 EAST, CITY OF STUART, MARTIN COUNTY, FLORIDA.

### CLERK'S RECORDING CERTIFICATE

I, MARSHA EWING, CLERK OF THE CIRCUIT COURT OF MARTIN COUNTY, FLORIDA, HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
PLAT BOOK 16, PAGE 29,  
MARTIN COUNTY, FLORIDA, PUBLIC RECORDS THIS  
18 DAY OF June, 2006.  
MARSHA EWING, CLERK OF THE CIRCUIT COURT,  
MARTIN COUNTY, FLORIDA.  
FILE NUMBER 1937369 BY Zanny L. Cooper  
DEPUTY CLERK

09-38-41-031-000-0000.0  
SUBDIVISION PARCEL CONTROL NUMBER

### DEDICATIONS AND RESERVATIONS:

STATE OF FLORIDA  
MARTIN COUNTY

KNOW ALL MEN BY THESE PRESENTS, THAT VILABELLA HOMES, LLC, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, THE OWNER OF THE LAND SHOWN HEREON AS VILABELLA A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

#### PARCEL 1

A PARCEL OF LAND LYING IN SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9, THENCE NORTH 89 DEGREES 20'48" WEST (NORTH 89 DEGREES 47'03" WEST MEASURED) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 860.94 FEET (860.92 FEET MEASURED) TO A POINT; THENCE SOUTH 00 DEGREES 21'28" WEST (SOUTH 00 DEGREES 05'28" WEST MEASURED) A DISTANCE OF 911.64 FEET (911.60 FEET MEASURED) TO A POINT ON THE SOUTH RIGHT-OF-WAY OF CENTRAL PARKWAY AND THE POINT AND PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 21'28" WEST (SOUTH 00 DEGREES 20'58" WEST MEASURED) A DISTANCE OF 1228.70 FEET (1228.78 FEET MEASURED) TO A POINT; THENCE NORTH 89 DEGREES 11'49" WEST (NORTH 89 DEGREES 11'40" WEST MEASURED) A DISTANCE OF 335.80 (335.84 FEET MEASURED) TO A POINT; THENCE SOUTH 00 DEGREES 21'28" WEST A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SEVILLE STREET; THENCE NORTH 89 DEGREES 11'49" WEST (NORTH 89 DEGREES 11'40" WEST MEASURED) ALONG SAID RIGHT-OF-WAY A DISTANCE OF 100 FEET (100.24 FEET MEASURED); THENCE NORTH 00 DEGREES 48'11" EAST A DISTANCE OF 743.98 FEET (744.01 FEET MEASURED) TO A POINT OR CURVE ON THE SOUTH RIGHT-OF-WAY OF CENTRAL PARKWAY, SAID CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 485.00 FEET, A CENTRAL ANGLE OF 53 DEGREES 19'44" (53 DEGREES 20'06" MEASURED) THENCE IN A COUNTER CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE A DISTANCE OF 451.42 FEET (451.47 FEET MEASURED) TO A POINT; THENCE SOUTH 83 DEGREES 25'44" EAST (SOUTH 83 DEGREES 25'39" EAST MEASURED) A DISTANCE OF 5.00 FEET TO A POINT ON CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 445.00 FEET, A CENTRAL ANGLE OF 49 DEGREES 00'08" (49 DEGREES 00'28" MEASURED); THENCE IN A CLOCKWISE DIRECTION ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY A DISTANCE OF 380.59 FEET (380.63 FEET MEASURED) TO THE POINT AND PLACE OF BEGINNING. ACREAGE 9.052.

#### TOGETHER WITH:

#### PARCEL 2

A PARCEL OF LAND IN THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 38 SOUTH, RANGE 41 EAST, MARTIN COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 9, THENCE ALONG THE WEST LINE OF SAID SECTION 9, ON AN ASSUMED BEARING NORTH 00 DEGREES 19'16" EAST 907.26 FEET; THENCE SOUTH 89 DEGREES 40'44" EAST 20.00 FEET TO THE POINT OF INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76, SAID POINT OF INTERSECTION BEING THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 9,772.09 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG THE EAST RIGHT-OF-WAY LINE OF STATE ROAD 76, THROUGH A CENTRAL ANGLE OF 01 DEGREES 26'22" (01 DEGREES 26'21" MEASURED) SOUTHERLY 245.49 FEET (245.47 FEET MEASURED) TO ITS INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE ALONG SAID SOUTH LINE SOUTH 89 DEGREES 14'03" EAST (SOUTH 89 DEGREES 13'55" EAST MEASURED) 288.42 FEET TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 321.50 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 9, SAID POINT OF INTERSECTION BEING ALSO THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89 DEGREES 14'03" EAST (SOUTH 89 DEGREES 13'55" EAST MEASURED) 88.58 FEET; THENCE NORTH 00 DEGREES 45'57" EAST 327.46 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET; THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 27 DEGREES 25'47" NORTHERLY AND NORTHEASTERLY 33.51 FEET TO A POINT OF TANGENCY; THENCE NORTH 28 DEGREES 11'44" EAST 14.70 FEET (14.75 FEET MEASURED) TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 485.00 FEET AND TO WHICH POINT A RADIAL BEARS SOUTH 27 DEGREES 00'51" WEST; THENCE ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 57 DEGREES 06'47" SOUTHEASTERLY, EASTERLY AND NORTHWESTERLY 483.45 FEET; THENCE SOUTH 00 DEGREES 48'11" WEST 743.97 FEET (744.01 FEET MEASURED) TO ITS INTERSECTION WITH A LINE PARALLEL WITH AND 310.00 FEET NORTHERLY OF THE SOUTH LINE OF SAID SECTION 9; THENCE ALONG SAID PARALLEL LINE NORTH 89 DEGREES 11'49" WEST (NORTH 89 DEGREES 11'40" WEST MEASURED) 563.32 FEET TO IS INTERSECTION WITH A LINE PARALLEL WITH AND 321.50 FEET EASTERLY OF THE WEST LINE OF SAID SECTION 9; THENCE ALONG SAID PARALLEL LINE NORTH 00 DEGREES 19'16" EAST 352.18 FEET TO THE POINT OF BEGINNING, CONTAINING 8.33 ACRES MORE OR LESS.

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

- WATER MANAGEMENT TRACT "1", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILABELLA CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, FOR CONSTRUCTION, STORM WATER MANAGEMENT AND DRAINAGE PURPOSES AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF STUART SHALL HAVE REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY WATER MANAGEMENT TRACTS DESIGNATED AS SUCH ON THIS PLAT.
- UTILITY EASEMENTS, AS SHOWN HEREON, ARE DEDICATED IN PERPETUITY FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES, PROVIDED HOWEVER, NO SUCH CONSTRUCTION, INSTALLATIONS, MAINTENANCE OR OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS OR OTHER PUBLIC UTILITY.

3. THE UPLAND PRESERVE TRACTS "A", "B" AND "C", AS SHOWN HEREON, ARE HEREBY DEDICATED TO THE VILABELLA CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS, AND SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF STUART SHALL HAVE REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY UPLAND PRESERVE TRACTS DESIGNATED AS SUCH ON THIS PLAT.

4. STREETS AND ROADWAYS AS SHOWN HEREON AND DESIGNATED AS PRIVATE, ARE HEREBY DEDICATED TO THE VILABELLA CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, ITS SUCCESSORS AND ASSIGNS. THE CITY OF STUART SHALL HAVE REGULATORY AUTHORITY OVER BUT SHALL BEAR NO RESPONSIBILITY, DUTY OR LIABILITY FOR ANY PRIVATE STREETS OR ROADWAYS DESIGNATED AS SUCH ON THIS PLAT.

IN WITNESS WHEREOF, VILABELLA HOMES, LLC, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS Manager SECRETARY, DAVID SCHULTZ, A FLORIDA CORPORATION, LICENSED TO DO BUSINESS IN THE STATE OF FLORIDA, AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 18 DAY OF June, 2006.

BY: David Schultz  
DAVID SCHULTZ  
SECRETARY  
WITNESS: Eli Selig  
PRINT NAME: Eli Selig

WITNESS: Oliver Platt  
PRINT NAME: Oliver Platt

### ACCEPTANCE OF DEDICATION

STATE OF FLORIDA  
COUNTY OF MARTIN

THE VILABELLA CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION HEREBY ACCEPTS THE DEDICATION TO SAID CORPORATION AS STATED AND SHOWN HEREON, AND FURTHER ACKNOWLEDGES THE OBLIGATIONS FOR THE SAME AS STATED AND SHOWN HEREON, THIS 18 DAY OF June, 2006.

THE VILABELLA CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

BY: David Schultz  
DAVID SCHULTZ  
SECRETARY

WITNESS: Oliver Platt  
PRINT NAME: Oliver Platt

WITNESS: Oliver Platt  
PRINT NAME: Oliver Platt

### ACKNOWLEDGMENT

STATE OF FLORIDA  
COUNTY OF MARTIN

BEFORE ME, PERSONALLY APPEARED David Schultz WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED A DRIVERS LICENSE AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS MANAGER OF THE VILABELLA CENTRAL PARK CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT THEY EXECUTED SAID 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 June, 2006.

MY COMMISSION EXPIRES: Christine Comford  
3/22/09  
NOTARY PUBLIC

COMMISSION NO.: CHRISTINE COMFORD  
DD409784 (PRINTED NAME)



### TITLE CERTIFICATION

WE, THE LAWYERS TITLE INSURANCE CORPORATION, A TITLE INSURANCE COMPANY LICENSED IN THE STATE OF FLORIDA, HEREBY CERTIFY THAT AS OF 11 O'CLOCK P.M. June 18, 2006:

1. RECORD TITLE TO THE LAND DESCRIBED AND SHOWN ON THIS PLAT IS IN THE NAME OF THE COMPANY EXECUTING THE CERTIFICATE OF OWNERSHIP AND DEDICATION HEREON.

2. ALL MORTGAGES NOT SATISFIED OR RELEASED OF RECORD ENCUMBERING THE LAND DESCRIBED HEREON ARE AS FOLLOWS: None, Compass Bank DR Book #92, p. 1882 Public Records Martin County Florida

3. ALL TAXES THAT ARE DUE AND PAYABLE PURSUANT TO SECTION 197.192, F.S., HAVE BEEN PAID.

DATED THIS 18 DAY OF April, 2006.

LAWYERS TITLE INSURANCE CORPORATION  
201 S. ORANGE AVENUE, SUITE 1350  
ORLANDO, FL 32801

BY: [Signature]  
AGENT FOR

### CITY OF STUART APPROVAL

STATE OF FLORIDA  
COUNTY OF MARTIN

THIS PLAT IS HEREBY APPROVED BY THE UNDERSIGNED ON THE DATES INDICATED:

BY: [Signature] DAY OF 5/10, 2006  
JOSEPH W. CAPRA, JR. CITY ENGINEER

BY: [Signature] DAY OF 5/21, 2006  
GREGORY S. FLEMING, PSM - PLAT REVIEWER

CITY COMMISSIONERS  
CITY OF STUART

BY: [Signature] DAY OF 5/23, 2006  
MICHAEL MORROW, MAYOR CARA S. WAXLER

BY: [Signature] DAY OF 5/31, 2006  
CERYL WHITE - CITY CLERK

BY: [Signature] DAY OF 5-22, 2006  
PAUL NIOLETTI - CITY ATTORNEY

### MORTGAGEE'S CONSENT TO PLAT

COMPASS BANK A FLORIDA CORPORATION, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MORTGAGE, AS DESCRIBED IN THE TITLE CERTIFICATION HEREON, ON THE LAND DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE DEDICATIONS HEREON AND DOES SUBORDINATE THEIR MORTGAGE, TO SUCH DEDICATIONS.

SIGNED THIS 7 DAY OF April, 2006.

BY: [Signature]  
NAME: David B. Lianilo  
TITLE: Sr. Vice President  
[CORPORATE SEAL]

STATE OF: FLORIDA  
COUNTY OF: Duval

### ACKNOWLEDGMENT

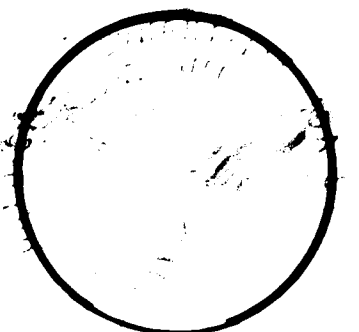
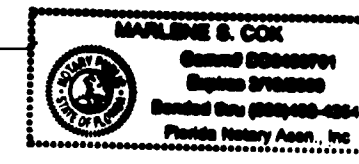
BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY APPEARED David B. Lianilo TO ME WELL KNOWN TO BE THE Sr. Vice PRESIDENT OF COMPASS BANK A FLORIDA CORPORATION. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED \_\_\_\_\_ AS IDENTIFICATION.

BY: [Signature]  
PRINT NAME: Marlene S. Ge

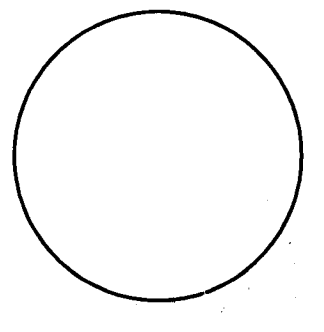
NOTARY PUBLIC STATE OF: Florida

COMMISSION NO. \_\_\_\_\_

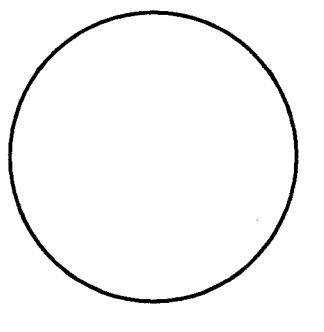
MY COMMISSION EXPIRES: \_\_\_\_\_



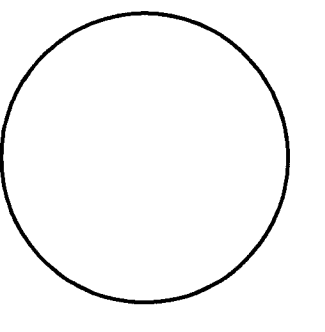
CITY OF STUART



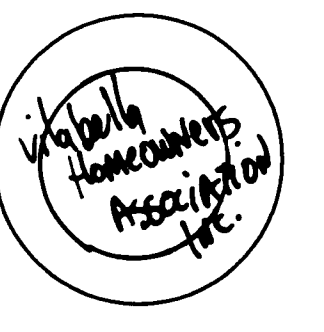
COMPASS BANK



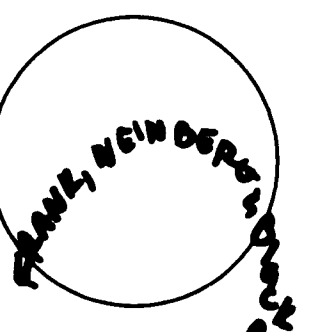
NOTARY PUBLIC



NOTARY PUBLIC



VILABELLA HOMEOWNERS ASSOCIATION INC.



NOTARY PUBLIC



ALBERT C. ALLEN III  
PROFESSIONAL SURVEYOR AND MAPPER  
REGISTRATION NO. 4130

**GCY**  
INCORPORATED  
PROFESSIONAL SURVEYORS AND MAPPERS  
CERTIFICATE OF AUTHORIZATION LB 4108  
CORPORATE OFFICE: TALLAHASSEE OFFICE  
PO BOX 1469 • 1505 SW MARTIN HWY. 4808 N. MONROE STREET  
PALM CITY, FL 34991 TALLAHASSEE, FL 32303  
(800) 506-1066 (850) 536-8455