

TOWNE PARK PLAT ONE

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD
 BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, TRACT 42,
 "PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH
 COUNTY, FLORIDA, LYING IN HIATUS TRACT 42, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

DEDICATION AND RESERVATIONS CONTINUED:

5. OVERHANG/MAINTENANCE EASEMENTS:

OVERHANG/MAINTENANCE EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE ABUTTING LOT OWNERS, THEIR SUCCESSORS AND ASSIGNS, FOR MAINTENANCE OF ROOF OVERHANGS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

6. RECREATIONAL AREA:

TRACT "T" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR RECREATIONAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

7. LIFT STATION EASEMENT:

THE LIFT STATION EASEMENT AS SHOWN HEREON IS HEREBY DEDICATED IN PERPETUITY TO PALM BEACH COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR LIFT STATION AND RELATED PURPOSES.

8. OPEN SPACE TRACTS

TRACTS "L" AND "L-1" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

9. LANDSCAPE BUFFER EASEMENTS

LANDSCAPE BUFFER EASEMENTS AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

10. UTILITY EASEMENTS:

THE UTILITY EASEMENTS AS SHOWN HEREON ARE 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.

11. LIMITED ACCESS EASEMENTS:

THE LIMITED ACCESS EASEMENTS AS SHOWN HEREON ARE HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSE OF CONTROL AND JURISDICTION OVER ACCESS RIGHTS.

12. TRACT Z

TRACT "Z" AS SHOWN HEREON IS HEREBY RESERVED FOR BELLAGGIO BY LEVITT HOMES, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

13. ADDITIONAL RIGHT-OF-WAY

TRACT "BS", AS SHOWN HEREON IS HEREBY DEDICATED TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PERPETUAL USE OF THE PUBLIC FOR PUBLIC STREET PURPOSES.

14. TRACTS DE AND DE-1

TRACTS "DE" AND "DE-1" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

IN WITNESS WHEREOF, THE ABOVE-NAMED GENERAL PARTNERSHIP HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS GENERAL PARTNERS, BELLAGGIO BY ANSCA, INC., A FLORIDA CORPORATION AND BELLAGGIO BY LEVITT HOMES, INC., A FLORIDA CORPORATION, BOTH CORPORATIONS LICENSED TO DO BUSINESS IN FLORIDA, THIS 7 DAY OF February, 2008.

LEVITT-ANSCA TOWNE PARK PARTNERSHIP,
 A FLORIDA GENERAL PARTNERSHIP
 BY: ANSCA DEVELOPMENT GROUP, INC.,
 A FLORIDA CORPORATION,
 A GENERAL PARTNER

WITNESS: Betty Levi
 PRINT Betty Levi
 WITNESS: Geraldine Iacovo
 PRINT Geraldine Iacovo

BY: CHARLIE S. SCARDINA
 PRESIDENT

BY: LEVITT HOMES BELLAGGIO PARTNERS, INC.,
 A FLORIDA CORPORATION,
 A GENERAL PARTNER

WITNESS: Maura K. Winkler
 PRINT Maura K. Winkler
 WITNESS: Ellen Schapiro
 PRINT Ellen Schapiro

BY: HARRY T. SLEEK
 SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, BELLAGGIO BY ANSCA, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 8 DAY OF February, 2008.

BELLAGGIO BY ANSCA, INC.
 A FLORIDA CORPORATION

WITNESS: Betty Levi
 PRINT Betty Levi
 WITNESS: Geraldine Iacovo
 PRINT Geraldine Iacovo

BY: CHARLIE S. SCARDINA
 PRESIDENT

BY: LEVITT HOMES BELLAGGIO PARTNERS, INC.,
 A FLORIDA CORPORATION

WITNESS: Maura K. Winkler
 PRINT Maura K. Winkler
 WITNESS: Ellen Schapiro
 PRINT Ellen Schapiro

BY: HARRY T. SLEEK
 SENIOR VICE PRESIDENT

THIS INSTRUMENT PREPARED BY
 DAVID P. LINDLEY
 OF
CAULFIELD and WHEELER, INC.
 SURVEYORS - ENGINEERS - PLANNERS
 7301-A WEST PALMETTO PARK ROAD, SUITE 100A
 BOCA RATON, FLORIDA 33433 - (561)392-1991
 JANUARY - 2000

ACKNOWLEDGMENT:
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)
 BEFORE ME PERSONALLY APPEARED CHARLES S. SCARDINA, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLAGGIO BY ANSCA, INC. AND ANSCA DEVELOPMENT GROUP, INC., BOTH BEING FLORIDA CORPORATIONS AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATIONS, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 8 DAY OF February, 2008.

MY COMMISSION EXPIRES: 10-16-01
#CC61033
 Betty Levi
 NOTARY PUBLIC

ACKNOWLEDGMENT:
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BELLAGGIO BY LEVITT HOMES, INC. AND LEVITT HOMES BELLAGGIO PARTNERS, INC., BOTH BEING FLORIDA CORPORATIONS AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATIONS, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEALS OF SAID CORPORATIONS AND THAT THEY WERE AFFIXED TO SAID INSTRUMENT BY DUE AND REGULAR CORPORATE AUTHORITY, AND THAT SAID INSTRUMENT IS THE FREE ACT AND DEED OF SAID CORPORATIONS.

WITNESS MY HAND AND OFFICIAL SEAL THIS 7 DAY OF February, 2008.

MY COMMISSION EXPIRES:
 Barbara Guirico
 NOTARY PUBLIC

MORTGAGEES 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 IS RECORDED IN OFFICIAL RECORDS BOOK 11266, AT PAGE 30 OF THE PUBLIC 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 ITS VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS THIS 8th DAY OF February, 2008.

WITNESS: Betty Levi
 NAME Betty Levi
 WITNESS: Geraldine Iacovo
 NAME Geraldine Iacovo

BY: Edward A. Cochran
 NAME Edward A. Cochran
 VICE PRESIDENT

ACKNOWLEDGMENT:
 STATE OF FLORIDA
 COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED Edward A. Cochran WHO IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS VICE PRESIDENT OF COMERICA BANK, A MICHIGAN CORPORATION 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 8 DAY OF February, 2008.

MY COMMISSION EXPIRES:
 Geraldine B. Iacovo
 NOTARY PUBLIC-FLORIDA

COUNTY ENGINEER:
 THIS PLAT IS HEREBY APPROVED FOR RECORD PURSUANT TO PALM BEACH COUNTY ORDINANCE 95-33, AND IN ACCORDANCE WITH SEC. 177.071(2), F.S., THIS 30 DAY OF April, 2008, AND HAS BEEN REVIEWED BY A PROFESSIONAL SURVEYOR & MAPPER EMPLOYED BY PALM BEACH COUNTY IN ACCORDANCE WITH SEC. 177.081(1), F.S.

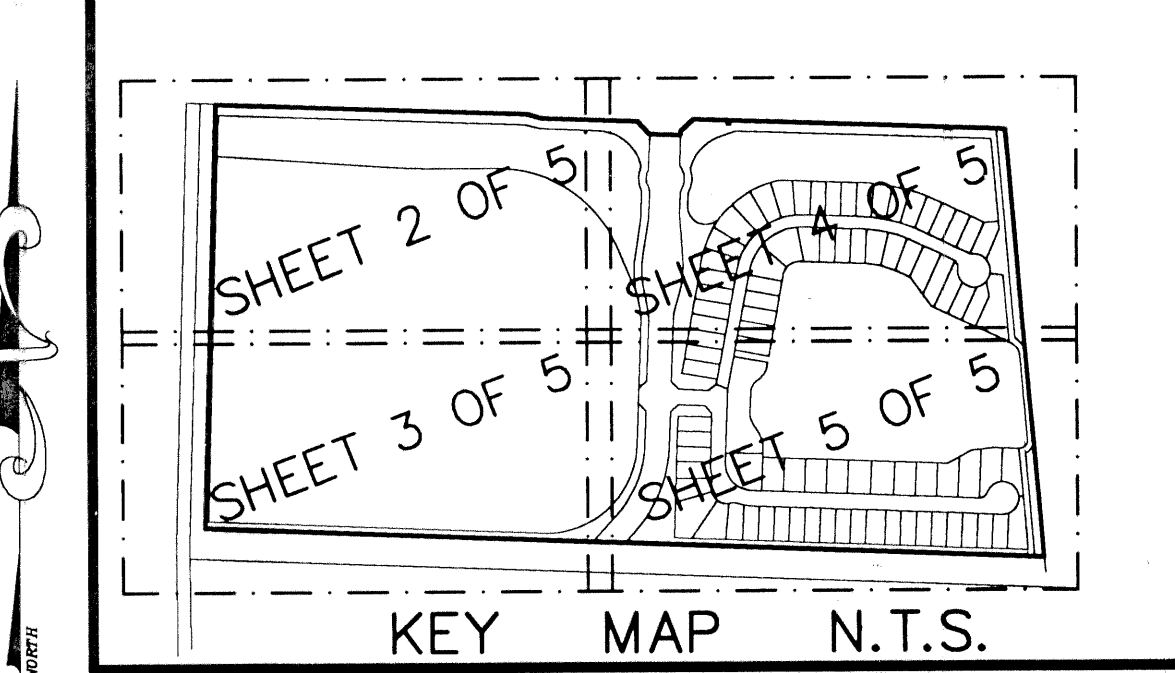
BY: George T. Webb
 NAME George T. Webb
 COUNTY ENGINEER

ACCEPTANCE OF RESERVATIONS:
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

THE BELLAGGIO RESIDENTS ASSOCIATION, INC. HEREBY ACCEPTS THE DEDICATIONS OR RESERVATIONS OF SAID ASSOCIATION AS STATED AND SHOWN HEREON, AND HEREBY ACCEPTS ITS MAINTENANCE OBLIGATIONS FOR SAME AS STATED HEREON, DATED THIS 7 DAY OF February, 2008.

WITNESS: Maura K. Winkler
 PRINT Maura K. Winkler
 WITNESS: Ellen Schapiro
 PRINT Ellen Schapiro

BY: Harry T. Sleek
 HARRY T. SLEEK, PRESIDENT



TABULAR DATA

TOTAL AREA THIS PLAT	84.296 ACRES
AREA OF PRIVATE ROAD TRACTS R, R-1	6.104 ACRES
AREA OF RESIDENTIAL	13.340 ACRES
AREA OF LAKES/TRACTS W THROUGH W-2	20.333 ACRES
AREA OF RECREATION/TRACT "F"	0.674 ACRES
AREA OF TRACTS LL-1	6.945 ACRES
AREA OF TRACT BS	0.005 ACRES
AREA OF TRACT Z	36.174 ACRES
AREA OF TRACTS DE, DE-1	0.721 ACRES
TOTAL NUMBER OF UNITS	85 UNITS
DENSITY PROPOSED THIS PLAT	2.16 UNITS/ACRE
USE SINGLE FAMILY/ ZERO LOT LINE	
PETITION NO. PDD 95-116A	

NOTES
 COORDINATES, BEARINGS AND 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 = 1.0000195
 GROUND DISTANCE X SCALE FACTOR = GRID DISTANCE
 BEARINGS AS SHOWN HEREON ARE GRID DATUM, NAD 83 1990 ADJUSTMENT, FLORIDA EAST ZONE.

S87°49'54"E (PLAT BEARING) 00°24'17" = BEARING ROTATION
 S88°14'11"E (GRID BEARING) (PLAT TO GRID)
 SOUTH LINE THIS PLAT COUNTERCLOCKWISE

ACKNOWLEDGMENT:
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS PERSONALLY KNOWN TO ME, OR HAS PRODUCED AS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS SENIOR VICE PRESIDENT OF BELLAGGIO BY LEVITT HOMES, INC. AND LEVITT HOMES BELLAGGIO PARTNERS, INC., BOTH BEING FLORIDA CORPORATIONS 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 7 DAY OF February, 2008.

MY COMMISSION EXPIRES:
 Barbara Guirico
 NOTARY PUBLIC

TITLE CERTIFICATION:
 STATE OF FLORIDA)
 COUNTY OF PALM BEACH)

I, MITCHELL A. SHERMAN, PA, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY; THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LEVITT-ANSCA TOWNE PARK PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP BELLAGGIO BY ANSCA, INC., BELLAGGIO BY LEVITT HOMES, INC., AND BELLAGGIO PARTNERS, INC. ALL FLORIDA CORPORATIONS; THAT THE CURRENT TAXES 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.

DATED: 2/6/2008
 Mitchell A. Sherman
 ATTORNEY AT LAW
 LICENSED IN FLORIDA

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) 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 GUARANTEE POSTED WITH THE PALM BEACH COUNTY BOARD OF COUNTY COMMISSIONERS FOR THE REQUIRED IMPROVEMENTS; 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: 3/1/08
 David P. Lindley, P.L.S.
 REG. LAND SURVEYOR #5005
 STATE OF FLORIDA
 LB #3591

BELLAGGIO BY LEVITT HOMES, INC. COUNTY ENGINEER MORTGAGEE NOTARY

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

BELLAGGIO RESIDENTS ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT

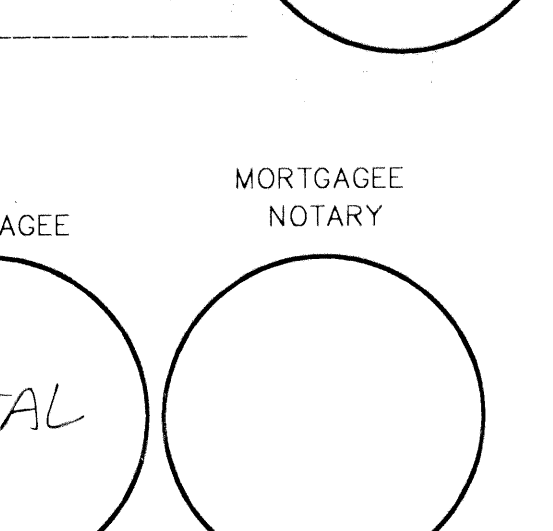
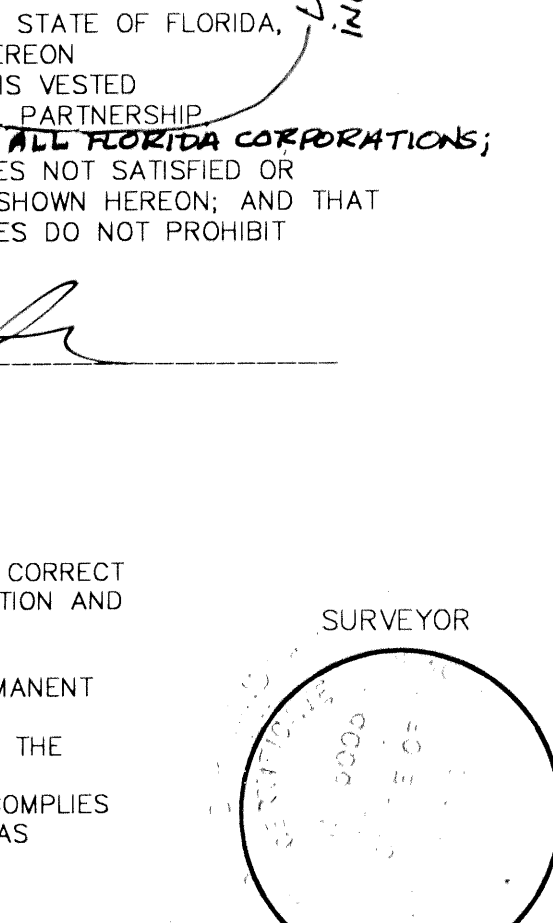
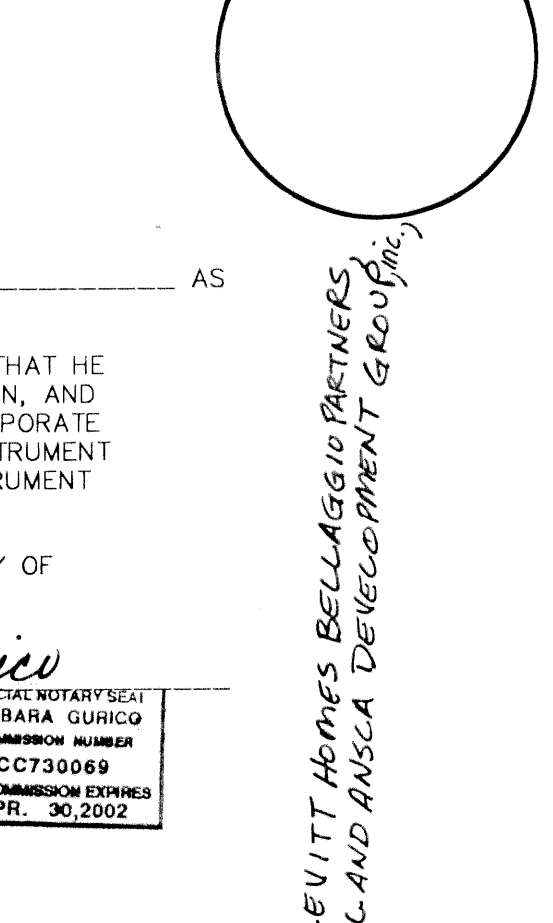
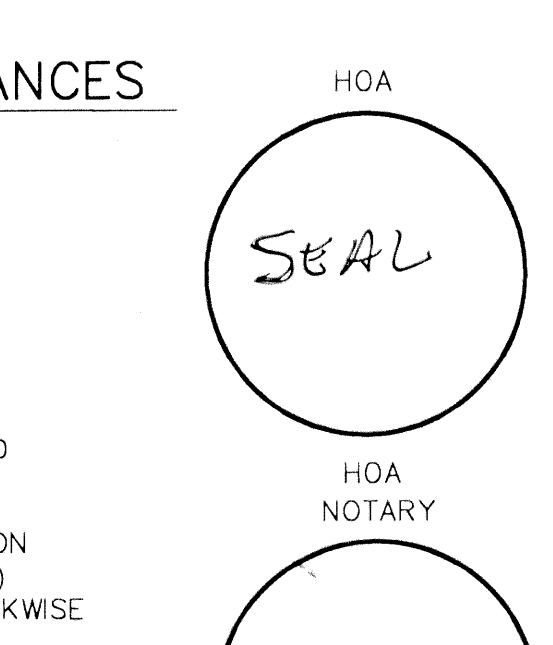
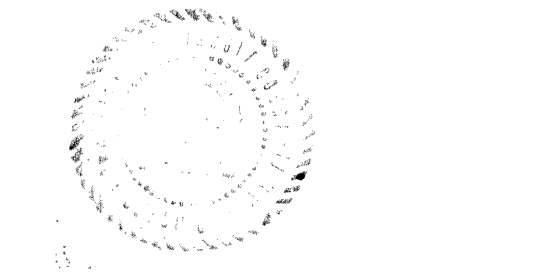
WITNESS: Maura K. Winkler
 PRINT Maura K. Winkler
 WITNESS: Ellen Schapiro
 PRINT Ellen Schapiro

114

STATE OF FLORIDA
 COUNTY OF PALM BEACH
 THIS PLAT WAS FILED FOR
 RECORD AT 114 OF 118
 THIS 11 DAY OF May
 A.D. 2008 AND DULY RECORDED
 IN PLAT BOOK 90 ON
 PAGES 114 THRU 118
 DOROTHY H. WILKEN
 CLERK CIRCUIT COURT

BY: Michelle Lopez
 DEPUTY CLERK

SHEET 1 OF 5



DEDICATION AND RESERVATIONS:

KNOW ALL MEN BY THESE PRESENTS THAT LEVITT-ANSCA TOWNE PARK PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP COMPRISED OF LEVITT HOMES BELLAGGIO PARTNERS, INC., A FLORIDA CORPORATION AND ANSCA DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION, BELLAGGIO BY ANSCA, INC., A FLORIDA CORPORATION AND BELLAGGIO BY LEVITT HOMES, INC., A FLORIDA CORPORATION, OWNERS OF THE LAND SHOWN HEREON AS TOWNE PARK PLAT ONE A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD BEING A REPLAT OF A PORTION OF LOTS 3 AND 4, TRACT 42, "PALM BEACH FARMS COMPANY PLAT NO. 13, AS RECORDED IN PLAT BOOK 6, PAGES 98 AND 99 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN HIATUS TRACT 42, TOWNSHIP 44 1/2 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT OF INTERSECTION WITH THE EAST LINE OF SAID LOT 3, TRACT 42 AND A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 3, TRACT 42 THENCE NORTH 04° 54' 05" WEST, ALONG THE EAST LINE OF SAID LOT 3, TRACT 42, A DISTANCE OF 1400.34 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 56.00 FEET SOUTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF SAID LOT 3; THENCE NORTH 87° 59' 21" WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1017.14 FEET; THENCE S47°00'39"W, A DISTANCE OF 56.57 FEET; THENCE S02°00'39"W, A DISTANCE OF 13.00 FEET; THENCE N87°59'21"W, A DISTANCE OF 100.00 FEET; THENCE N02°00'39"E, A DISTANCE OF 1.00 FEET; THENCE N42°59'21"W, A DISTANCE OF 56.57 FEET; THENCE N87°59'21"W, A DISTANCE OF 314.06 FEET; THENCE N74°29'36"W, A DISTANCE OF 51.42 FEET TO A POINT OF INTERSECTION WITH A LINE 56.00 FEET SOUTH OF AND PARALLEL WITH SAID SOUTH LINE OF SECTION 31; THENCE N87°59'21"W ALONG SAID PARALLEL LINE, A DISTANCE OF 1015.61 FEET; THENCE SOUTH 01° 40' 29" WEST, ALONG THE EAST RIGHT-OF-WAY LINE OF LAKE WORTH DRAINAGE DISTRICT CANAL E-1, AS RECORDED IN DEED BOOK 5896, PAGE 497 OF SAID PUBLIC RECORDS, A DISTANCE OF 1382.66 FEET TO A POINT OF INTERSECTION WITH A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID "PALM BEACH FARMS COMPANY PLAT NO.13"; THENCE S87°49'54"E ALONG SAID PARALLEL LINE, A DISTANCE OF 2737.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 84.296 ACRES, MORE OR LESS.

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

1. WATER MANAGEMENT TRACT:

TRACTS "W", "W-1", AND "W-2" AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR STORMWATER MANAGEMENT AND DRAINAGE PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY. SUBJECT TO EXISTING LITORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 11956, PAGE 1046, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.

2. DRAINAGE, LAKE MAINTENANCE EASEMENTS

THE DRAINAGE EASEMENTS AS SHOWN HEREON, ARE HEREBY DEDICATED IN PERPETUITY FOR DRAINAGE PURPOSES. THE MAINTENANCE OF ALL DRAINAGE FACILITIES LOCATED THEREIN SHALL BE THE PERPETUAL MAINTENANCE OBLIGATION OF THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

THE LAKE MAINTENANCE EASEMENTS AS SHOWN HEREON, ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR ACCESS TO STORMWATER MANAGEMENT AND DRAINAGE FACILITIES LOCATED WITHIN THE ASSOCIATED WATER MANAGEMENT TRACT(S) FOR PURPOSES OF PERFORMING ANY AND ALL MAINTENANCE ACTIVITIES PURSUANT TO THE MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE ACCESS EASEMENTS AND PRIVATE ROADS ASSOCIATED WITH SAID DRAINAGE SYSTEM.

3. PRIVATE STREET

TRACT "R" AS SHOWN HEREON IS HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION, AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

4. RESIDENTIAL ACCESS STREET:

TRACT "R-1" AS SHOWN HEREON IS RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, AS A RESIDENTIAL ACCESS STREET FOR PRIVATE STREET PURPOSES AND OTHER PURPOSES NOT INCONSISTENT WITH THIS RESERVATION AND IS THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.

ANSCA DEVELOPMENT GROUP

LEVITT HOMES BELLAGGIO PARTNERS

BELLAGGIO BY ANSCA

ANSCA DEVELOPMENT GROUP/BELLAGGIO BY ANSCA NOTARY

LEVITT HOMES BELLAGGIO PARTNERS BELLAGGIO BY LEVITT NOTARY

SEAL

STATION: 1000
 PLAT: 114
 BOOK: 90
 PAGE: 114
 FILE: 118
 DATE: 3/1/08