

TOWNE PARK PLAT THREE

A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD
BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43,

"PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA

TABULAR DATA	
TOTAL AREA THIS PLAT	227.076 ACRES
AREA OF PRIVATE ROAD TRACT R	12.245 ACRES
AREA OF LAKES (TRACTS W THROUGH W-5)	88.847 ACRES
AREA OF RECREATION (TRACT REC)	15.797 ACRES
AREA OF TRACTS L THROUGH L-13	14.841 ACRES
AREA OF TRACT RW	0.096 ACRES
AREA OF TRACTS B, C, IA, IB AND J	95.250 ACRES
USE SINGLE FAMILY/ ZERO LOT LINE	
PETITION NO. PDD 95-116C	

DEDICATION AND RESERVATIONS CONTINUED:

- WATER MANAGEMENT TRACTS:**
TRACTS W, W-1, W-2, W-3, W-4 AND W-5 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 LITTORAL ZONE RESTRICTIVE COVENANT AGREEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 12434, PAGES 1645-1686, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.
- 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.
- ROADWAY CONSTRUCTION EASEMENT:**
THE ROADWAY CONSTRUCTION EASEMENT, AS SHOWN HEREON, IS HEREBY DEDICATED IN PERPETUITY TO THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, FOR THE PURPOSES OF PERFORMING ANY AND ALL CONSTRUCTION ACTIVITIES ASSOCIATED WITH ADJACENT BUSHGATE ROAD.
- RECREATIONAL AREA:**
TRACT "REC" 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.
- 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.
- OPEN SPACE TRACTS**
TRACTS L THROUGH L13 AS SHOWN HEREON ARE HEREBY RESERVED FOR THE BELLAGGIO RESIDENTS ASSOCIATION, INC., ITS SUCCESSORS AND ASSIGNS, FOR OPEN SPACE OR LANDSCAPE BUFFER PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- 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.
- 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.
- 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.
- TRACTS B, IA**
TRACTS B AND IA AS SHOWN HEREON IS HEREBY RESERVED FOR BELLAGGIO BY LEVITT HOMES, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, ITS SUCCESSORS AND ASSIGNS, WITHOUT RECOURSE TO PALM BEACH COUNTY.
- TRACTS C, IB AND J**
TRACTS C, IB AND J AS SHOWN HEREON IS HEREBY RESERVED FOR BELLAGGIO BY ANSCA, INC., ITS SUCCESSORS AND ASSIGNS, FOR RESIDENTIAL PURPOSES AND ARE THE PERPETUAL MAINTENANCE OBLIGATION OF SAID CORPORATION, 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, ANSCA DEVELOPMENT GROUP, INC., A FLORIDA CORPORATION AND BELLAGGIO BY LEVITT HOMES BELLAGGIO PARTNERS, INC. A FLORIDA CORPORATION, BOTH CORPORATIONS LICENSED TO DO BUSINESS IN FLORIDA, THIS 24th DAY OF July 2001.

LEVITT-ANSCA TOWNE PARK PARTNERSHIP
A FLORIDA GENERAL PARTNERSHIP

BY: ANSCA DEVELOPMENT GROUP, INC.,
A FLORIDA CORPORATION,
A GENERAL PARTNER

WITNESS: Betty Levitt
PRINT
Elizabeth Milano
PRINT

CHARLIE S. SCARDINA
PRESIDENT

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

WITNESS: Kathryn Ladniak
PRINT
Ann Marie Milano
PRINT

HARRY T. SLEEK
SENIOR VICE PRESIDENT

IN WITNESS WHEREOF, BELLAGGIO BY ANSCA, INC. HAS CAUSED THESE PRESENTS TO BE SIGNED BY ITS SENIOR VICE PRESIDENT AND ITS CORPORATE SEAL TO BE AFFIXED HERETO BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS, THIS 24th DAY OF July 2001.

BELLAGGIO BY ANSCA, INC.
A FLORIDA CORPORATION

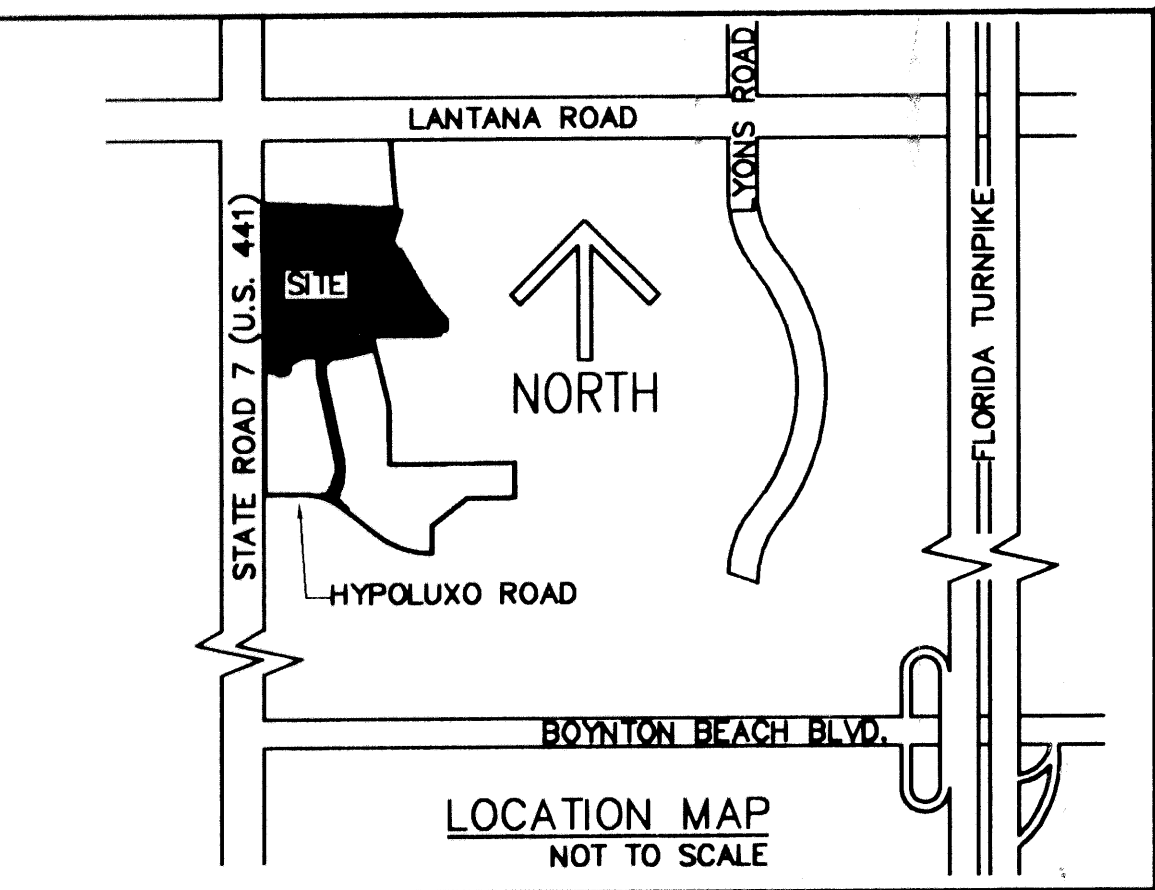
WITNESS: Betty Levitt
PRINT
Elizabeth Milano
PRINT

CHARLIE S. SCARDINA
PRESIDENT

BELLAGGIO BY LEVITT HOMES, INC.
A FLORIDA CORPORATION

WITNESS: Kathryn Ladniak
PRINT
Ann Marie Milano
PRINT

HARRY T. SLEEK
SENIOR VICE PRESIDENT



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 THREE, A PLANNED UNIT DEVELOPMENT BEING A PART OF TOWNE PARK PUD BEING A REPLAT OF A PORTION OF BLOCKS 36 AND 43, "PALM BEACH FARMS COMPANY PLAT NO. 3, AS RECORDED IN PLAT BOOK 2, PAGES 45 THROUGH 54 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA, LYING IN SECTIONS 6 AND 7, TOWNSHIP 45 SOUTH, RANGE 42 EAST, PALM BEACH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LEXINGTON I OF SHERBROOKE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 32, PAGE 195, SAID PUBLIC RECORDS; THENCE NORTH 00° 33' 53" WEST, ALONG THE WESTERLY BOUNDARY LINE OF SAID PLAT OF LEXINGTON I OF SHERBROOKE, A DISTANCE OF 1280.00 FEET; THENCE NORTH 13° 08' 08" WEST, CONTINUING ALONG SAID WESTERLY PLAT BOUNDARY, A DISTANCE OF 1199.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N13°08'08"W ALONG SAID WEST BOUNDARY LINE, A DISTANCE OF 306.38 FEET; THENCE N89°26'07"E ALONG THE NORTHERLY PLAT BOUNDARY LINE OF SAID PLAT OF LEXINGTON I OF SHERBROOKE, A DISTANCE OF 1,399.71 FEET; THENCE N01°48'19"E, A DISTANCE OF 82.78 FEET; THENCE S88°11'41"E, A DISTANCE OF 135.00 FEET; THENCE N01°48'19"E, A DISTANCE OF 228.00 FEET; THENCE N38°28'43"W, A DISTANCE OF 619.84 FEET; THENCE N03°26'41"W, A DISTANCE OF 855.00 FEET; THENCE N29°26'41"W, A DISTANCE OF 250.00 FEET; THENCE S60°33'19"W, A DISTANCE OF 50.00 FEET; THENCE N29°26'41"W, A DISTANCE OF 250.00 FEET; THENCE N17°05'15"E, A DISTANCE OF 587.59 FEET TO A POINT OF INTERSECTION WITH A LINE 50.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 6, TOWNSHIP 45 SOUTH, RANGE 42 EAST; THENCE N87°54'37"W ALONG SAID PARALLEL LINE, A DISTANCE OF 86.48 FEET; THENCE N87°49'54"W ALONG SAID PARALLEL LINE, A DISTANCE OF 2,790.68 FEET; THENCE S02°04'03"E ALONG THE EAST RIGHT-OF-WAY LINE OF THE LAKE WORTH DRAINAGE DISTRICT CANAL E-1, A DISTANCE OF 3384.08 FEET; THENCE S81°45'38"E, A DISTANCE OF 222.59 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N63°35'52"E, A RADIAL DISTANCE OF 476.36 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S52°07'11"E, A RADIAL DISTANCE OF 493.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 57°40'41", A DISTANCE OF 496.29 FEET; THENCE S84°26'30"E, A DISTANCE OF 164.54 FEET; THENCE S01°24'03"E, A DISTANCE OF 327.05 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 515.00 FEET AND A CENTRAL ANGLE OF 100°11'11"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 90.06 FEET; THENCE S12°51'4"E, A DISTANCE OF 1,839.39 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 385.00 FEET AND A CENTRAL ANGLE OF 09°47'59"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 65.85 FEET; THENCE S01°37'15"E, A DISTANCE OF 144.03 FEET; THENCE S06°58'50"W, A DISTANCE OF 53.21 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 28°56'54"; THENCE SOUTHERLY ALONG THE ARC A DISTANCE OF 37.89 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 325.00 FEET AND A CENTRAL ANGLE OF 30°24'24"; THENCE SOUTHERLY ALONG THE ARC, A DISTANCE OF 172.48 FEET; THENCE S05°31'21"W, A DISTANCE OF 40.44 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 58°45'38"; THENCE SOUTHWESTERLY ALONG THE ARC A DISTANCE OF 99.07 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 20.00 FEET AND A CENTRAL ANGLE OF 71°59'03"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 25.13 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 75.00 FEET AND A CENTRAL ANGLE OF 71°32'57"; THENCE SOUTHWESTERLY ALONG THE ARC, A DISTANCE OF 93.66 FEET; THENCE S61°50'53"W, A DISTANCE OF 48.33 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 43°28'10"; THENCE WESTERLY ALONG THE ARC A DISTANCE OF 75.87 FEET; THENCE S15°19'03"W, A DISTANCE OF 25.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF "HYPOLEXO ROAD" AND A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES S15°19'03"W, A RADIAL DISTANCE OF 1,055.00 FEET; THENCE SOUTHEASTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 23°38'14", A DISTANCE OF 435.24 FEET; THENCE S51°02'42"E ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 156.29 FEET; THENCE N45°42'10"E, A DISTANCE OF 25.17 FEET; THENCE N37°32'57"W, A DISTANCE OF 51.43 FEET; THENCE N51°02'42"W, A DISTANCE OF 109.24 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 1,092.00 FEET AND A CENTRAL ANGLE OF 02°28'08"; THENCE NORTHWESTERLY ALONG THE ARC A DISTANCE OF 47.05 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 39°37'55"; THENCE NORTHWESTERLY ALONG THE ARC, A DISTANCE OF 103.74 FEET; THENCE N13°53'15"W, A DISTANCE OF 34.37 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 86°58'58"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 75.82 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 23.00 FEET AND A CENTRAL ANGLE OF 101°26'24"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 40.72 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 55°54'48"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 48.79 FEET; THENCE N27°28'07"E, A DISTANCE OF 51.75 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 233.00 FEET AND A CENTRAL ANGLE OF 08°22'44"; THENCE NORTHEASTERLY ALONG THE ARC A DISTANCE OF 34.07 FEET; THENCE N19°05'23"E, A DISTANCE OF 42.99 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 115.20 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 08°12'01"; THENCE NORTHERLY ALONG THE ARC, A DISTANCE OF 42.94 FEET; THENCE N06°58'50"E, A DISTANCE OF 124.23 FEET; THENCE N01°37'15"W, A DISTANCE OF 153.80 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 515.00 FEET AND A CENTRAL ANGLE OF 09°47'59"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 88.08 FEET; THENCE N12°51'4"E, A DISTANCE OF 1,839.39 FEET TO A POINT OF CURVE TO THE RIGHT HAVING A RADIUS OF 385.00 FEET AND A CENTRAL ANGLE OF 10°11'11"; THENCE NORTHERLY ALONG THE ARC A DISTANCE OF 67.33 FEET; THENCE N01°40'3"W, A DISTANCE OF 275.86 FEET; THENCE N03°35'57"E, A DISTANCE OF 403.88 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 360.00 FEET AND A CENTRAL ANGLE OF 06°52'40"; THENCE EASTERLY ALONG THE ARC A DISTANCE OF 43.21 FEET; THENCE N76°43'17"E, A DISTANCE OF 640.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,891,421 SQUARE FEET OR 227.076 ACRES, MORE OR LESS.
HAVE CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN HEREON, AND DO HEREBY DEDICATE AS FOLLOWS:

- 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.

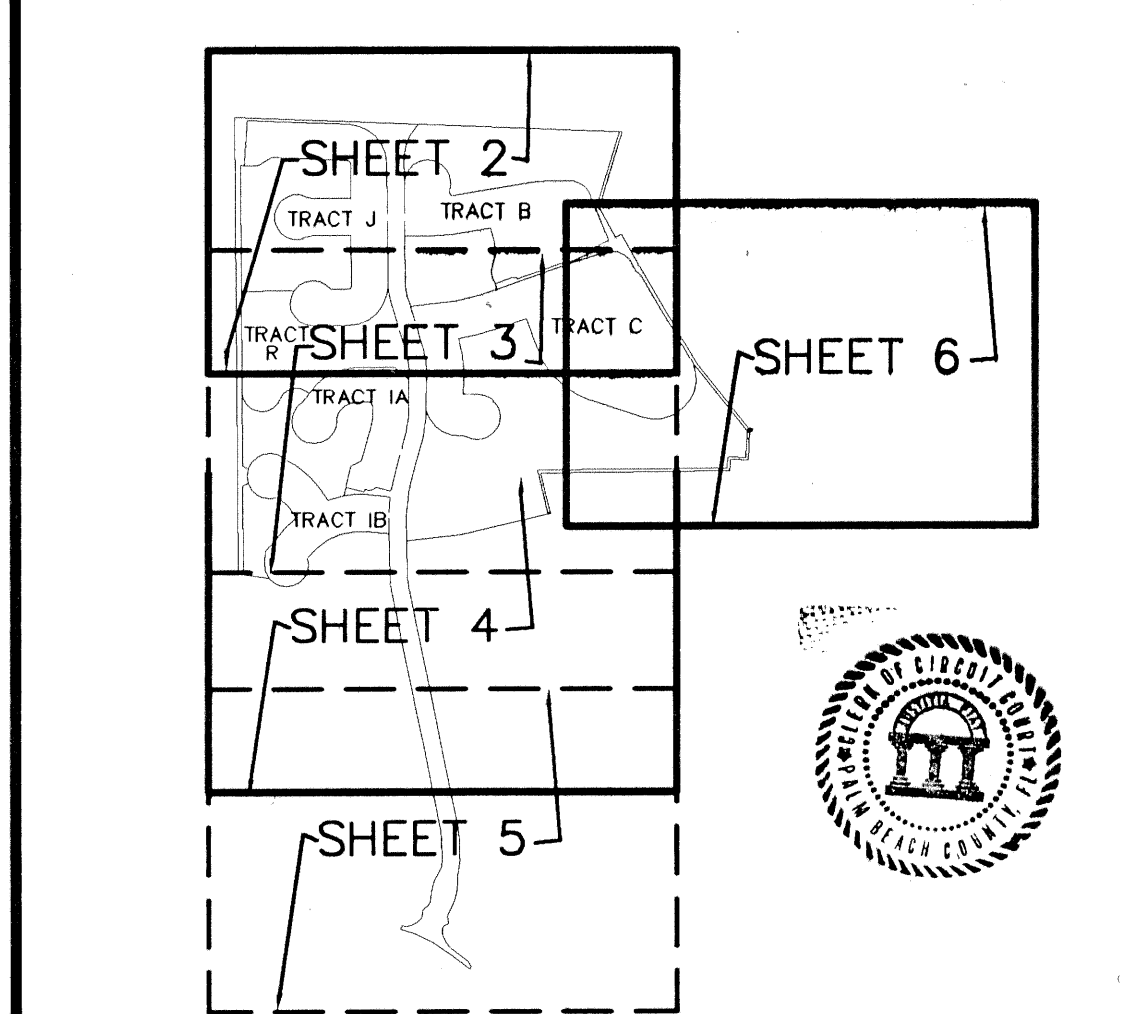
PALM BEACH COUNTY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO MAINTAIN ANY PORTION OF THE DRAINAGE SYSTEM ENCOMPASSED BY THIS PLAT WHICH IS ASSOCIATED WITH THE DRAINAGE OF PUBLIC STREETS, INCLUDING THE RIGHT TO UTILIZE FOR PROPER PURPOSES ANY AND ALL DRAINAGE, LAKE MAINTENANCE, AND LAKE MAINTENANCE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

ANSCA DEVELOPMENT GROUP/BELLAGGIO BY ANSCA NOTARY

LEVITT HOMES BELLAGGIO PARTNERS

LEVITT HOMES BELLAGGIO PARTNERS/BELLAGGIO BY LEVITT NOTARY

BELLAGGIO BY ANSCA



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STATE OF FLORIDA
COUNTY OF PALM BEACH
THIS PLAT WAS FILED FOR RECORD AT 2:46 P.M. THIS 16th DAY OF August A.D. 2001 AND DULY RECORDED IN PLAT BOOK 2, PAGES 144, 145, 149 ON 9/1/01

DOROTHY H. WILSON
CLERK CIRCUIT COURT

BY: M. Harlan
DEPUTY CLERK

SHEET 1 OF 6

KEY MAP N.T.S. 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 AUGUST - 2000

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.

N87°49'54"W (PLAT BEARING) 00°24'17" = BEARING ROTATION
N88°14'11"W (GRID BEARING) (PLAT TO GRID)
NORTH LINE THIS PLAT COUNTERCLOCKWISE

ACKNOWLEDGMENT:
STATE OF FLORIDA
COUNTY OF PALM BEACH

BEFORE ME PERSONALLY APPEARED HARRY T. SLEEK, WHO IS IDENTIFICATION, AND WHO EXECUTED THE FOREGOING INSTRUMENT AS PRESIDENT OF BELLAGGIO RESIDENTS ASSOCIATION, INC., A CORPORATION, AND SEVERALLY ACKNOWLEDGED TO AND BEFORE ME THAT HE EXECUTED SUCH INSTRUMENT AS SUCH OFFICER OF SAID CORPORATION, AND THAT THE SEALS AFFIXED TO THE FOREGOING INSTRUMENT ARE THE CORPORATE SEALS OF SAID CORPORATION AND THAT THEY WERE AFFIXED 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 24th DAY OF July 2001.

MY COMMISSION EXPIRES: 9/25/03

DAVID P. LINDLEY
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 HEREON DESCRIBED PROPERTY, THAT I FIND THE TITLE TO THE PROPERTY IS VESTED IN LEVITT-ANSCA TOWNE PARK PARTNERSHIP, A FLORIDA GENERAL PARTNERSHIP, ANSCA DEVELOPMENT GROUP, INC., BELLAGGIO BY LEVITT HOMES, INC. AND LEVITT HOMES 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: 1/16/01

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 GUARANTEES 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: 7-25-01

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

BELLAGGIO BY LEVITT

COUNTY ENGINEER

MORTGAGEE

SURVEYOR